



Paradise Town Advisory Board

Department Of Development Services

4701 W. Russell Rd.

Las Vegas, NV. 89118

August 8, 2017

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Susan Philipp – Chair Bart Donovan
 Robert Orgill- Vice Chair Jon Wardlaw
 John Williams

Secretary: Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison: Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes July 25, 2017 (For possible action)
- IV. Approval of Agenda for August 8, 2017 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
 STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
 SUSAN BRAGER - LARRY BROWN - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY
 YOLANDA KING, County Manager

V. Informational Items

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

VI. Planning & Zoning

1. **CP-0509-17:** That the Paradise Town Advisory Board hold a public hearing for an update to the Winchester/Paradise Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action)
2. **UC-0564-17 – MARYLAND MINI STORAGE PARTNERS:**
USE PERMIT for a proposed communication tower (monopine).
DESIGN REVIEW for a communication tower and associated uses (wireless communications facility) on a portion of 2.3 acres within an approved mini storage facility in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Reno Avenue, 340 feet east of Maryland Parkway within Paradise. JG/lm/ml
(For possible action) **PC 9/5/17**
3. **VS-0571-17 – SPEAR TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Duck Creek Drainage Channel located between Maule Avenue (alignment) and Pama Lane (alignment) within Paradise (description on file). JG/co/ml (For possible action) **PC 9/5/17**
4. **WS-0570-17 – EAGLE INVESTMENTS 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback for a proposed freestanding sign (statue with mechanical motion and sound); **2)** increased area for animated signs (statues with mechanical motion and sound); **3)** increased number of freestanding signs; **4)** reduced separation between freestanding signs; **5)** increased area for freestanding signs (statues with mechanical motion and sound); and **6)** allow freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed.
DESIGN REVIEW for freestanding signs (statues with mechanical motion and sound) in conjunction with an approved vehicle (automobile) wash facility and an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. SS/pb/ml (For possible action) **PC 9/5/17**
5. **VS-0579-17 - CAESARS ENTERTAINMENT OPERATING, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Albert Avenue and 2 unnamed rights-of-way located between Koval Lane and Linq Lane within Paradise (description on file). CG/lm/ml (For possible action) **BCC 9/6/17**
6. **WS-0590-17 – AG PROPERTY DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of monument and freestanding signs; and **2)** reduced separation between freestanding signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with an approved shopping center consisting of a main anchor/retail building and 4 pad sites on 6.5 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. SS/rk/ml (For possible action) **BCC 9/6/17**

7. **ZC-0563-17 – HARVEY, HARRY H. JR.:**
ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (AE-60) Zone to CRT (Commercial Residential Transition) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscape requirements; **2)** required trash enclosure; and **3)** reduced parking.
DESIGN REVIEW to convert an existing single family dwelling into an office building. Generally located on the north side of Russell Road, 220 feet east of Surrey Street within Paradise (description on file). JG/pb/ml (For possible action) **BCC 9/6/17**
8. **ZC-0578-17 – CAESARS ENTERTAINMENT OPERATING, ET AL:**
ZONE CHANGE to reclassify 1.5 acres from U-V (Urban Village - Mixed Use) Zone to H-1 (Limited Resort and Apartment) Zone for a parking lot.
USE PERMIT for parking lots.
DESIGN REVIEW for parking lots with access gates at various locations in conjunction with existing resort hotels and shopping center (Harrah's/Flamingo/Linq/Linq Promenade/Hilton Grand Vacation) on 15.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located north of Flamingo Road and the west side of Koval Lane within Paradise (description on file). CG/lm/ml (For possible action) **BCC 9/6/17**
9. **UC-0514-17 – MEOW, LLC: (2700 E. Sunset Rd.)**
USE PERMIT for a proposed massage establishment within an existing retail center on a portion of 5.1 acres in a C-2 (Local Business) (AE-65) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner of Sunset Road and McLeod Drive within Paradise. MBS/pb/ml (For possible action)
10. **UC-0557-17 – LV STADIUM COMPANY, LLC:**
USE PERMITS for the following: **1)** a High Impact Project; **2)** a recreational facility (multi-function stadium and events center) with incidental commercial uses; **3)** fairgrounds; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer and wine – packaged only; **8)** alcohol sales, liquor – packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club & lounge; **12)** food carts/booths; **13)** kiosks/information (outdoor); **14)** offices; **15)** outside dining, drinking, and cooking; **16)** farmers markets; **17)** minor and major training facilities; **18)** museum; **19)** convention facilities/exposition halls; and **20)** electrical substation and public utility structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; **2)** increased building height; **3)** alternative landscaping and screening along streets; **4)** reduced setbacks along streets for perimeter fencing & walls; **5)** waive the required parking lot landscaping; **6)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **7)** encroachment into air space; **8)** non-standard improvements (pedestrian bridge, pedestrian barriers, fences/walls, planters, and landscaping) within rights-of-way; and **9)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a High Impact Project; **2)** a recreational facility (multi-function stadium and events center) with ancillary uses and structures; **3)** water features; and **4)** all other accessory and incidental buildings and structures on 70.6 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 and MUD-2 Overlay Districts. Generally located between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue within Paradise. SS/dg/ja (For possible action) **BCC 8/16/17**

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: August 29, 2017

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave.

<https://notice.nv.gov/>

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