



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 27, 2018

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).

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

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 February 13, 2018 (For possible action)
- IV. Approval of Agenda for February 27, 2018 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 - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
 YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.  
( for discussion)  
None

VI. Planning & Zoning

1. **UC-17-1111-WYNDHAM VACATION RESORTS, INC.:**  
**HOLDOVER USE PERMITS** for the following: **1)** a proposed multiple family residential development; **2)** on-premises consumption of alcohol (service bar); **3)** convenience store; **4)** restaurant; and **5)** retail sales and services.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking; **3)** allow tandem parking spaces where not permitted; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the west side of Interstate 15 within Paradise. SB/al/ja (For possible action) **BCC 3/7/18**
2. **AR-18-40015 (UC-15-0866)-BABIN, GARY E:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** increase the area of an accessory building; and **2)** waive applicable design standards 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/tk/ma (For possible action) **PC 3/20/18**
3. **CP-900509-17:** That the Paradise Town Advisory Board hold a public hearing for the re-examination of a portion of one site (APN 177-12-102-014) from RNP to OP, as part of an update to the Winchester/Paradise Land Use Plan, and after considering the request for change, forward a recommendation to the Clark County Planning Commission. (For possible action) **PC 3/20/18**
4. **UC-18-0067-DIAMOND CREEK HOLDINGS, LLC SERIES 11:**  
**USE PERMIT** for a place of worship within an existing office building on 0.8 acres in a C-P (Office and Professional) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking. Generally located on the northeast corner of Eastern Avenue and Twain Avenue within Paradise. CG/al/ma (For possible action) **PC 3/20/18**
5. **UC-18-0079-RREF II CGM OFFICE, LLC, ET AL:**  
**USE PERMIT** for a proposed major training facility within an existing retail and office complex on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the east side of Paradise Road, and 670 feet south of Twain Avenue within Paradise. CG/md/ma (For possible action) **PC 3/20/18**

6. **UC-18-0102-ASHFORD, LLC:**  
**USE PERMIT** for a place of worship within an existing office building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; 2) waive bicycle parking; 3) alternative parking lot design and layout; 4) reduced driveway throat depth; and 5) permit existing nonstandard improvements to remain within a right-of-way.  
**DESIGN REVIEW** for modifications to an existing commercial development for a place of worship within an existing office building on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone within the Russell Road Transitional Corridor Overlay District. Generally located on the northeast corner of Russell Road and Horseshoe Drive within Paradise. JG/al/ja (For possible action) **PC 3/20/18**
7. **UC-18-0103-TIBERTI R & I, LLC:**  
**USE PERMIT** for a proposed sporting goods (firearms) establishment within a portion of an existing office/warehouse building.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a proposed sporting goods (firearms) establishment within a portion of an existing office/warehouse building on 2.0 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.  
Generally located on the east side of Valley View Boulevard and the north side of Tompkins Avenue within Paradise. SS/md/ja (For possible action) **PC 3/20/18**
8. **VS-18-0074-HRHH HOTEL CASINO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Harmon Avenue, and between Paradise Road and Koval Lane within Paradise (description on file). JG/co/ja (For possible action) **PC 3/20/18**
9. **WS-18-0087-CRPF II ARVILLE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of proposed monument signs.  
**DESIGN REVIEW** for proposed monument signs in conjunction with an existing warehouse/office complex on 9.5 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Arville Street and the south side of Rochelle Avenue within Paradise. SS/md/ja (For possible action) **PC 3/20/18**
10. **WS-18-0089 – JORASZ, KRZYSZTOF:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) reduce separation for a partially built carport in conjunction with an existing single family residence on 0.2 acres in a R-1 (Single Family Residential) Zone. Generally located on the south side of Autumn Moon Drive and 230 feet west of Rye Canyon Drive within Paradise. SS/bk/ma (For possible action) **PC 3/20/18**
11. **WS-18-0097-DLC HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a proposed animated sign (electronic message unit) and an existing residential use.  
**DESIGN REVIEW** for a proposed freestanding sign with animation (electronic message unit) in conjunction with an existing industrial building on 4.2 acres in a M-1 (Light Manufacturing) Zone.  
Generally located on the east side of Decatur Boulevard, and 325 feet south of Reno Avenue within Paradise. SS/md/ma (For possible action) **PC 3/20/18**

12. **AR-18-400012 (UC-0973-14)-SAINT GABRIEL LAS VEGAS CHARITABLE TRUST:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a school.  
**DESIGN REVIEW** for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. JG/co/ma (For possible action) **BCC 3/21/18**
13. **AR-18-400013 (DR-0112-15)-SAINT GABRIEL LAS VEGAS CHARITABLE TRUST:**  
**DESIGN REVIEW FIRST APPLICATION FOR REVIEW** for a modular building for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. JG/co/ma (For possible action) **PC 3/20/18**
14. **DR-18-0053-JENNIFER PARK, LLC:**  
**DESIGN REVIEW** for the expansion to an existing retail marijuana cultivation and production facility on 1.7 acres in an M-D (Designed Manufacturing) Zone. Generally located on the northwest corner of Pamalyn Avenue and Caballo Street within Paradise. SS/bk/ma (For possible action) **PC 3/20/18**
15. **ET-18-400014 (NZC-0741-16)-SHERWOOD PLACE, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** on a condition of a zone change that required the applicant to obtain building permits to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment complex in an MUD-3 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** alternative automobile parking layout; **3)** waive landscaping; and **4)** trash enclosure setbacks.  
**DESIGN REVIEW** for an existing apartment complex. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/bk/ma (For possible action) **PC 3/20/18**
16. **ET-18-400016 (NZC-0038-15)-BOYER LAS VEGAS II SNFLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.2 acres from R-1 (Single Family Residential) Zone to R-3 (Multiple Family Residential) Zone for a senior housing project.  
**USE PERMIT** for a senior housing project.  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping and screening.  
**DESIGN REVIEW** for a senior housing project with associated structures and uses. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise (description on file). CG/tk/ma (For possible action) **PC 3/20/18**
17. **ET-18-400017 (UC-0061-16)-BOYER LAS VEGAS II SNFLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a proposed congregate care facility and accessory commercial uses.  
**DESIGN REVIEW** for a congregate care facility on 4.9 acres in a R-3 (Multiple Family Residential) Zone. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise. CG/tk/ma (For possible action) **PC 3/20/18**

18. **WS-18-0084-N & G SHOWCASE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall sign area; and 2) increase the number of animated signs.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 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 east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action) **PC 3/20/18**

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 13, 2018

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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