



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 13, 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).

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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

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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 27, 2018 (For possible action)
- IV. Approval of Agenda for March 13, 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. **TM-18-500024-HARMON SQUARE SPE, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Harmon Avenue and the west side of Paradise Road within Paradise. JG/lm/ja (For possible action) **PC 3/20/18**
2. **DR-18-0081-MGM GRAND HOTEL, LLC, ET AL:**  
**DESIGN REVIEW** for a previously approved extension of the existing private monorail system consisting of fixed guideway structures and columns, a station/terminal, and associated accessory structures shown per plans on file on portions of 402.7 acres in an R-T (Manufactured Home Residential) (AE-65) Zone, P-F (Public Facility) (AE-65) Zone, H-1 (Limited Resort and Apartment) Zone, and an H-1 (Limited Resort and Apartment) (AE-60, AE-65) Zone with portions within the MUD-1 Overlay District. Generally located within a proposed corridor along Tropicana Avenue, Koval Lane, Reno Avenue, Giles Street, Mandalay Bay Road, and Las Vegas Boulevard South, between Harmon Avenue and Four Seasons Drive (alignment) and between Frank Sinatra Drive and Deckow Lane (alignment) within Paradise. SS/JG/dg/ja (For possible action) **BCC 3/21/18**
3. **AR-18-400037 (UC-0610-16)-HOMETOWN LVHS, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow a proposed laboratory (dental).  
**DESIGN REVIEW** for a laboratory (dental) facility within an existing commercial building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Community Lane, 300 feet north of Tropicana Avenue within Paradise. CG/co/ja (For possible action) **PC 4/3/18**
4. **DR-18-0129-PERRINO, NICHOLAS A. & PAULA M.:**  
**DESIGN REVIEW** for a restaurant building with a drive-thru window within an existing commercial/industrial complex (Park 2000) on 0.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the west side of McLeod Drive, 250 feet north of Sunset Road within Paradise. JG/gc/ja (For possible action) **PC 4/3/18**
5. **UC-18-0115-525 E. TWAIN, LLC:**  
**USE PERMIT** for a grocery store in conjunction with an existing shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Twain Avenue and Palos Verdes Street within Paradise. CG/pb/ja (For possible action) **PC 4/3/18**

6. **UC-18-0121-REGAL I, LLC:**  
**USE PERMIT** for a proposed recreational facility within a commercial development on a 2.2 acre portion of a 17.4 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Eastern Avenue and Pebble Road within Paradise. JG/rk/ja (For possible action)  
**PC 4/3/18**
7. **UC-18-0133-DECATUR NEVSO, LLC:**  
**USE PERMIT** for a proposed hookah lounge within an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Nevso Drive within Paradise. SS/pb/ja (For possible action)  
**PC 4/3/18**
8. **VS-18-0128-PHWLV, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Las Vegas Boulevard South and Audrie Street, and between Harmon Avenue and Bellagio Drive (alignment) within Paradise (description on file). JG/bk/ja (For possible action)
9. **DR-18-0132-COLONNADE A, LLC:**  
**DESIGN REVIEWS** for the following: **1)** a proposed retail/restaurant building; and **2)** alternative landscaping in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue, 490 feet north of Pebble Road within Paradise. JG/pb/ja (For possible action)  
**BCC 4/4/18**
10. **UC-18-0142-CPLV PROPERTY OWNER, LLC, ET AL:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and **2)** all other deviations as depicted per plans on file.  
**DESIGN REVIEW** for a building addition with outside dining and drinking for an existing restaurant (Joe's Seafood, Prime Steak, and Stone Crab) within an existing shopping center (Forum Shops) within an existing resort hotel (Caesars Palace) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. CG/gc/ja (For possible action)  
**BCC 4/4/18**
11. **UC-18-0147-HARKO, LLC:**  
**USE PERMITS** for the following: **1)** modifications to an approved High Impact Project; and **2)** deviations from development standards for modifications to an approved High Impact Project (Harmon District).  
**DEVIATIONS** for the following: **1)** allow alternative landscaping; **2)** reduce the required number of loading spaces; and **3)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; and **2)** allow non-standard improvements in rights-of-way.  
**DESIGN REVIEWS** for the following: **1)** a proposed resort hotel with 3 high-rise towers; **2)** a proposed freestanding hotel tower and a shopping center; and **3)** all other accessory and incidental buildings and structures 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. JG/lm/ja (For possible action)  
**BCC 4/4/18**

12. **WS-18-0112-3883 FLAMINGO CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased number of animated signs.  
**DESIGN REVIEWS** for the following: **1)** increase animated sign area; and **2)** signage in conjunction with an approved shopping center, hotel, and multiple family residential development on 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise. SS/gc/ja (For possible action)  
**BCC 4/4/18**
13. **ZC-18-0123-I RENT B & E, LLC:**  
**ZONE CHANGE** to reclassify 1.0 acre from C-P (Office and Professional) Zone to C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative parking lot landscaping; **2)** reduced street landscape width; and **3)** eliminate loading spaces.  
**DESIGN REVIEW** for an existing commercial building. Generally located on the southeast corner of Eastern Avenue and Hacienda Avenue within Paradise (description on file). JG/gc/ja (For possible action)  
**BCC 4/4/18**
14. **UC-17-0900-PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**  
**HOLDOVER USE PERMIT** for a proposed assisted living facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and **2)** allow access to a residential local street.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1007-97) requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; and **2)** driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: **3)** rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (Nzc-2181-04) requiring the following: **4)** subject to revised plans; **5)** the development being limited to single story for a maximum height as shown on revised plans; **6)** the trash enclosure not being moved from the location shown on the revised plans; **7)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and **8)** no access to the private cul-de-sac on the east property line.  
**DESIGN REVIEW** for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action)

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 27, 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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