



# Paradise Town Advisory Board

November 28, 2017

## MINUTES

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Board Members:	Susan Philipp—Chair- <b>PRESENT</b> Robert Orgill —Vice Chair- <b>PRESENT</b> John Williams – <b>PRESENT</b>	Bart Donovan – <b>PRESENT</b> Jon Wardlaw – <b>EXCUSED</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Dionicio Gordillo; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment

None

III. Approval of November 14 , 2017 Minutes

**Moved by: Williams**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for November 28, 2017

**Moved by: Orgill**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

IV. Informational Items

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

- a. Dionicio Gordillo, Planning Department, discussed the upcoming County website (Accela) which allows the public to submit permits and applications on line, reducing time in the offices, check project status , schedule inspections, and pay application fees online.
- b. Blanca asked TAB members and the public for any input regarding suggestions for next funding year budget. Email or contact her with any suggestions.

V. Planning & Zoning

1. **VS-0871-17 – KB HOME LV WATERCREST, LLC: ( 3846 Stadium Ave. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sandhill Road and Green Valley Parkway, and between Happy Lane and High View Drive (alignment) within Paradise (description on file). JG/co/ja (For possible action) **PC 12/19/17**

**MOVED BY- Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

2. **VS-0952-17 – HAPPY TRAILS SCHOOL, LLC: ( 8185 Tamarus St. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between the 215 Beltway and Tamarus Street, and between Windmill Lane and Shelbourne Avenue within Paradise (description on file). SS/co/ja (For possible action) **PC 12/19/17**

**MOVED BY- Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **WS-0935-17 – XIE HUYANG: ( 3425 Myrtle Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks, and 2) permit flat roofs without parapet walls for existing additions to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Myrtle Avenue, 320 feet east of Eldon Street within Paradise. SB/al/ja (For possible action) **PC 12/19/17**

**MOVED BY- Donovan**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

4. **WS-0940-17 – PARLANTI ROBERT L. & DONNA MARIE: ( 5269 Reeder Circle )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setbacks for a proposed carport in conjunction with an existing residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Reeder Circle and 150 feet north of Hacienda Avenue within Paradise. JG/mk/ja (For possible action) **PC 12/19/17**

**MOVED BY- Orgill**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 3-1 Philipp against**

5. **DR-0951-17 – MGP LESSOR, LLC: ( 3900 S. Las Vegas Blvd. )**  
**DESIGN REVIEW** to amend an approved comprehensive sign plan for the Luxor Resort Hotel by adding a wall sign on 57.6 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 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Reno Avenue within Paradise. SS/al/ja (For possible action) **BCC 12/20/17**

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

6. **DR-0956-17 – G2 GATEWAY, LLC, ET AL: ( 1280 Dorthy Ave. )**  
**DESIGN REVIEW** for modifications to an approved mixed-use development consisting of residential, commercial, open space, and amenity components on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and MUD-3 Overlay Districts. Generally located on the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise. JG/dg/ja (For possible action) **BCC 12/20/17**

**MOVED BY- Philipp**  
**APPROVE- Subject to staff conditions**

- **Public works condition, Review traffic and parking on Dorothy Ave.**

**VOTE: 4-0 Unanimous**  
**1 neighbor spoke about the traffic and parking on Dorothy Ave.**

7. **UC-0941-17 – PARBALL NEWCO, LLC: ( 4165 Koval Lane )**  
**USE PERMIT** for a banquet facility within an existing temporary membrane structure (tent) on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/al/ja (For possible action) **BCC 12/20/17**

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

8. **UC-0971-17 – INDIANA, LLC, ET AL: ( 4320 Escondido St. )**  
**USE PERMITS** for the following: **1)** allow existing accessory structure that is not architecturally compatible with the principal buildings (multi-family residential buildings); and **2)** waive applicable design standards for existing accessory structure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative street landscaping; **2)** parking lot landscaping; **3)** increase fence height; **4)** reduce setback for a proposed structure (fence); **5)** reduce setback from the right-of-way for a proposed structure (decorative wall/fence); **6)** reduce setback for an existing trash enclosure; **7)** provide no sidewalk or buffer between existing buildings and pavement; and **8)** reduce parking.  
**DESIGN REVIEWS** for the following: **1)** proposed on-site modifications and improvements to an existing multi-family development; and **2)** existing storage container on 4.1 acres in an R-5 (Apartment Residential)(AE-60) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Escondido Street and University Avenue within Paradise. CG/md/ja (For possible action) **BCC 12/20/17**

**MOVED BY- Philipp**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 4-0 Unanimous**

9. **UC-0979-17 – CAESARS LINQ LLC, ET AL:**  
**USE PERMITS** for the following: **1)** a proposed recreational facility (zip-line (FlyLinq)); and **2)** all deviations per plans on file.  
**DEVIATIONS** for all deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the heights of structures; and **2)** allow structures within the existing easement.  
**DESIGN REVIEW** for a proposed recreational facility (zip-line) in conjunction with existing resort hotels (Flamingo Hilton/Grand vacation, Linq, and Harrah’s), the Linq Promenade shopping center, and the observation wheel on a portion of 64.0 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. CG/mk/ja (For possible action) **BCC 12/20/17**

**MOVED BY- Donovan**  
**APPROVE- Subject to staff conditions**  
• **Public works to vacate easement prior to certificate of occupancy**  
**VOTE: 4-0 Unanimous**

10. **WS-0946-17 – METZKA, BROCK E.: ( 1850 Cougar Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (sidewalk, curb, gutter, street lights, and partial paving) in conjunction with a proposed parcel map on 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Cougar Avenue, 160 feet east of Spencer Street within Paradise. SS/mk/ml (For possible action) **BCC 12/20/17**

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

- VI. General Business  
1. Board reviewed the 2018 TAB meeting calendar, voted unanimously to cancel the 1/1/19 TAB meeting.
- VII. Public Comment  
None
- VIII. Next Meeting Date  
**The next regular meeting will be December 12, 2017**
- IX. Adjournment  
**The meeting was adjourned at 8:30 pm**

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