



Paradise Town Advisory Board

April 9, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT Robert Orgill – 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, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of March 26, 2019 Minutes

Moved by: Berg
Action: Approve as submitted
Vote: 5-0

Approval of Agenda for March 26, 2019

Moved by: Orgill
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0170-MCBEATH HOLDINGS, LLC & SUNTECH AIR CENTER LTD:**
USE PERMITS for the following: 1) place of worship; and 2) day care.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/md/ja (For possible action)

PC 4/16/19

MOVED BY- Philipp
Added conditions- Place of worship to only operate Thursday and Friday from 7:00 p.m. to 9:00 p.m. and Sunday from 10:00 a.m. to 12:00 p.m., Day care to only operate Monday – Friday from 7:00 a.m. to 6:00 p.m., No outreach activities conducted on- site only worship activities, All parking to be contained to the site, Traffic control measures to be provided by place of worship, 6 month review as public hearing
APPROVE- Subject to all other staff conditions
VOTE: 4-1 Orgill opposed
14 neighbors against project in attendance 8 neighbors for the project in attendance

2. **UC-19-0182-ADC HOLDINGS, LLC:**
SE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/jt/ja (For possible action)

PC 4/16/19

MOVED BY- Williams
Added condition- 1 year review as public hearing
APPROVE- Subject to all other staff conditions
VOTE: 5-0 Unanimous

3. **ET-19-400036 (VS-0090-15) -DIAMOND PM LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Desert Inn Road and Emerson Avenue and between Pecos-McLeod Interconnect and Flamingo Wash, and a portion of right-of-way being the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description on file). TS/sv/ja (For possible action)

PC 5/7/19

No show. Return to the April 30, 2019 Paradise TAB meeting

4. **UC-19-0186-LEYBA-POLIAK, DESIREE & POLIAK, OREN:**
USE PERMITS for the following: 1) allow an existing accessory structure (storage container) that is not architecturally compatible with the principal dwelling; 2) allow an existing accessory structure (storage container) to exceed the footprint of the principal dwelling; and 3) allow alternative design standards in conjunction with a single family residence.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing residence on 0.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of University Avenue, 630 feet west of Pecos Road within Paradise. TS/pb/ja (For possible action)

PC 5/7/19

Held per applicant, return to the April 30, 2019 Paradise TAB meeting

5. **UC-19-0187-DIAMOND CREEK HOLDINGS, LLC SERIES 12:**
USE PERMIT to allow a minor training facility (CPR training center) in conjunction with an existing office/warehouse facility on a portion of 2.4 acres in an M-1 (Light Manufacturing)

Zone. Generally located on the east side of Cameron Street, approximately 460 feet north of Diablo Drive within Paradise. MN/sd/ja (For possible action) **PC 5/7/19**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

6. **UC-19-0228-RREF II CG M OFFICE, LLC:**
USE PERMITS for the following: 1) a proposed mixed use development; and 2) increase density.
DESIGN REVIEW for a proposed mixed use development consisting of residential, commercial uses, and open space elements on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/pb/ja (For possible action) **PC 5/7/19**

Held Indefinite per applicant

7. **WS-19-0094-MURILLO KEITH C:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a deck in conjunction with an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) zone. Generally located on the north side of Joy Meadow Avenue, 250 feet east of Mcleod Drive within Paradise. JG/nr/ja (For possible action) **PC 5/7/19**

MOVED BY- Wardlaw
DENY
VOTE: 5-0 Unanimous
1 neighbor in attendance spoke against project

8. **WS-19-0219-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign; and 2) allow an illuminated wall sign to face residential development.
DESIGN REVIEW for a roof sign and illuminated wall signs in conjunction with an existing shopping center (Boulevard Mall) on a portion 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District, MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway, 1,150 feet north of Twain Avenue within Paradise. TS/sd/ja (For possible action) **PC 5/7/19**

MOVED BY- Orgill
Added conditions- Applicant to work with Public Works regarding the driveway,
Wall sign to be shut off after the start of the last movie or 12:00a.m. whichever comes first
APPROVE- Subject to all other staff conditions
VOTE: 4-0 Philipp abstained from comment and vote due to business dispute

9. **WS-19-0229-PKM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) alternative parking standards.
DESIGN REVIEW for a parking lot on 5.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Nevso Drive, on the east side of Wynn Road within Paradise. MN/pb/ja (For possible action) **PC 5/7/19**

MOVED BY- Orgill
APPROVE- Waiver of Standards 2a. 2c.
DENY- Waiver 2b.
Subject to all other staff conditions
VOTE: 5-0 Unanimous

10. **ET-19-400032 (UC-0813-02)-KOVAL LAND, LLC:**
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/xx (For possible action) **BCC 5/8/19**

Held per applicant. Return to the September 24, 2019 Paradise TAB meeting

11. **ET-19-400033 (UC-1584-06)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
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/xx (For possible action) **BCC 5/8/19**

Held per applicant. Return to the September 24, 2019 Paradise TAB meeting

12. **ET-19-400034 (UC-1100-08)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
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/xx (For possible action) **BCC 5/8/19**

Held per applicant. Return to the September 24, 2019 Paradise TAB meeting

13. **UC-19-0165-LAS VEGAS PINBALL COLLECTORS CLUB:**
USE PERMIT for a museum (pinball museum) with an accessory arcade.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased freestanding sign area; **2)** increased wall sign area; **3)** increased average letter height for a wall sign; **4)** increased number of animated signs; **5)** alternative street landscaping; **6)** allow non-standard improvements in the right-of-way (Las Vegas Boulevard South); and **7)** reduced throat depth.
DESIGN REVIEWS for the following: **1)** a museum with an accessory arcade; **2)** alternative parking lot landscaping; **3)** increased freestanding sign height; and **4)** increased animated sign area on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/gc/ja (For possible action) **BCC 5/8/19**

MOVED BY- Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

14. **UC-19-0221-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a recreational facility (escape room) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/ja (For possible action) **BCC 5/8/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

15. **WS-19-0212-HUNTINGTON CLASSIC LP & G K T 5, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: **1)** a proposed vehicle (automobile) sales facility; and **2)** increased finished grade on 0.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Morgan Cashmans Way, 275 feet south of Highland Drive within Paradise. JJ/pb/ja (For possible action) **BCC 5/8/19**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

16. **ZC-19-0197-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 8.0 acres from R-1 (Single Family Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for an elementary school. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise (description on file). TS/pb/ja (For possible action) **BCC 5/8/19**

MOVED BY- Wardlaw

Added conditions- Applicant to work with the Historic Neighborhood issues, Coordinate with staff and zone boundary wall where feasible to protect the adjacent residential neighbors

APPROVE- Subject to all other staff conditions

VOTE: 5-0 Unanimous

6 neighbors in attendance spoke against project

- VI. General Business
(None)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 30, 2019
- IX. Adjournment
The meeting was adjourned at 10:15 p.m.