



# Paradise Town Advisory Board

Paradise Community Center  
4775 McLeod Drive  
Las Vegas, NV. 89121

March 14, 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](http://www.clarkcountynv.gov).

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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

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- 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 February 28, 2017 (For possible action)
- IV. Approval of Agenda for March 14, 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. **UC-0026-17 – KABOLI, RAMON S.: ( 3710 S. Sandhill Rd. )**

**USE PERMIT** for a proposed place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** waive trash enclosure requirements; **3)** allow existing pan driveways to remain; and **4)** reduce the separation between driveways and intersections.

**DESIGN REVIEW** for a parking lot in conjunction with place of worship on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Sandhill Road and the south side of Twain Avenue within Paradise. CG/pb/ml (For possible action)

**PREVIOUS ACTION Paradise TAB February 14, 2017: Held per Commissioner. Return to the March 14, 2017 TAB meeting to give applicant time to hold a neighborhood meeting.**

2. **UC-0014-17 – RASHID, JAMAL: ( 4311 Oquendo Rd. )**

**USE PERMIT** for exotic animals (1 capuchin monkey, 1 serval cat, 1 African Caracal, and 1 Albino python) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/pb/ma (For possible action)

**PREVIOUS ACTION Paradise TAB February 14, 2017: Held per agreement with the applicant, return to the March 14, 2017 TAB meeting with paperwork to show they are in compliance with Animal Control and Code Enforcement.**

3. **UC-0866-15 (ET-0012-17) (previously notified as AR-0012-17) – BABIN, GARY E.:(4564 Euclid St.)**

**USE PERMITS FIRST EXTENSION OF TIME (previously notified as FIRST APPLICATION FOR REVIEW)** of the following: **1)** increase the area of an accessory building; and **2)** waive applicable design standards per Table 30.56 in conjunction with an existing single family residence on 0.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Euclid Street, 300 feet south of Harmon Avenue within Paradise. CG/co/ml (For possible action) **PC 3/21/17**

4. **DR-0017-17 – BASCOS, LINDA L. REVOCABLE LIVING TRUST: ( 4978 Boulder Highway )**

**DESIGN REVIEW** for 2 proposed modular office buildings in conjunction with an approved vehicle (automobile) sales facility on 0.9 acres in a C-2 (General Commercial) Zone in MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 85 feet northwest of Nellis Boulevard within Paradise. CG/pb/ma (For possible action) **PC 4/4/17**

5. **TA-0113-17 – TENAYA LOFTS, LLC:**

**TEXT AMENDMENT** to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager's Unit. (For possible action) **PC 4/4/17**

6. **UC-0106-17 – KRIESE, BRUCE D.: ( 5965 Pearl St. )**  
**USE PERMITS** for the following: **1)** increase the area of a proposed accessory structure; and **2)** increase the area of all accessory buildings to exceed the footprint of the principal dwelling (residence).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a single family residence and a detached accessory structure on 1.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Pearl Street and 185 feet north of Callahan Avenue within Paradise. MBS/lm/ma (For possible action) **PC 4/4/17**
  
7. **UC-0112-17 – VADAGIGS, LLC, ET AL: ( 2130 E. Maule Ave. )**  
**USE PERMIT** for a school.  
**DESIGN REVIEW** for a proposed school building in conjunction with an existing school on 3.1 acres in a C-P (Office & Professional) (AE-60) Zone and an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 1,000 feet west of Eastern Avenue within Paradise. MBS/gc/mcb (For possible action) **PC 4/4/17**
  
8. **UC-0122-17 – NASDAQ 5, LLC: ( 4480 Spring Mountain Rd. )**  
**USE PERMIT** to reduce the separation for an on-premises consumption of alcohol establishment (supper club) in conjunction with a proposed restaurant to a residential use on a portion of 1.1 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and 310 feet west of Arville Street within Paradise. SB/lm/ma(For possible action) **PC 4/4/17**
  
9. **VS-0098-17 – MARY BARTSAS 15, LLC: ( 4575 E. Tropicana Ave. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Tropicana Avenue located between Merrill Avenue and Mountain Vista Street and a portion of a right-of-way being Merrill Avenue located between Tropicana Avenue and Sunflower Avenue and a portion of a right-of-way being Mountain Vista Street located between Tropicana Avenue and Sunflower Avenue within Paradise (description on file). MBS/co/mcb (For possible action) **PC 4/4/17**
  
10. **VS-0103-17 – CLARK COUNTY: ( 1215 Matthew Ave. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Matthew Avenue located between Donley Circle and Polonaise Avenue and a portion of right-of-way being Donley Circle located between Matthew Avenue and I-215 within Paradise (description on file). SS/jvm/mcb (For possible action) **PC 4/4/17**
  
11. **VS-0116-17 – PECOS 206 TRUST, ET AL: ( 3777 Pecos-McLeod )**  
**VACATE AND ABANDON** a portion of a right-of-way being Pecos-McLeod Interconnect located between Mojave Road and Viking Road and a portion of a right-of-way being Mojave Road located between Katie Avenue (alignment) and Pecos-McLeod Interconnect within Paradise (description on file). CG/co/mcb (For possible action) **PC 4/4/17**
  
12. **WS-0111-17 – LOVERIN, DAVID M. & RYAN, DIANA R.: ( 1170 Dana Maple Ct. )**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Dana Maple Court, 170 feet east of Sparkling Star Street within Paradise. SS/pb/ma (For possible action) **PC 4/4/17**

13. **UC-0849-14 (AR-0023-17) – MGM GRAND HOTEL, LLC: ( MGM Grand )**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for live entertainment 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 an 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. MBS/al/ml (For possible action) **PC 4/5/17**
14. **UC-1721-06 (ET-0021-17) – VENETIAN CASINO RESORT, LLC, ET AL: ( Venetian )**  
**USE PERMITS FIFTH EXTENSION OF TIME** to commence the following: **1)** resort condominiums with kitchens in rooms in conjunction with an existing resort hotel (Venetian/Palazzo); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduced on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (Venetian/Palazzo); and **3)** revisions to an existing retail component associated with the Venetian/Palazzo Resort Hotel and Walgreens on a portion of 63.0 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 and the south side of Sands Avenue within Paradise. CG/co/ml (For possible action) **PC 4/4/17**

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: March 28, 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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