



Paradise Town Advisory Board

January 15, 2019

MINUTES

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

Greg Cerven; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of December 11 , 2018 Minutes

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

Approval of Agenda for January 15, 2019

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

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. 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. SS/al/ja (For possible action)

MOVED BY- Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

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. SS/tk/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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)

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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. SS/al/ja (For possible action)

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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. SS/sd/ja (For possible action)

MOVED BY- Wardlaw

Subject to the plans presented by applicant

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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)

MOVED BY- Williams

Added condition, 1 year review as a public hearing

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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)

MOVED BY- Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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)

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

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)

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

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)

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous Orgill abstained from comment and vote, received notification card

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)

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

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). SS/pb/ma (For possible action)
- MOVED BY- Berg**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
1 neighbor in attendance asked questions
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)
- MOVED BY- Wardlaw**
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous
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. SS/pb/ma (For possible action)
- MOVED BY- Wardlaw**
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous
1 neighbor in attendance asked questions
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)
- MOVED BY- Orgill**
APPROVE- Subject to IF approved staff conditions
1 year to rehome 1 dog
VOTE: 4-0 Unanimous

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)

MOVED BY- Orgill

DENY

VOTE: 4-0 Unanimous

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)

MOVED BY- Williams

DENY

VOTE: 4-0 Unanimous

- VI. General Business
(None)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 29, 2019
- IX. Adjournment
The meeting was adjourned at 8:45pm