



Paradise Town Advisory Board

September 10, 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

Rob Kaminski; 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 August 27, 2019 Minutes

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

Approval of Agenda for August 27, 2019

Moved by: Williams
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

V. Planning & Zoning

1. **UC-19-0622-5800 EASTERN, LLC:**

USE PERMIT for a major training facility (human and veterinary services) within an existing convention facility building on 5.4 acres in an M-D (Design Manufacturing) (AE-60) & (AE-65) Zone. Generally located on the south side of Russell Road and the west side of Euclid Street within Paradise. JG/nr/jd (For possible action) **PC 9/17/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **TM-19-500157-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

TENTATIVE MAP for 1 lot industrial subdivision on 17.6 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. MN/md/ja (For possible action) **BCC 9/18/19**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

3. **WC-19-400106 (ZC-18-0350)-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** provide a 6 foot high decorative block wall along Rogers Street; and **2)** provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility in conjunction with a proposed office/warehouse complex on a 9.3 acre portion of a 12.6 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. MN/md/ja (For possible action) **BCC 9/18/19**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

4. **WS-19-0589-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed office warehouse complex; and **2)** vivid hues for a proposed office/warehouse complex on a 9.4 acre portion of a 12.6 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. MN/md/ja (For possible action) **BCC 9/18/19**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

DENY- Design #2

VOTE: 4-0 Unanimous

5. **VS-19-0588-SLETTEN CONSTRUCTION NEVADA, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/md/ja (For possible action) **BCC 9/18/19**
- MOVED BY-Philipp**
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
6. **UC-19-0642-AUTO GROUP, LLC:**
USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial general) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 10/1/19**
- Help per applicant. Return to the 10/8/19 Paradise TAB meeting**
7. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**
WAIVER OF CONDITIONS of an Administrative Design Review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 10/1/19**
- Help per applicant. Return to the 10/8/19 Paradise TAB meeting**
8. **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 10/01/19**
- Help per applicant. Return to the 9/24/19 Paradise TAB meeting**
9. **WS-19-0623-HARMON SQUARE SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase number of roof signs; **2)** increase animation sign area; **3)** allow revolving sign; and **4)** increase number of directional signs.
DESIGN REVIEW for signs in conjunction with an existing retail shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the Southwest corner of Paradise Road and Harmon Avenue within Paradise. JG/sd/jd (For possible action) **PC 10/01/19**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
10. **WS-19-0656-TIRL GEORGE & MARTINA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to 2; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/nr/jd (For possible action) **PC 10/01/19**

MOVED BY-Berg
APPROVE- Subject to staff conditions
Removal of Current Planning condition “IF approved” Planting of 6 trees
VOTE: 3-1 Philipp opposed

11. **DR-19-0620-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW to add a pickleball 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 Eastern Avenue within Paradise. JG/pb/jd (For possible action) **BCC 10/2/19**

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

12. **DR-19-0646-CAESARS LINQ, LLC:**
DESIGN REVIEWS for the following: **1)** increase number of wall signs; **2)** increase total wall sign area; **3)** increase number of animated signs; **4)** increase animated sign area; and **5)** modifications to a previously approved comprehensive sign package in conjunction with approved commercial/retail/entertainment/restaurant uses with associated buildings and structures (shopping center) and recreational facility (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah’s) on 64.0 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, 150 feet north of Flamingo Road within Paradise. TS/sd/jd (For possible action) **BCC 10/2/19**

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

13. **DR-19-0647-MGP LESSOR, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to landscaping; and **2)** modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/pb/jd (For possible action) **BCC 10/02/19**

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

14. **VS-19-0648-MGP LESSOR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/pb/ja (For possible action) **BCC 10/2/19**

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

15. **UC-19-0624-S. VALLEY TWAIN, LLC & FAIRGROUNDS DRIVE RETAIL, LLC:**
USE PERMITS for the following: **1)** allow a proposed multiple family residential development; **2)** increase density; and **3)** allow a proposed accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased height; **2)** reduced parking; **3)** allow modified driveway design standards; **4)** reduced driveway separation; and **5)** reduced commercial driveway radius.
DESIGN REVIEW for a proposed multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/pb/jd (For possible action) **BCC 10/2/19**

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

16. **UC-19-0641-IMI MIRACLE HARMON, LLC:**
USE PERMIT to allow deviations per plans on file.
DEVIATIONS for the following: **1)** reduced setbacks; and **2)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** facade remodel to a portion of an existing shopping center (Miracle Mile Shops); and **2)** modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in 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/pb/ja (For possible action) **BCC 10/02/19**

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

17. **UC-19-0644-HURD LAS VEGAS, LLC:**
USE PERMIT for a proposed marijuana establishment (retail marijuana store) in conjunction with an existing commercial building on 1.4 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise. JG/pb/ja (For possible action) **BCC 10/2/19**

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

18. **ZC-19-0643-HURD LAS VEGAS, LLC:**
ZONE CHANGE to reclassify 1.4 acres from H-1 (Limited Resort and Apartment) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.
USE PERMIT for a marijuana establishment (dispensary).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** alternative landscaping.
DESIGN REVIEWS for the following: **1)** exterior remodel (façade) of an existing commercial building; **2)** signs in conjunction with a proposed marijuana establishment (dispensary/retail store); and **3)** alternative parking lot landscaping. Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise (description on file). JG/pb/ja (For possible action) **BCC 10/02/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

19. **UC-19-0654-CHURCH ROMAN CATHOLIC BISHOP LV:**
USE PERMITS for the following: **1)** a proposed off-site overflow parking lot; and **2)** a proposed multi-purpose sanctuary hall building all in conjunction with an existing place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduce driveway distances from the intersection; **3)** modified driveway design standards; and **4)** drainage study in conjunction with a minor subdivision parcel map.
DESIGN REVIEWS for the following: **1)** off-site overflow parking lot; **2)** multi-purpose sanctuary hall building; **3)** alternative parking lot landscaping; and **4)** increased finished grade on 4.7 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Pearl Street and the south side of Sierra Patricia Avenue within Paradise. TS/rk/ja (For possible action) **BCC 10/02/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

Removal of the Design #2 Height of cross

VOTE: 4-0 Unanimous

VI. General Business

Motion was made by Wardlaw to finalize the 2021 budget by adding the following requests

VOTE: 4-0 Unanimous

- **Signage along major thoroughfares throughout Paradise Township welcoming drivers/pedestrians into Paradise Township**
- **New surfacing/Upgrade on the tot lots in all Paradise Parks**
- **Paving along Sandhill and Desert Inn**
- **Traffic light at Sandhill and Twain**
- **More lighting and higher wattage bulbs inside Paradise Park**
- **2 Presentation easels**
- **New Flags poles and base'**

- VII. Public Comment
Neighbor had concerns regarding the following
Clean up required along Eastern fence from Patrick to Sunset
Board to determine the correct area before sending neighbors to 1st Tuesday meetings
Roads in desperate need of improvement South Eastern heading North @ left turn signal
onto Russell towards Airport
West on East Hacienda @ Clydesdale huge dip and uneven asphalt
- VIII. Next Meeting Date
The next regular meeting will be September 24, 2019
- IX. Adjournment
The meeting was adjourned at 9:20 p.m.