



# Paradise Town Advisory Board

September 25, 2018

## MINUTES

---

Board Members:	Susan Philipp—Chair- <b>PRESENT</b> Robert Orgill —Vice Chair- <b>PRESENT</b> John Williams – <b>EXCUSED</b>	Bart Donovan – <b>PRESENT</b> Jon Wardlaw – <b>EXCUSED</b>
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

Maria Kaseko; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
None

III. Approval of September 11 , 2018 Minutes

**Moved by: Donovan**  
**Action: Approve as submitted**  
**Vote: 3-0**

Approval of Agenda for September 25, 2018

**Moved by: Orgill**  
**Action: Approve with changes**  
**Vote: 3-0 Unanimous**

- IV. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)
  - a. Chair Philipp announced Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2019  
the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January
  - b. Presentation by Metro's VICE unit regarding issues along Boulder Highway held. No new date has been set at this time.

V. Planning & Zoning

1. **UC-18-0637-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:**

**USE PERMIT** for a proposed hookah lounge.

**DESIGN REVIEW** for a proposed outside dining area in conjunction with an existing restaurant within a shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 310 feet east of Maryland Parkway, 1,300 feet north of Katie Avenue within Paradise. CG/rk/ja (For possible action) **PC 10/2/18**

**PREVIOUS ACTION Paradise TAB September 11, 2018: No show  
Return to the August 28, 2018 TAB Meeting**

**MOVED BY-Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

2. **UC-18-0665-CHETAK DEVELOPMENT INC:**

**AMENDED USE PERMIT** to allow on-premises consumption of alcohol (tavern (previously not notified) and service bar) in conjunction with an existing restaurant within an existing retail center on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/pb/ml (For possible action) **PC 10/2/18**

**MOVED BY-Donovan**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

3. **WS-18-0577-EASTSIDE CONVENTION CENTER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) alternative parking lot design and layout.

**DESIGN REVIEW** for minor site design changes to existing parking lots with access gates at various locations in conjunction with existing resort hotels, shopping center, and convention center (Harrah's, Flamingo, Linq, Linq Promenade, Hilton Grand Vacation, and FORUM meeting center) on 15.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located north of Flamingo Road and the west side of Koval Lane within Paradise (description on file). CG/dg/ja (For possible action) **BCC 10/3/18**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

4. **DR-18-0689-COUNTY OF CLARK (PK & COMMUNITY SERVICES):**  
**DESIGN REVIEW** for improvements to the Sunset volleyball complex including all accessory structures within the Sunset Regional Park on a portion of 148.6 acres in a P-F (Public Facility) (AE-60, AE-65 & AE-70) Zone. Generally located on the southeast corner of Sunset Road and McLeod Drive within Paradise. JG/mk/ja (For possible action) **PC 10/16/18**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

5. **DR-18-0704-BUSINESS INVESTMENT, LLC:**  
**DESIGN REVIEW** for a proposed warehouse building in conjunction with an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/mk/ja (For possible action) **PC 10/16/18**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

6. **ET-18-400199 (UC-0717-16)-T & T VENTURE PARTNERS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a proposed senior housing complex.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced parking lot landscaping.  
**DESIGN REVIEWS** for the following: 1) a proposed multi-family residential building; and 2) redesign of an existing multi-family residential complex on 2.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. JG/lm/ja (For possible action) **PC 10/16/18**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

7. **UC-18-0674-C J SANG & SONS, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.4 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Maryland Parkway, 700 feet south of Katie Avenue within Paradise. CG/dg/ja (For possible action) **PC 10/16/18**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

8. **UC-18-0675-RENAISSANCE DRIVE NV, LLC, ET AL:**  
**USE PERMIT** for a major training facility (Nevada Department of Public Safety) in conjunction with an existing office/retail complex on a portion of 10.2 acres in a C-1 (Local Business) Zone in the MUD-4 and MUD-3 Overlay Districts. Generally located on the north side of Tropicana Avenue, 800 feet west of Eastern Avenue within Paradise. CG/dg/ja (For possible action)  
**PC 10/16/18**

**MOVED BY-Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

9. **UC-18-0682-ANGOTTI GIOVANNI & BENNISON GENEVA CONAWAY:**  
**USE PERMIT** to allow an accessory structure not compatible (materials) with the principal dwelling.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed accessory structure (shed) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Russell Road and Hedgeford Court within Paradise. JG/mk/ja (For possible action) **PC 10/16/18**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

10. **UC-18-0706-5 STAR DEVELOPMENT 3, LLC:**  
**USE PERMITS** for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. SS/md/ja (For possible action)  
**PC 10/16/18**

**MOVED BY-Orgill**

**APPROVE- Subject to IF approved staff conditions, removal of time limit**

**VOTE: 3-0 Unanimous**

11. **WS-18-0678-HAUGLIN, ROBERT & SUZANNE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pescara Court, 150 feet east of Avola Street within Paradise. SS/dg/ja (For possible action)  
**PC 10/16/18**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

12. **WS-18-0700-3400 WESTERN AVENUE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive landscaping requirements.  
**DESIGN REVIEW** for a parking lot in conjunction with an existing marijuana establishment (dispensary, retail, production, and cultivation) on 5.4 acres in an M-1 (Light Manufacturing) Zone in an MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/al/ja (For possible action) **PC 10/16/18**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

13. **AR-18-400200 (UC-0451-15)-NOEL, JOHN R. & LINDA L. REV FAM TRS:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** to reduce the minimum size of a proposed financial services, specified (vehicle title loan) business within an existing shopping center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Eucalyptus Avenue within Paradise. CG/tk/ja (For possible action)  
**BCC 10/17/18**

**No show, return to the October 9, 2018 TAB**

14. **DR-18-0707-3883 FLAMINGO CENTER, LLC:**  
**DESIGN REVIEW** for a restaurant in conjunction with an approved shopping center on a 4.4 acre portion of an 8.6 acre parcel in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road, 250 feet west of Valley View Boulevard within Paradise. SS/al/ja (For possible action)  
**BCC 10/17/18**

**MOVED BY-Donovan**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

15. **TM-18-500159-AMMON DEVELOPMENT GROUP, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 12.8 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/md/ja (For possible action)  
**BCC 10/17/18**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

16. **VS-18-0683-AMMON DEVELOPMENT GROUP, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). SS/md/ja (For possible action)  
**BCC 10/17/18**

**MOVED BY-Donovan**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

17. **ZC-18-0350-AMMON PROPERTIES, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 4.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and M-1 (Light Manufacturing) (AE-65) to an M-1 (Light Manufacturing) (AE-65) Zone (previously not notified).  
**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** cross access; **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) (previously not notified).  
**DESIGN REVIEWS** for the following: **1)** proposed office/warehouse complex (no longer needed); **2)** increase finished grade (no longer needed); **3)** proposed commercial vehicle (semi-trucks) and trailer rental facility (previously not notified); and **4)** proposed modular office structure on an 11 acre portion of a 12.8 acre site in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/md/ja (For possible action) **BCC 10/17/18**

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 3-0 Unanimous**

18. **WS-18-0705-PHW LV, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign where not permitted.  
**DESIGN REVIEWS** for the following: **1)** modifications to an existing patio area/outside dining and drinking area; **2)** modifications to an approved comprehensive sign package; and **3)** increased animated sign area in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/ja (For possible action) **BCC 10/17/18**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

19. **ZC-18-0680-WARM SPRINGS ROAD REAL ESTATE, LLC:**  
**ZONE CHANGE** to reclassify 1.6 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.  
**DESIGN REVIEW** for a proposed office complex. Generally located on the south side of Warm Springs Road, and 760 feet east of Topaz Street within Paradise (description on file). JG/md/ja (For possible action) **BCC 10/17/18**

**MOVED BY-Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

VI. General Business  
(For possible action)  
**None**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be October 9, 2018**

IX. Adjournment  
**The meeting was adjourned at 8:15 pm**