



Paradise Town Advisory Board

August 8, 2017

MINUTES

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

Blanca Vazquez; Town Liaison, Nancy Amundson ,Jennifer Ammerman, Dionicio Gordillo, Jason Allswag. Lebene-Aidam-Ohenne, Tiffany Hesser, Sami Real; Planning

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

II. Public Comment

None

III. Approval of July 25 , 2017 Minutes

Moved by: Williams

Action: Approve, with correction to item #7 WS-05559-17 DENIED

Vote: 5-0 Unanimous

Approval of Agenda for August 8, 2017

Moved by: Orgill

Action: Approve agenda as submitted

Vote: 5-0 Unanimous

IV. Informational Items

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

None

V. 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)

Held per staff. Return to the September 12, 2017

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**

MOVED BY Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY Wardlaw

DENY

VOTE: 5-0 Unanimous

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**

MOVED BY Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY Philipp

APPROVE-Waiver #1a, Waiver #2, Subject to all other staff conditions

DENY- Waiver #1b

VOTE:4-1

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**

MOVED BY Wardlaw

DENY

VOTE: 5-0 Unanimous

1 neighbor spoke against project

1 neighbor had questions

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**

MOVED BY Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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)

PREVIOUS ACTION Paradise TAB July 11, 2017: No show. Return to the July 25, 2017 TAB meeting. Applicant no show July 25, 2017 TAB meeting

MOVED BY Williams
DENY
VOTE: 5-0 Unanimous

BCC meeting- 8/1/17: Applicant return to 8/8/17 meeting for full hearing and recommendation.

MOVED BY Donovan
APPROVE- Change the 2 year review as public hearing to 1 year review as a public hearing. Subject to all other staff conditions
VOTE: 5-0 Unanimous

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

MOVED BY Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-1 Orgill against

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be August 29, 2017

IX. Adjournment

The meeting was adjourned at 8:04 pm