



Paradise Town Advisory Board

March 26, 2019

MINUTES

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

Jared Tasko; 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 March 12, 2019 Minutes

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

Approval of Agenda for March 26, 2019

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

IV. Informational Items
None

V. Planning & Zoning

1. **DR-19-0168-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW to construct a decorative perimeter fence around an existing public facility (Lewis & Molasky Park) on 9.1 acres in a P-F (Public Facility) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Twain Avenue and the east side of Cambridge Street within Paradise. TS/dg/ja (For possible action)
PC 4/16/19

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

2. **NZC-19-0167-N E C DECATUR & PATRICK, LLC:**
ZONE CHANGE to reclassify 3.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and P-F (Public Facility) (AE-65) Zone to M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMITS for the following: **1)** bathhouse; **2)** health club; and **3)** retail.
DESIGN REVIEWS for the following: **1)** bathhouse/health club facility; and **2)** alternative landscaping. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/jt/ja (For possible action) **PC 4/16/19**

MOVED BY-Williams
APPROVE-With the plans submitted at town board; Remove Public Works condition related to throat depth; Subject to all other staff conditions
ADDED CONDITION- 2 year review as a public hearing on Use Permit #1:Bathhouse
VOTE: 4-0 Unanimous

3. **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

Held, applicant to have a meeting with neighbors return to the April 9, 2019 TAB

4. **UC-19-0173-SUERTE SIETE, LLC:**
USE PERMIT for a proposed mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a trash enclosure.
DESIGN REVIEW for a proposed mini-warehouse facility on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 315 feet south of Wigwam Avenue within Paradise. MN/md/ja (For possible action) **PC 4/16/19**

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

5. **VS-19-0174-SUERTE SIETE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Maryland Parkway and the 215 Beltway; and a portion of a right-of-way being Maryland Parkway located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/md/ja (For possible action) **PC 4/16/19**

MOVED BY-Orgill
APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-19-0182-ADC HOLDINGS, LLC:**

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (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**

Held per applicant. Return to the April 9, 2019 Paradise TAB

7. **UC-19-0184-RENO-ARVILLE ASSOCIATES LP & PENTACON LP:**

USE PERMIT for a recreational facility (escape room) in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Reno Avenue within Paradise. MN/jt/ja (For possible action) **PC 4/16/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **VS-19-0160-BELL DRIVE PROPERTIES, LLC & BELL DRIVE PROPERTIES II, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Bell Drive and Reno Avenue, and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/tk/ja (For possible action) **PC 4/16/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **TM-18-500237-HAZE HOLDING, LLC:**

TENTATIVE MAP consisting of 8 single family residential lots on 2.1 acres an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the southeast corner of Viking Road and Euclid Street within Paradise. CG/pb/ja (For possible action) **PC 4/16/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

1 neighbor in attendance for project, asked questions

10. **ZC-18-1014-HAZE HOLDING, LLC:**

ZONE CHANGE to reclassify 2.1 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards for a residential lot; and **2)** reduce the street intersection off-set.

DESIGN REVIEW for a proposed single family residential development. Generally located on the southeast corner of Viking Road and Euclid Street within Paradise (description on file). CG/pb/ja (For possible action) **BCC 4/17/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

1 neighbor in attendance for project, asked questions

11. **UC-19-0175-CAESARS LINQ, LLC:**
USE PERMITS for the following: **1)** a proposed recreational facility (virtual reality domes); **2)** allow temporary events longer than 10 days per event; and **3)** all deviations per plans on file.
DEVIATIONS for the following: **1)** increase the heights of building and structures; **2)** allow alternative external building materials (membrane structures); **3)** allow a use not within a permanent enclosed building; **4)** encroachment into airspace; and **5)** all deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** proposed recreational facility (virtual reality domes) in conjunction with an existing resort hotel (LINQ); **2)** modify an existing comprehensive sign plan; **3)** increase wall sign area; and **4)** increase animated sign area in conjunction with resort hotels (LINQ & Harrah's Resort Hotel) and LINQ Promenade shopping center on a portion of 14.0 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/dg/ja (For possible action) **BCC 4/17/19**

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

12. **WS-19-0149-CAESARS LINQ, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increased wall sign area; **3)** increased animated sign area; **4)** increased number of animated signs; and **5)** establish a revolving sign for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 31.9 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, 1,000 feet north of Flamingo Road within Paradise. TS/gc/ja (For possible action) **BCC 4/17/19**

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

13. **WS-19-0048-TABET, PETER R.:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-commercial driveways.
DESIGN REVIEWS for the following: **1)** convert an existing single family residence to an office building; and **2)** alternative parking lot landscaping on 0.2 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the west side of Eastern Avenue, 200 feet north of Viking Road within Paradise. TS/pb/xx (For possible action) **BCC 4/17/19**

MOVED BY-Wardlaw
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 April 9, 2019
- IX. Adjournment
The meeting was adjourned at 8:35 p.m.