



Paradise Town Advisory Board

September 24, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT Robert Orgill – EXCUSED
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

Jared Tasko; Planning, Blanca Vazquez; Town Liaison;

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

II. Public Comment:
None

III. Approval of September 10, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for September 24, 2019

Moved by: Berg
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

1. Blanca announced the Fall Job fair. September 27, 2019 9:00am- 2:00pm Clark County Government Center 500 S. Grand Central PKWY

2. **Neighborhood meeting for desire to apply for a zone change, special use permit and design review for proposed RV and boat storage at 9175 Tamarus St. to be held September 30, 2019 6:00pm at the Enterprise Library 25 E. Shelbourne Ave.**

V. Planning & Zoning

1. **TM-19-500143-EAST FLAMINGO ROAD TRUST:**
TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/sd/ja (For possible action) **PC 10/1/19**

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

2. **VS-19-0610-HARMON CURTIS:**
VACATE AND ABANDON a portion of a right-of-way being Flamingo Arroyo Court located approximately 563 feet west of Mojave Road at the intersection of Flamingo Arroyo Court and Emerson Avenue within Paradise (description on file). TS/bb/jd (For possible action) **PC 10/1/19**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **UC-19-0670-A G PROPERTY DEVELOPMENT, LLC:**
USE PERMIT to allow a massage establishment within an existing shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. MN/lm/jd (For possible action) **BCC 10/2/19**

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

4. **UC-19-0658-OAKCREST TRUST, ET AL:**
USE PERMIT to allow a personal services (beauty salon) establishment within an existing commercial complex on a portion of 0.8 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of Oquendo Road within Paradise. MN/jor/jd (For possible action) **PC 10/15/19**

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

5. **UC-19-0661-BELTWAY MARKETPLACE OWNER, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 6.7 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Eastern Avenue and Serene Avenue within Paradise. JG/jor/jd (For possible action) **PC 10/15/19**

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

6. **UC-19-0667-KOVAL LAND, LLC:**
USE PERMITS for the following: **1)** expand/enlarge the Gaming Enterprise District; **2)** High Impact Project; and **3)** deviations from development standards.
DEVIATIONS for the following: **1)** allow alternative landscaping; **2)** reduce the required number of loading spaces; **3)** increase building height; **4)** encroachment into air space; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway design standards; and **2)** allow non-standard improvements in rights-of-way.
DESIGN REVIEWS for the following: **1)** a proposed resort hotel with 3 high-rise towers; **2)** a proposed freestanding hotel tower and a shopping center; and **3)** all other accessory and incidental buildings and structures on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/jd (For possible action) **PC 10/15/19**

MOVED BY-Philipp
APPROVE- Use Permits, Deviations, Waiver of Development Standards #2 and Design Review Subject to staff conditions
DENY- Waiver of Standards #1
VOTE: 4-0 Unanimous

7. **UC-19-0668-R R E F I I C G M OFFICE LLC:**
USE PERMITS for the following: **1)** multiple family residential development; and **2)** increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase perimeter wall height; and **3)** reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/jt/jd (For possible action) **PC 10/15/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions-Removal of Current Planning condition #1
VOTE: 4-0 Unanimous

8. **UC-19-0677-B K M H A C 222, LLC & GROUP 206 H A C, LLC:**
USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action) **PC 10/15/19**

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

9. **UC-19-0696-RIOS N & M FAMILY TRUST & WETHERBY GANO & M FAM TR 2010:**
USE PERMIT for a proposed place of worship.
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 620 feet west of Eastern Avenue within Paradise. MN/md/jd (For possible action) **PC 10/15/19**

MOVED BY-Wardlaw

ADDED Condition-Applicant to add intense landscaping on the North side of the building

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **WS-19-0702-WILCZYNSKI SHERYL & ARTHUR:**

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action) **PC 10/15/19**

Held per applicant. Return to the October 8, 2019 Paradise TAB meeting

11. **AR-19-400111 (UC-0729-06)-R & G HOLDINGS, LLC:**

USE PERMIT TENTH 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/al/jd (For possible action) **BCC 10/16/19**

Withdrawn per applicant

12. **AR-19-400116 (UC-18-0512) -FX LUXURY LAS VEGAS II, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** on-premises consumption of alcohol (service bar & supper club); and **2)** art gallery/studio; and **3)** vehicle rental (scooters).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit an art gallery/studio outside where required to be inside an enclosed building; and **2)** permit vehicle rental to be conducted outside where required to be inside an enclosed building.

DESIGN REVIEWS for the following: **1)** a proposed retail structure for vehicle rentals (scooters); **2)** an outside display area with a proposed vehicle rental business; and **3)** an outside art gallery/studio location in conjunction with an existing retail center on 4.5 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, 850 feet south of Harmon Avenue within Paradise. JG/tk/jd (For possible action) **BCC 10/16/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions Removal of the time limit

VOTE: 4-0 Unanimous

13. **DR-19-0580-DR HORTON, INC:**

DESIGN REVIEW for model changes for a previously approved single family residential development on 2.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tomiyasu Lane and the north side of Maule Avenue (alignment) within Paradise. JG/lm/jd (For possible action) **BCC 10/16/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

14. **DR-19-0684-CLAUDINE PROPCO, LLC:**
DESIGN REVIEWS for the following: **1)** façade redesign (including signage) for an approved restaurant; **2)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah’s Resort/Hotel); **3)** increase the number of wall signs; **4)** increase overall wall sign area; **5)** increase the number of freestanding signs; and **6)** increase overall freestanding sign area in conjunction with a resort hotel (Harrah’s) on a portion of 17.9 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, 1,325 feet north of Flamingo Road within Paradise. TS/jt/jd (For possible action) **BCC 10/16/19**

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

15. **ET-19-400032 (UC-0813-02)-KOVAL LAND, LLC:**
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** a resort hotel; and **2)** permit deviations to development standards.
DEVIATIONS for the following: **1)** increased building height; **2)** permit intrusion into the airspace; **3)** permit alternative landscaping; and **4)** all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

16. **ET-19-400033 (UC-1584-06)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
HOLDOVER USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** permit a High Impact Project; **3)** a 450 foot high, 1,054 room resort hotel; **4)** residential condominiums; **5)** resort condominiums; **6)** increase building height; **7)** modifications to a previously approved mixed use development; **8)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **9)** all associated back-of-house areas, incidental, and accessory uses; and **10)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

17. **ET-19-400034 (UC-1100-08)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI: HOLDOVER USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a resort hotel consisting of 6,745 hotel rooms; **3)** public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; **4)** increase the height of the high-rise towers; **5)** shopping center; **6)** associated accessory/incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking and loading spaces for the resort hotel; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce on-site parking for the hotel and shopping center; and **2)** permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

18. **ET-19-400119 (WS-0471-15)-DR HORTON, INC: WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to commence the following: **1)** reduced setbacks; and **2)** full off-site improvements.
DESIGN REVIEWS for the following; **1)** a single family residential development; and **2)** increased finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tomiyasu Lane and the north side of Maule Avenue (alignment) within Paradise. JG/jvm/jd (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions with September 2, 2022 date to complete

VOTE: 4-0 Unanimous

19. **UC-19-0657-MARTINEZ MARIA A: USE PERMIT** for a car wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a car wash on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Tropicana Avenue, 250 feet east of Pearl Street within Paradise. TS/nr/ja (For possible action) **BCC 10/16/19**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

20. **UC-19-0662-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) in an existing office/warehouse complex on 15.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. MN/jor/jd (For possible action) **BCC 10/16/19**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

21. **UC-19-0663-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (production) in an existing office/warehouse complex on 15.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. MN/jor/jd (For possible action) **BCC 10/16/19**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

22. **UC-19-0676-QNC 55, LLC:**
USE PERMITS for the following: **1)** reduce the setback of a proposed vehicle wash from a residential use; and **2)** reduce the open space requirement.
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth of the driveway geometrics.
DESIGN REVIEW for a proposed vehicle wash on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District. Generally located on the north side of Tropicana Avenue, 256 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action) **BCC 10/16/19**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

23. **UC-19-0685-CAESARS LINQ, LLC:**
USE PERMIT for deviations as depicted per plans on file.
DEVIATIONS for the following: **1)** allow retail uses (ticket sales) not within a permanent enclosed building; **2)** allow an accessory use (retail sales) not accessed through the interior of a resort hotel; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** ticket kiosks; **2)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **3)** increase the number of wall signs; **4)** increase overall wall sign area; **5)** increase the number of animated signs; **6)** increase the overall animated sign area; and **7)** relocate an existing projecting sign on a portion of 14.0 acres in conjunction with a resort hotel (LINQ Resort/Hotel, LINQ Promenade) in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/jt/jd (For possible action) **BCC 10/16/19**

MOVED BY-Berg
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

24. **WS-19-0680-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback; and
2) reduce height setback.

DESIGN REVIEW for design modifications to a previously approved youth referral service on 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/jd
(For possible action) **BCC 10/16/19**

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

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 8, 2019
- IX. Adjournment
The meeting was adjourned at 9:20 p.m.