



Paradise Town Advisory Board

June 11, 2019

MINUTES

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

Lorna Phegley, Planning; Blanca Vazquez, Town Liaison; Beatriz Martinez; Town Liaison; Stephanie Halasi, Administrative Services;

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

II. Public Comment:
None

III. Approval of May 28, 2019 Minutes

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

Approval of Agenda for May 28, 2019

Moved by: Orgill
Action: Approve with changes. Item #3 deleted; Item #9 hold return June 25, 2019 Paradise TAB
Vote: 4-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0293-ESCONDIDO PARTNERS II, LLC:**

USE PERMIT for a proposed communication facility with a cell tower.

DESIGN REVIEW for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action) **PC 6/4/19**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **DR-19-0352-DIAMOND PM, LLC:**

DESIGN REVIEW for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/md/ja (For possible action) **BCC 6/19/19**

MOVED BY-Williams

APPROVE- Subject to conditions as presented

VOTE: 4-0 Unanimous

6 neighbors in attendance against, 3 spoke against

3. **UC-19-0241-TEN15 SUNSET GRIER, LLC:**

USE PERMITS to allow the following: **1)** office as a principal use; and **2)** restaurants (food court)

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow encroachment into airspace; **2)** increased building height; **3)** reduced parking; and **4)** reduced throat depth.

DESIGN REVIEW for a proposed office building with a parking garage on 3.0 acres in M-D (Design Manufacturing) and M-1 (Light Manufacturing) (AE-65) (AE-70) Zones. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/jor/ja (For possible action) **BCC 6/19/19**

Deleted per Staff

4. **ZC-19-0348-3624 RUSSELL ROAD, LLC:**

ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Russell Road Transition Corridor Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** mechanical equipment screening; **2)** reduce parking lot landscaping; **3)** reduce setbacks for a trash enclosure; **4)** allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; **5)** eliminate the required intense landscape buffer; and **6)** permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: **1)** convert an existing single family residence to an office building; and **2)** proposed accessory structure (storage building) on 0.5 acres. Generally located on the north side of Russell Road, 1,445 feet east of Pecos Road within Paradise (description on file). JG/md/ja (For possible action) **BCC 6/19/19**

MOVED BY- Philipp

APPROVE- Approved ZC, WS #'s 1, 2, 3, 4, and DR, Subject to staff conditions and provide alternating 24-inch box trees and 36-inch box trees along the north property line, provide mesh screening on the east and west side yard gates and fences.

DENY – Denied WS #'s 5 & 6

Applicant withdrew WS #6

VOTE: 4-0 Unanimous

6 neighbors in attendance, 4 against and 2 for, 3 spoke against

5. **UC-19-0268-ROCK RIDGE BUSINESS PARK II, LLC:**

USE PERMIT to allow personal services (laser skin rejuvenation and tattoo removal) in an office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) zoning district. Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/bb/ja (For possible action) **PC 7/2/19**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-19-0385-VEGAS DEVELOPMENT, LLC:**

USE PERMITS for the following: 1) temporary construction activities; and 2) temporary construction storage in conjunction with an off-site resort hotel (Harrah's) on 4.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 700 feet south of Flamingo Road within Paradise. JG/pb/xx (For possible action) **PC 7/2/19**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-19-0399-STARK, VICKIE M.:**

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway approach distances from the intersection.

DESIGN REVIEW for a proposed office building on 1.1 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane and the east side of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action) **PC 7/2/19**

MOVED BY- Wardlaw

APPROVE- Subject to preliminary staff conditions

VOTE: 4-0 Unanimous

8 neighbors in attendance against, 4 neighbors spoke against

8. **AR-19-400061 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**
USE PERMIT SECOND APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65, AE-70, & AE-RPZ) Zone. Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. JG/bb/ja (For possible action) **BCC 7/3/19**

MOVED BY- Orgill

APPROVE- Subject to staff conditions with modification to review July 21, 2023 as a public hearing.

VOTE: 4-0 Unanimous

9. **AR-19-400063 (UC-18-0175)-FX LUXURY LAS VEGAS II, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** on-premises consumption of alcohol (service bar and supper club); **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/bb/ja (For possible action) **BCC 7/3/19**

Held per staff. Return to the June 25, 2019 Paradise TAB meeting

10. **AR-19-400066 (UC-0849-14)-MGM GRAND HOTEL, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/ja (For possible action) **BCC 7/3/19**

Held per applicant. Return to the June 25, 2019 Paradise TAB meeting

11. **UC-19-0368-CLAUDINE PROPCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; **2)** reduce the special setback from Las Vegas Boulevard South; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEW for exterior and interior modifications for an outside dining and drinking area for a proposed restaurant (Pizzacake) in conjunction with a resort hotel (Harrah's) on 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, 1,500 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action) **BCC 7/3/19**

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

12. **UC-19-0388-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** exterior and interior modifications for an outside dining and drinking area for an existing restaurant (Margaritaville); **2)** modify an existing comprehensive sign plan; and **3)** increase wall sign area in conjunction with a resort hotel (Flamingo) on 25.2 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, 920 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action) **BCC 7/3/19**

MOVED BY- Philipp
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 June 25, 2019
- IX. Adjournment
The meeting was adjourned at 8:54 p.m.