



# Paradise Town Advisory Board

July 9, 2019

## MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b> Raymond Berg – <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b> Robert Orgill – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Greg Cerven, Planning; Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:  
None

III. Approval of June 25, 2019 Minutes

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 5-0**

Approval of Agenda for July 9, 2019

**Moved by: Orgill**  
**Action: Approve with changes. Item #2 hold, return October 8, 2019 Paradise TAB**  
**Vote: 5-0 Unanimous**

IV. Informational Items  
None

V. Planning & Zoning

1. **UC-19-0416-CHINA TOWN RETAIL, LLC:**  
**USE PERMIT** for an on-premises consumption of alcohol (supper club) on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/nr/ja (For possible action) **PC 7/16/19**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

2. **VS-19-0433-ITAI INVESTMENTS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action) **PC 7/16/19**

**Held per applicant, Return to the October 10, 2019 Paradise TAB**

3. **AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action) **PC 8/6/19**

**No show, Return to the July 30, 2019 Paradise TAB**

4. **UC-19-0365-DESERT INN CAMBRIDGE, LLC:**  
**USE PERMIT** for a banquet facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 8/6/19**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

5. **UC-19-0456-VANDREY PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** retail sales as a principal use; and **2)** restaurants.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** cross access; **3)** reduced driveway separation; and **4)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** commercial center; and **2)** alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/pb/ma (For possible action) **PC 8/6/19**

**No show, Return to the July 30, 2019 Paradise TAB**

6. **VS-19-0464-J D INDUSTRIAL, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Arville Street Alignment, and between Sobb Avenue and Post Road within Paradise (description on file). MN/bb/ma (For possible action) **PC 8/6/19**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

7. **WS-19-0475-J D INDUSTRIAL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for commercial driveway radius in conjunction with an office warehouse on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) zone. Generally located on the north side of Post Road, 150 feet west of Hinson Street within Paradise. MN/bb/xx (For possible action) **PC 8/6/19**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

8. **VS-19-0478-CHAMBER ASSOCIATES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Elm Drive (alignment) and Sands Avenue and a portion of a right-of-way being Sands Avenue located between Paradise Road and Manhattan Street within Paradise (description on file). TS/jvm/ma (For possible action) **PC 8/6/19**

**MOVED BY-Berg**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

9. **WS-19-0470-TAYLOR, MAX W.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-decorative screening in the front yard in conjunction with an existing principal dwelling on 0.7 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Gateway Road within Paradise. JG/jor/ma (For possible action) **PC 8/6/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

10. **WS-19-0474-KYLE HOUSE APARTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing multi-family dwelling facility.  
**DESIGN REVIEW** for modifications to a surface parking lot in conjunction with an existing multi-family residential development on 0.8 acres in an R-5 (Apartment Residential) (AE-65) Zone in a MUD-1 Overlay District. Generally located on the west side of Deckow Lane, approximately 350 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action) **PC 8/16/19**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

11. **AR-19-400083 (WC-18-400193 (UC-0285-17))-MGM GRAND HOTEL, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ma (For possible action)  
**BCC 8/7/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

12. **AR-19-400084 (WC-18-400192 (UC-0283-17))-MGP LESSOR, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/tk/ja (For possible action)  
**BCC 8/7/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

13. **AR-19-400087 (UC-0285-17)-MGM GRAND HOTEL, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ja (For possible action)  
**BCC 8/7/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

14. **AR-19-400088 (WC-18-400191 (UC-0284-17)-BELLAGIO, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)  
**BCC 8/7/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

15. **AR-19-400089 (UC-0284-17)-BELLAGIO, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)

**BCC 8/7/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

16. **AR-19-400092 (UC-0357-06)-3720 SUNSET PLACE, LLC:**  
**USE PERMIT SEVENTH APPLICATION FOR REVIEW** of a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. JG/tk/ja (For possible action)  
**BCC 8/7/19**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

17. **VS-19-0414-M G P LESSOR, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/sv/ma (For possible action)

**PC 7/16/19**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

18. **UC-19-0451-MGP LESSOR, LLC:**  
**USE PERMIT** to reduce the special setback deviation for a projecting sign.  
**DESIGN REVIEWS** for the following: **1)** amend an approved comprehensive sign plan to add a projecting sign; and **2)** increase the projecting sign area in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/ma (For possible action) **BCC 8/7/19**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

19. **UC-19-0476-BRE/HC LAS VEGAS PPTY HOLDING:**  
**USE PERMIT** for a proposed outdoor recreational facility in conjunction with an existing professional office complex.  
**DESIGN REVIEW** for a proposed recreational facility on a 3.0 acre portion of an overall 7.0 acre professional office complex site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. TS/sd/ma (For possible action) **BCC 8/7/19**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be July 30, 2019**
- IX. Adjournment  
**The meeting was adjourned at 8:01 p.m.**