



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 10, 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 March 27, 2018 (For possible action)
- IV. Approval of Agenda for April 10, 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. **VS-18-0170-REGAL I, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Pebble Road between Eastern Avenue and Topaz Street and a portion of right-of-way being Eastern Avenue between Pebble Road and Torino Avenue (alignment) and easements of interest to Clark County located between Eastern Avenue and Topaz Street, and between Pebble Road and Basil Leaf Drive within Paradise (description on file). JG/tk/ja (For possible action)  
**PC 4/17/18**
2. **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 (NZA-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)  
**BCC 4/18/18**
3. **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**
4. **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)  
**BCC 4/18/18**

5. **AR-18-40067 (UC-0454-15)-CHIGUICHON, BERTA:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a day care facility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Mountain Vista Street and Bobbye Avenue within Paradise. JG/tk/ja (For possible action)  
**PC 5/1/18**
  
6. **UC-18-0204-TROPICANA SPENCER CENTER, LLC:**  
**USE PERMIT** for a proposed hookah lounge within an existing retail building on a portion of 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Tropicana Avenue and Spencer Street within Paradise. JG/pb/ja (For possible action)  
**PC 5/1/18**
  
7. **UC-18-0226-TROPICANA EAST SHOP CTR-PHASE II:**  
**USE PERMIT** to reduce the setback from an existing communication tower to a residential development.  
**DESIGN REVIEW** for increased height to an existing communication tower in conjunction with an existing shopping center on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located east of Eastern Avenue, and 615 feet north of Tropicana Avenue within Paradise. CG/lm/ja (For possible action)  
**PC 5/1/18**
  
8. **VS-18-0194 – GOYAL, GAURAV:**  
**VACATE AND ABANDON** portion of a right-of-way being Maryland Parkway located between Shelbourne Avenue and Wigwam Avenue within Paradise (description on file). SS/bk/ja (For possible action)  
**PC 5/1/18**
  
9. **VS-18-0220-WESTERN VETERINARY CONFERENCE:**  
**VACATE AND ABANDON** a portion of right-of-way located between Oquendo Road and Dustin Avenue within Paradise (description on file). JG/tk/ja (For possible action)  
**PC 5/1/18**
  
10. **WS-18-0198-FORNOF, KAREN W. & JOHN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the side setback for an existing accessory structure; and **2)** reduce the separation between the existing principal building and an existing accessory structure (shed) in conjunction with a single family residence on 0.15 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Desert Vista Road, 200 feet south of Montara Circle within Paradise. CG/lm/ja (For possible action)  
**PC 5/1/18**
  
11. **WS-18-0216-G 2-CAMPUS VILLAGE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative standards for an animated sign; and **2)** alternative standards for a wall sign.  
**DESIGN REVIEW** for proposed signage within an existing retail/commercial center on 2.7 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. CG/pb/ja (For possible action)  
**PC 5/1/18**
  
12. **WS-18-0217-DECATUR SQUARE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign where not permitted.  
**DESIGN REVIEW** for proposed signage within an existing retail/commercial center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and University Avenue within Paradise. SS/pb/ja (For possible action)  
**PC 5/1/18**

13. **WS-18-0218-PHASE II MALL SUBSIDIARY, LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) increase time period for video or graphics display for animated signage.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved High Impact Project for a recreational facility (events center/music venue); 2) signage including an increase in animated sign area; and 3) modifications to an approved pedestrian bridge in conjunction with existing resort hotels (Palazzo and Venetian) on 81.6 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. CG/al/ja (For possible action) **BCC 5/2/18**
14. **WS-18-0224-FLAMINGO, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative street landscaping; 2) increase fence height; 3) reduce parking; and 4) allow modified design standards for egress/ingress.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) parking lot modifications; and 3) fencing and access gates for an existing apartment complex on 4.9 acres in an R-5 (Apartment Residential) (AE-60 & AE-65) Zone. Generally located on the south side of Flamingo Road and the west side of Claymont Street within Paradise. CG/lm/ja (For possible action) **PC 5/1/18**
15. **AR-18-400071 (UC-0009-15)-TROPICANA EAST SHOP CTR:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of a massage establishment within a portion of an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 550 feet east of Eastern Avenue within Paradise. CG/tk/ja (For possible action) **BCC 5/2/18**
16. **DR-18-0214-PHWLV, LLC, ET AL:**  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; and 2) increased animated sign area in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 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 and the north side of Harmon Avenue within Paradise. JG/gc/ja (For possible action) **BCC 5/2/18**
17. **UC-18-0212-RIO PROPERTIES, LLC:**  
**USE PERMIT** to allow a motion picture production studio with on-premises consumption of alcohol in a temporary special events structure (membrane tent) where a permanent structure is required in conjunction with a resort hotel (Rio) on 88.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Flamingo Road and Valley View Boulevard within Paradise. SB/pb/ja (For possible action) **BCC 5/2/18**
18. **WC-18-400073 (UC-0669-17)-WYNN LAS VEGAS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit (UC-0669-17) to enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners in conjunction with a resort hotel on a 56.6 acre portion of 214.9 acres in a H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Sands Avenue within Winchester and Paradise. CG/jvm/ja (For possible action) **BCC 5/2/18**

19. **ZC-18-0205-MARTINEZ, MARIA A.:**  
**ZONE CHANGE** to reclassify 0.8 acres from R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone for a future development. Generally located on the north side of Tropicana Avenue, 232 feet east of Pearl Street within Paradise (description on file). CG/lm/ja (For possible action) **BCC 5/2/18**

20. **ZC-18-0234-NAPLES ENCLAVES, LLC:**  
**ZONE CHANGE** to reclassify 0.4 acres from R-5 (Apartment Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone to convert an existing apartment complex to long/short term lodging.  
**USE PERMIT** for long/short term lodging in a C-2 zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** reduce parking; **3)** allow alternative street landscaping; **4)** allow modified design standards; and **5)** waive off-site improvements (curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: **1)** allow alternative parking lot landscaping; and **2)** convert an existing multi-family residential use to long/short term lodging. Generally located on the north side of Naples Drive, 300 feet east of Swenson Street within Paradise (description on file). JG/lm/ja (For possible action)  
**BCC 5/2/18**

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 24, 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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