



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 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.

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 January 31, 2017 (For possible action)
- IV. Approval of Agenda for February 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-0882-16 – 4221 VEGAS, LLC: (4045 W. Nevso Dr.)**
USE PERMITS for the following: **1)** lodging, long/short term in an M-1 zone; and **2)** increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear setback; **2)** alternative landscaping; and **3)** architectural enhancements.
DESIGN REVIEW for a lodging, long/short term building on 1.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Nevso Drive, 760 feet west of Valley View Boulevard within Paradise. SS/pb/ml (For possible action) **BCC 3/8/17**
- PREVIOUS ACTION Paradise TAB January 10, 2017: Held per applicant, return to the February 14, 2017 TAB meeting.**
2. **WS-0400-15 (ET-0005-17) – 4950 S VALLEY VIEW, LLC: (4950 S. Valley View Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to complete the following: **1)** landscaping; **2)** increased wall/fence height; **3)** reduced setbacks; and **4)** reduced access gate setback in conjunction with a transportation service.
DESIGN REVIEWS for the following: **1)** an existing storage building; and **2)** wall height additions on 1.4 acres in a C-1 (Local Business) Zone and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the south side of Tropicana Avenue within Paradise. SS/co/ml (For possible action) **PC 3/7/17**
3. **NZC-0043-17 – PECOS 206 TRUST, ET AL: (3777 Pecos McLeod Int.)**
ZONE CHANGE to reclassify 2.7 acres from C-P (Office & Professional) Zone to R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for a proposed supportive housing development.
DESIGN REVIEW for a proposed multiple family residential (supportive housing) development. Generally located on the southwest side of the Pecos-McLeod Interconnect and the east side of Mojave Road within Paradise (description on file). CG/dg/ml (For possible action) **PC 3/7/17**
4. **TM-0009-17 - 3883 FLAMINGO, LLC: (3883 W. Flamingo Blvd.)**
TENTATIVE MAP for a project consisting of a commercial lot and a residential lot with a total of 290 multiple family residential units on 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Valley View Boulevard within Paradise. SS/pb/mcb (For possible action) **PC 3/7/17**
5. **UC-0030-17 – B P I EASTERN, LLC: (6635 S. Eastern Ave.)**
USE PERMIT for a proposed experimental laboratory (tissue processing) on a 1.2 acre portion of 5.8 acre existing business complex in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 420 feet west of Eastern Avenue and 700 feet south of Sunset Road within Paradise. MBS/lm/ma (For possible action) **PC 3/7/17**

6. **UC-0041-17 – MACKOVSKI, ALEXANDER R. & PHILLIP: (2255 E. Windmill Ln.)**
USE PERMIT for a minor training facility within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/lm/ma (For possible action) **PC 3/7/17**

7. **VS-0009-17 – STEPHANIE PROPERTIES, LLC: (505 E. Capovilla Ave.)**
VACATE AND ABANDON a portion of a right-of-way being Capovilla Avenue located between Bermuda Road and Amigo Street and a portion of a right-of-way being Warm Springs Road located between Bermuda Road and Amigo Street and a portion of a right-of-way being Amigo Street located between Capovilla Avenue and Warm Springs Road within Paradise (description on file). SS/co/ma (For possible action) **PC 3/7/17**

8. **VS-0020-17 – MCCULLOCH HALL PROPERTIES, LLC: (3149 E. Desert Inn Rd.)**
VACATE AND ABANDON a portion of a right-of-way being an un-named drainage channel located between Desert Inn Road and Emerson Avenue (alignment) within Paradise (description on file). CG/co/ma (For possible action) **PC 3/7/17**

9. **VS-0024-17 – BARTSAS MARY 15, LLC: (no address)**
VACATE AND ABANDON a portion of a right-of-way being San Anselmo Street located between Tropicana Avenue and San Rafael Avenue and a portion of a right-of-way being San Rafael Avenue located between San Anselmo Street and Nellis Boulevard within Paradise (description on file). MBS/co/ma (For possible action) **PC 3/7/17**

10. **VS-0054-17 – 3883 FLAMINGO, LLC: (3883 W. Flamingo Rd.)**
VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Flamingo Road and Nevso Drive within Paradise (description on file). SS/pb/mcb (For possible action) **PC 3/7/17**

11. **VS-0057-17 – AG PROPERTY DEVELOPMENT, LLC:(1130 E. Silverado Ranch Blvd.)**
VACATE AND ABANDON a portion of a right-of-way being Maryland Parkway located between Gary Avenue and Silverado Ranch Boulevard and a portion of a right-of-way being Silverado Ranch Boulevard located between Maryland Parkway and Mission Front Drive within Paradise (description on file). SS/co/ma (For possible action) **PC 3/7/17**

12. **UC-0729-06 (AR-0004-17) – R & G HOLDINGS, LLC:(4305 W. Desert Inn Rd.)**
USE PERMIT EIGHTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. SB/co/ml (For possible action) **BCC 3/8/17**

13. **UC-0676-14 (AR-0006-17) – PFIILP – EASTERN RUSSELL 70, LLC: (5810 S. Eastern Ave.)**
USE PERMITS FIRST APPLICATION FOR REVIEW of the following: **1)** convention facility; **2)** banquet facility; **3)** outside dining/drinking area; and **4)** outdoor live entertainment.
DESIGN REVIEW for an equipment sales/rental, convention, and banquet facility on 5.4 acres in an M-D (Design Manufacturing) (AE-60) (AE-65) Zone with a portion being in the Russell Road transition Corridor. Generally located on the west side of Euclid Street and the south side of Russell Road within Paradise. MBS/co/ml (For possible action) **BCC 3/8/17**

14. **DR-0021-17 – FLAMINGO LAS VEGAS OPERATING COMPANY, LLC: (3555 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** proposed modifications to an approved comprehensive sign package; and **2)** proposed increase to overall wall sign area in conjunction with an existing resort hotel (Flamingo) on 19.4 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, 200 feet north of Flamingo Road within Paradise. CG/gc/ma (For possible action) **BCC 3/8/17**
15. **UC-1584-06 (ET-0009-17) – HARKO, LLC: (4230 Charlotte Dr.)**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** permit a High Impact Project; **3)** a 450 foot high, 1,054 room resort hotel; **4)** residential condominiums; **5)** resort condominiums; **6)** increase building height; **7)** modifications to a previously approved mixed use development; **8)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **9)** all associated back-of-house areas, incidental, and accessory uses; and **10)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**
16. **UC-0813-02 (ET-0010-17) – HARKO, LLC: (4230 Charlotte Dr.)**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** a resort hotel; and **2)** permit deviations to development standards.
DEVIATIONS for the following: **1)** increased building height; **2)** permit intrusion into the airspace; **3)** permit alternative landscaping; and **4)** all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, and the east side of Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**
17. **UC-1100-08 (ET-0011-17) - HARKO, LLC: (4230 Charlotte Dr.)**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a resort hotel consisting of 6,745 hotel rooms; **3)** public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; **4)** increase the height of the high-rise towers; **5)** shopping center; **6)** associated accessory/incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking and loading spaces for the resort hotel; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce on-site parking for the hotel and shopping center; and **2)** permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, and the east side of Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**
18. **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) **BCC 3/8/17**

19. **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) **BCC 3/8/17**

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: February 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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