



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday March 8, 2016
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for March 8, 2016 - including any deletions or corrections
 - b. Approval of Minutes of February 23, 2016.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board 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, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

VII. PLANNING & ZONING Action to be taken on the following applications:

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

1. **UC-0804-15 – PARBALL NEWCO, LLC: (3645 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** a proposed outside dining and drinking area with on-premises consumption of alcohol in conjunction with a restaurant supper club (Giordano’s) within Bally’s Grand Bazaar at the Bally’s Resort Hotel; and **2)** deviations as shown per plans on file.
DEVATIONS for the following: **1)** permit direct access to a proposed outside drinking area (on-premises consumption of alcohol) where primary access through the interior of a restaurant or super club is required; **2)** permit direct access to an outside dining and drinking area where the primary means of access is required to be through the interior of a resort hotel (Bally’s); and **3)** all other deviations as shown per plans on file.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a restaurant and supper club within an existing shopping center (Bally’s Grand Bazaar) at the Bally’s Resort Hotel on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. MBS/al/ml (For possible action)

2. **WS-0083-16 – ONE TROP, LLC: (3111 West Tropicana Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced height setback ratio; **2)** reduced setbacks; **3)** reduced landscaping; and **4)** reduced parking.
DESIGN REVIEW for 2 proposed hotels and parking garage on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Tropicana Avenue and Dean Martin Drive within Paradise. SS/jt/ml (For possible action) **BCC 4/6/16**

3. **ZC-0029-16 – US HUI DE REAL ESTATE INVESTMENT GROUP: (Arville St. & Spring Mountain Rd.)**
ZONE CHANGE to reclassify 4.3 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) Zone for a shopping center in the Asian Design and MUD-2 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Asian Design Overlay District standards; **2)** alternative landscaping; and **3)** allow a non-standard street improvement in the right-of-way (landscaping).
DESIGN REVIEW for a shopping center. Generally located on the north side of Spring Mountain Road, the east side of Arville Street and the south side of Pioneer Avenue within Paradise (description on file). CG/pb/ml (For possible action)

4. **NZC-0022-16 – SW EXCURSION & EDUCATIONAL TOURS: (3162 W. Teco Ave.)**
ZONE CHANGE to reclassify 1.3 acres from M-D (Designed Manufacturing) (AE-65 & AE-70) Zone to M-1 (Light Manufacturing) (AE-65 & AE-70) Zone.
DESIGN REVIEW for a tour bus (commercial vehicle) parking area, office, and maintenance facility in conjunction with a proposed transportation service facility. Generally located on the north side of Teco Avenue, 300 feet west of Dean Martin Drive within Paradise (description on file). SS/dg/ml (For possible action) **PC 4/5/16**

5. **UC-0078-16 – MOMIA, LLC: (4420 Boulder Highway)**
USE PERMIT to allow a proposed communication tower and associated equipment.
DESIGN REVIEW for a communication tower and associated equipment on a portion on 2.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Boulder Highway, 675 feet north of Twain Avenue within Paradise. CG/mk/ml (For possible action) **PC 4/5/16**

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6. **UC-0086-16 – TOWER VENTURES CRE, LLC: (1315 E. Tropicana Ave.)**
USE PERMITS for the following: 1) allow a proposed tire sales and installation facility; and 2) reduce the setback from a tire sales and installation facility to a residential use.
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for a proposed tire sales and installation facility on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 350 feet east of Maryland Parkway within Paradise. MBS/gc/ml (For possible action) **PC 4/5/16**
7. **UC-0100-16 – HANSROTE, GEORGE & SUN D.: (2556 Emerald Ave.)**
USE PERMIT to allow a second kitchen in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the northeast corner of Emerald Avenue and Carruth Street within Paradise. MBS/jt/ml (For possible action) **PC 4/5/16**
8. **VS-0073-16 – PFIHLP-EASTERN RUSSELL 70, LLC: (5810 S. Eastern Ave.)**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road and between Euclid Street and Eastern Avenue within Paradise (description on file). MBS/jvm/ml (For possible action) **PC 4/5/16**
9. **VS-0079-16 – BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION:**
VACATE AND ABANDON a portion of right-of-way being Cottage Grove Avenue located between Maryland Parkway and Claymont Street and a portion of right-of-way being Maryland Parkway located between Cottage Grove Avenue and Flamingo Road within Paradise (description on file). CG/co/ml (For possible action) **PC 4/5/16**
10. **VS-0092-16 – SPRING MTN APARTMENTS, LLC: (3420 S. Valley View Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street and between Spring Mountain Road and Desert Inn Road and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Desert Inn Road, and a portion of right-of-way being Valley View Boulevard located between Spring Mountain Road and Desert Inn Road, and a portion of right-of-way being Spring Mountain Road located between Valley View Boulevard and Procyon Street within Paradise (description on file). SB/co/ml (For possible action) **PC 4/5/16**
11. **DR-0094-16 – VALLEY HEALTH SYSTEM, LLC: (2075 E. Flamingo Rd.)**
DESIGN REVIEW for the relocation of a central utility plant in conjunction with a hospital on 12.4 acres in a C-2 (General Commercial) Zone. Generally located 110 feet east of Bruce Street and 450 feet north of Rochelle Avenue within Paradise. CG/rk/ml (For possible action) **BCC 4/6/16**
12. **UC-0085-16 – HARRAHS LAS VEGAS PROPCO, LLC: (3475 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans for a resort hotel.
DEVIATIONS for the following: 1) permit primary means of access to a restaurant with on-premise consumption of alcohol and outside dining and drinking from the exterior of the resort hotel; and 2) permit deviations to developments standards per plans on file.
DESIGN REVIEW for exterior modifications to an existing resort hotel (Harrah's) on 17.8 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, 1,500 feet north of Flamingo Road within Paradise. CG/pb/ml (For possible action) **BCC 4/6/16**

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13. **TM-0012-14 (WC-0020-16) – HEIVA HOLDINGS USA, LLC: (Pecos Rd. & Warm Springs Rd.)**
WAIVER OF CONDITIONS of a tentative map requiring the construction of custom homes and not tract homes in conjunction with a single family residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Pecos Road and the north side of Warm Springs Road within Paradise. MBS/tk/ml (For possible action) **BCC 4/6/15**
14. **WS-0080-16 – COLLELI SPARTACO: (3889 Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscape requirements; and **2)** required trash enclosure in conjunction with an existing motel (White Sands Motel).
DESIGN REVIEW for the exterior remodel (roof) of an existing motel (White Sands Motel) on 1.2 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, 400 feet south of Reno Avenue within Paradise. MBS/pb/ml (For possible action) **BCC 4/6/16**
- VIII. Correspondence:
- IX. General Business: Items for discussion & possible action:
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: **March 29, 2016**
- XII. ADJOURNMENT:

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