



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 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.

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 March 13, 2018 (For possible action)
- IV. Approval of Agenda for March 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. **TM-18-500034-TROPICANA 4440 LP:**
TENTATIVE MAP for a commercial subdivision on 4.9 acres in a C-2 (General Commercial) zone.
Generally located on the north side of Tropicana Avenue, 800 feet east of US Highway 95 within Paradise.
CG/mk/ja (For possible action) **PC 4/3/18**
2. **AR-18-400041 (WS-0844-15) – A. J. SPRING MOUNTAIN, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce parking in conjunction with approved restaurants.
WAIVER OF CONDITIONS of a use permit (UC-0342-15) requiring 1 year to commence and review as a public hearing.
DESIGN REVIEW for site layout (parking lot and driveways) in conjunction with 2 approved restaurant businesses on 1.2 acres in a M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. SB/bk/ml (For possible action) **PC 4/17/18**
3. **DR-18-0152-SCHOOL BOARD OF TRUSTEES, ET AL:**
DESIGN REVIEW for a proposed restroom building and additional improvements and amenities (playground equipment and shade structure) in conjunction with an existing middle school (Cannon Middle School) and public park (Cannon School Park) on a portion of 17.1 acres in a P-F (Public Facility) (AE-60) Zone with a portion of the site within the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and the east side of Euclid Street within Paradise. JG/dg/ma (For possible action) **PC 4/17/18**
4. **UC-18-0151-EGG WORKS HOLDING CO., LLC:**
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/al/ja (For possible action) **PC 4/17/18**
5. **VS-18-0155-BPS HARMON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Harmon Avenue and Bellagio Drive within Paradise (description on file). JG/tk/ma (For possible action)
southwest corner of Twain Avenue and Palos Verdes Street within Paradise. CG/pb/ja (For possible action) **PC 4/17/18**

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 4/17/18**

7. **AR-18-400050 (UC-0925-06)-KING DAVID, LLC:**
USE PERMIT FIFTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing shopping center on 3.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Eastern Avenue, 150 feet north of Rochelle Avenue Paradise. CG/jvm/ml (For possible action) **BCC 4/18/18**

8. **DR-18-0189-FP HOLDINGS, L.P.:**
DESIGN REVIEW for a proposed addition to an existing resort hotel (The Palms) on 24.8 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 east side of Arville Street within Paradise. SS/al/ja (For possible action) **BCC 4/18/18**

9. **ET-18-400058 (UC-0869-15)-MALDONADO, EPHRAIM JONATHAN:**
USE PERMIT FIRST EXTENSION OF TIME for a major training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) provide alternative landscaping; and 2) non-standard improvements within a right-of-way (Boulder Highway).
DESIGN REVIEW for building and site design modifications on 1.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 830 feet south of Desert Inn Road within Paradise. CG/tk/ml (For possible action) **BCC 4/18/18**

10. **UC-18-0159-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) in an existing office/warehouse building on 14.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/lm/ja (For possible action) **BCC 4/18/18**

11. **UC-18-0160-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (production) in an existing office/warehouse building on 14.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/lm/ja (For possible action)
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 4/18/18**

12. **UC-18-0196-SPRING MOUNTAIN PROCYON, LLC, ET AL:**
USE PERMIT for outside dining and cooking (food trucks).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit outside dining and cooking as a principal use; **2)** provide no protective barrier between the outside dining area and parking area where required; **3)** provide no pedestrian access around the perimeter of the outside dining area where required; **4)** allow an existing non-decorative fence (chain-link) along a street; **5)** increase fence height; **6)** reduce setbacks for an existing structure (chain-link fence); **7)** non-standard improvements within the right-of-way (Spring Mountain Road); and **8)** modified street standards.
DESIGN REVIEW for outside dining and cooking on 3.3 acres in an M-1 (Light Manufacturing) Zone within the MUD-1 and Adult Use Overlay Districts. Generally located on the south side of Spring Mountain Road and the east side of Procyon Street within Paradise. SB/md/ja (For possible action) **BCC 4/18/18**
13. **WS-18-0164-HILV FEE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEW to amend a comprehensive sign plan to include a roof sign and additional wall signs for a restaurant in conjunction with an existing resort hotel (Hooters) on 6.9 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 Tropicana Avenue and Duke Ellington Way within Paradise. JG/al/ja (For possible action) **BCC 4/18/18**
14. **WS-18-0165-GC VEGAS RETAIL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing shopping center (Showcase Mall).
DESIGN REVIEW modifications to a surface parking lot in conjunction with the approved expansion of an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action) **BCC 4/18/18**
15. **WS-18-0173-HHP CALCYP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** permit an alternative automobile parking layout.
DESIGN REVIEW for modifications to an approved multi-family residential development within a residential/retail/office center (Howard Hughes Center) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, west side of Paradise Road, and east side of Howard Hughes Parkway within Paradise. CG/al/ma (For possible action) **BCC 4/18/18**

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: April 10, 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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