



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Dr

Las Vegas, NV 89121

January 15, 2019

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

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

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison: Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes for December 11, 2018 (For possible action)
- IV. Approval of Agenda for January 15, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning & Zoning

1. **WS-18-0964-MCCOMBS TRUST & MARVIN, GAYLE ROSE TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) increase wall height for an existing shade structure and block wall in conjunction with single family residences on 0.71 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Serene Avenue and Topanza Canyon Street within Paradise. MN/al/ja (For possible action)

PC 1/22/19

2. **AR-18-400253 (UC-0138-12)-TROCAM, LLC:**

USE PERMIT FOURTH APPLICATION FOR REVIEW of a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. MN/tk/ja (For possible action)

BCC

1/23/19

3. **DR-18-0934-CAESARS LINQ, LLC:**

DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); 2) increase wall sign area; and 3) increase animated sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) 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, 1,000 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action)

BCC

1/23/19

4. **UC-18-0951-CAESARS LINQ, LLC:**

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow an outside dining and drinking area with on-premises consumption of alcohol to have primary means of access from the exterior of the resort; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) modifications to existing resort hotel (LINQ, LINQ Promenade); 2) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); and 3) increase wall sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) 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, 1,000 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action)

BCC 1/23/19

5. **UC-18-0917-M G P LESSOR, LLC:**

USE PERMITS for the following: 1) allow temporary events longer than 10 days per event; and 2) deviations to development standards per plans on file.

DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanently enclosed building; 3) permit access to accessory uses from the exterior of a resort hotel (Excalibur); and 4) all other deviations per plans on file.

DESIGN REVIEWS for the following: 1) a fabric structure (tent); and 2) accessory structures; in conjunction with an existing resort hotel (Excalibur) on 52.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MN/al/ja (For possible action)

BCC 1/23/19

6. **WC-18-400248 (ZC-18-0602)-WAGGONER BRUCE & ELIZABETH TRUST:**

WAIVER OF CONDITIONS of a zone change requiring all western lots to be a minimum 5,200 square feet in conjunction with a single family residential development on approximately 4.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Tamarus Street and the north side of Serene Avenue within Paradise. MN/sd/ja (For possible action)

BCC 1/23/19

7. **UC-18-0894-RREF II CGM ACQUISITIONS, LLC:**

USE PERMIT to allow a proposed day spa in conjunction with an existing commercial complex on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay Districts. Generally located on the east side of Paradise Road, and the 260 feet south of Corporate Drive (alignment) within Paradise. TS/jor/ja (For possible action)

PC

2/5/19

8. **UC-18-0969-HARSCH INVESTMENT PROPERTIES, LLC:**

USE PERMIT for a major training facility (volleyball) within an existing office/warehouse complex on a portion of 14.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/gc/ja (For possible action)

PC 2/5/19

9. **UC-18-0975-MEZ DESERT PROPERTIES, LLC:**

USE PERMIT to reduce the separation between a proposed supper club and an existing multiple family residential development in conjunction with an existing shopping center on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 550 feet north of Twain Avenue within Paradise. JJ/jor/ja (For possible action)

PC

2/5/19

10. UC-18-0987-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMITS for the following: 1) allow on-premises consumption of alcohol; and 2) reduce the separation for a proposed outside drinking area (patio for a private clubhouse) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for on-premises consumption of alcohol (private clubhouse) to a residential use.

DESIGN REVIEW for a tenant seating lounge and private clubhouse, as well as an expansion to the existing outdoor patio for the Hughes Center on 5.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Howard Hughes Parkway and the north side of Corporate Drive within Paradise. TS/rk/ja (For possible action) **PC**

2/5/19

11. UC-18-0989-COLLETTI, RICHARD A:

USE PERMIT allow an accessory building to exceed one half the footprint of the principal dwelling on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Quail Avenue, 150 feet west of Palm Street within Paradise. JG/rk/ja (For possible action) **PC 2/5/19**

12. VS-18-0978-ACCESSIBLE SPACE, INC.:

VACATE AND ABANDON easement of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Spencer Street and Bruce Street within Paradise (description on file). TS/sv/ja (For possible action) **PC**

2/5/19

13. VS-18-0980-DRN INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue and Patrick Lane, and between Hinson Street and Union Pacific Railroad right-of-way within Paradise (description on file). MN/pb/ma (For possible action)

PC 2/5/19

14. WS-18-0988-ZACARIAS, YOLANDA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback of an accessory structure in conjunction with an existing single family residence on 0.14 acres in an R-1 (Single-Family Residential) Zone. Generally located on the northwest side of Fairfax Avenue, approximately 428 feet north of Hacienda Avenue within Paradise. JG/jor/ja (For possible action) **PC**

2/5/19

15. WS-18-1009-DRN INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive landscaping requirements.

DESIGN REVIEW for a proposed office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Sobb Avenue, 650 feet west of Hinson Street within Paradise. MN/pb/ma (For possible action) **PC 2/5/19**

16. UC-18-1008-GOULD, LETITICIA P.:

USE PERMITS for the following: 1) allow additional household pets (dogs); 2) allow existing accessory structures to exceed one-half the footprint of the existing residence; and 3) increase the cumulative area of all accessory structures to exceed the footprint of the existing residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce accessory structure setbacks; 2) reduce accessory structure separation; 3) increase wall height; and 4) allow a solid block wall in the front yard in conjunction with an existing single family residence on approximately 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Sunflower Avenue and the east side of Palm Street within Paradise. JG/jor/ja (For possible action) **BCC**

2/6/19

17. WC-18-400269 (ZC-0604-02)-PEGASUS NIJI TRUST:

WAIVERS OF CONDITIONS of a zone change for the following: 1) no resolution of intent and staff preparing an ordinance to adopt the zoning per plans dated 11/06/02; 2) detailed traffic study reducing driveway and curb cuts to a minimum and analysis of on-site circulation; 3) design review as a public hearing before the Planning Commission once the traffic study is completed; 4) record a reciprocal, perpetual cross access, ingress/egress, and parking agreements; 5) construction of a bus passenger loading/shelter area on Desert Inn Road with Regional Transportation Commission approval; and 6) all applicable standard conditions for this application type in conjunction with a proposed office building on 0.13 acres in a CRT (Commercial Residential Transitional District) Zone. Generally located on the south side of Desert Inn Road, 620 feet east of Warnock Road within Paradise. JJ/jor/ja (For possible action)

BCC 2/6/19

18. WS-18-1010-PEGASUS NIJI TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping adjacent to a less intense use; 2) allow alternative parking lot landscaping; 3) allow no street landscaping; 4) pedestrian walkway; 5) trash enclosure setbacks; 6) reduced drive aisle widths; and 7) allow non-commercial driveways.

DESIGN REVIEW for the redesign and conversion of an existing single family residence to an office building on 0.13 acres in a CRT (Commercial Residential Transitional District) Zone. Generally located on

the south side of Desert Inn Road, 620 feet east of Warnock Road within Paradise. JJ/jor/ja (For possible action)

BCC 2/6/19

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: January 29, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave.

<https://notice.nv.gov/>

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