



Paradise Town Advisory Board

March 10, 2020

MINUTES

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

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

Brady Bernhart; Planner, Blanca Vazquez; Town Liaison, Beatriz Martinez; Town Liaison, Stephanie Halasi, Administrative Services

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

II. Public Comment:
None

III. Approval of February 25, 2020 Minutes

Moved by: Philipp
Action: Approval as submitted
Vote: 5-0 Unanimous

Approval of Agenda for March 10, 2020

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

IV. Informational Items

Per Stephanie Halasi, Commissioner Gibson will be holding a Meet and Greet on March 30th and Commissioner Gibson, along with Commissioner Segerblom

V. Planning & Zoning

1. **UC-20-0087-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:**
USE PERMIT for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)** increase fence height; and **4)** allow temporary signs (banner) to be permanent.
DESIGN REVIEW for the following: **1)** vehicle maintenance (automobile) facility; and **2)** signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action) **PC 3/3/20**

MOVED BY-Wardlaw
DENIED
VOTE: 5-0 Unanimous

2. **WS-20-0115-KIEPER SCOTT W & LINDA B:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Maggie Belle Court approximately 220 feet south of Robindale Road within Paradise. MN/bb/jd (For possible action) **PC 4/07/20**

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

3. **WS-20-0127-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase side yard wall height on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Cherokee Avenue, 300 feet east of Union Street within Paradise. TS/bb/ja (For possible action) **PC 4/07/20**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions and require a gate on east wall for emergency entrance.
VOTE: 5-0 Unanimous

4. **AR-20-400019 (UC-0729-06)-R & G HOLDINGS, LLC:**
USE PERMIT ELEVENTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/jvm/jd (For possible action) **BCC 4/08/20**

MOVED BY-Philipp
APPROVE- Subject to preliminary staff conditions, 1-year review at a public hearing and hours of operation 8 a.m. to 9 p.m.
VOTE: 5-0 Unanimous

5. **DR-20-0117-CPLV PROPERTY OWNER, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; **2)** increase the number of wall signs; **3)** increase the wall sign area; and **4)** increase animated sign area in conjunction with an existing resort hotel (Caesars Palace and Forum Shops) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/pb/jd (For possible action) **BCC 4/08/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous, Berg abstained

6. **DR-20-0132-PARIS LV OPERATING CO, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; and **2)** increase wall sign area in conjunction with an existing resort hotel (Paris) on 24.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action) **BCC 4/08/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous, Berg abstained

7. **DR-20-0136-CCLV LUXURY HOTEL, LLC:**
DESIGN REVIEW for exterior building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter) on 107.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,065 feet south of Harmon Avenue within Paradise. JG/al/jd (For possible action) **BCC 4/08/20**

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

8. **UC-20-0104-MGP LESSOR, LLC:**
USE PERMIT to waive conditions for temporary outdoor events (tailgating).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Mandalay Bay Road within Paradise. MN/pb/ja (For possible action) **BCC 4/08/20**

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

9. **UC-20-0139-NEW DEWEY STRIP HOLDINGS, LLC:**
USE PERMITS for the following: **1)** proposed recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol; and **2)** allow inherently dangerous exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (recreational facility/inherently dangerous exotic animals) not within a permanently enclosed building; **2)** alternative external building materials; **3)** alternative landscaping; and **4)** alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility/inherently dangerous exotic animals facility consisting of a fabric structure (tent) and tiger sanctuary on 4.6 acres in 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 Dewey Drive within Paradise. JG/pb/jd (For possible action) **BCC 4/08/20**

MOVED BY-Berg
Hold until 03/31/20 TAB meeting
VOTE: 5-0 Unanimous

10. **WS-20-0111-CLARK COUNTY STADIUM AUTHORITY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; **2)** increase the number of animated signs allowed; **3)** increase the number of freestanding signs; and **4)** increase freestanding sign area.
DESIGN REVIEWS for modifications to an approved comprehensive sign plan including: **1)** animated signage; and **2)** freestanding signage in conjunction with a recreational facility (multi-function stadium and events center) on 70.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue within Paradise. MN/pb/jd (For possible action) **BCC 4/08/20**

MOVED BY-Donovan
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 March 31, 2020
- IX. Adjournment
The meeting was adjourned at 8:25 p.m.