



# Paradise Town Advisory Board

Paradise Community Center  
4775 McLeod Drive  
Las Vegas, NV. 89121

April 11, 2017  
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 Bart Donovan  
 Robert Orgill- Vice Chair Jon Wardlaw  
 John Williams

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 28, 2017 (For possible action)
- IV. Approval of Agenda for April 11, 2017 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 - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY  
 YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.  
( for discussion)

VI. Planning & Zoning

1. **UC-0152-17 – PATRICK-SANDHILL BUSINESS PARK, LLC: ( 6126 S. Sandhill Rd. )**  
**USE PERMIT** for a hospital.  
**DESIGN REVIEWS** for the following: **1)** hospital and all ancillary uses; and **2)** exterior remodel of an existing building on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. MBS/dg/ml (For possible action)**BCC 5/3/17**
2. **UC-0849-14 (AR-0023-17) – MGM GRAND HOTEL, LLC: ( MGM Grand )**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for live entertainment for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 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 Harmon Avenue and Koval Lane within Paradise. MBS/al/ml (For possible action)

**PREVIOUS ACTION Paradise TAB March 14, 2017: Held per applicant. Return to the March 28, 2017 TAB meeting. Paradise TAB March 28, 2017: Held per the applicant, return to the April 11, 2017 TAB meeting.**

3. **UC-0190-17 – MOUNTAIN POINT, LLC: ( 4525 Spring Mountain Rd. )**  
**USE PERMIT** to reduce the separation from a proposed on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing commercial center on 4.1 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Stober Boulevard within Paradise. SB/gc/ml (For possible action)  
**PC 5/2/17**
4. **WS-0217-17 – GARMENDIA, RONALD & PONCE, DEYSI: ( 5341 S. Eastern Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced landscape width adjacent to a less intensive use.  
**DESIGN REVIEW** for revised landscaping and parking lot design for an existing office building on 0.2 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the west side of Eastern Avenue, 170 feet south of Hacienda Avenue within Paradise. MBS/gc/ml (For possible action) **PC 5/2/17**
5. **UC-0188-17 – HARSCH INVESTMENT PROPERTIES – NEVADA, LLC: ( 3811 Spring Mountain Rd. )**  
**USE PERMIT** to allow a financial services, specified (vehicle title loan) business.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation of a financial services, specified (vehicle title loan) business from another financial services, specified (check cashing) business in conjunction with an existing office/warehouse and commercial complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. SB/gc/ml (For possible action) **BCC 5/3/17**

6. **UC-0200-17 – TREASURE ISLAND, LLC: ( 3300 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations to development standards per plans on file for a resort hotel.  
**DEVIATIONS** for the following: **1)** permit primary means of access to a retail/rental booth from the exterior of the resort hotel; and **2)** permit deviations to development standards per plans on file.  
**DESIGN REVIEW** for a proposed retail/rental booth in conjunction with a resort hotel (TI) on 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/pb/ml (For possible action) **BCC 5/3/17**
7. **UC-0222-17 – METROFLAG BP, LLC: ( 3743 S. Las Vegas Blvd. )**  
**USE PERMIT** for a proposed massage establishment as a principal use within an existing shopping center (Hawaiian Marketplace) on 2.4 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, 550 feet south of Harmon Avenue within Paradise. MBS/lm/ml (For possible action) **BCC 5/3/17**
8. **UC-0224-17 – B P S HARMON, LLC: ( 3717 S. Las Vegas Blvd. )**  
**USE PERMIT** to allow on-premises consumption of alcohol (tavern/self-serve beer structure).  
**DESIGN REVIEW** for a tavern/self-serve beer structure within an existing shopping center (Harmon Corner) on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/pb/ja (For possible action) **BCC 5/3/17**
9. **WS-0209-17 – MBSC, LLC: ( 3615 Spring Mountain Rd. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased proposed wall sign area; **2)** increased logo area on a proposed wall sign; **3)** increase the area of a proposed freestanding sign; **4)** allow an approved medical marijuana establishment to be the only business advertised on the proposed freestanding sign; **5)** allow a proposed temporary sign (banner) on a permanent basis; and **6)** increase the size of a temporary sign.  
**DESIGN REVIEWS** for the following: **1)** proposed wall signs; **2)** proposed freestanding sign; and **3)** proposed temporary sign in conjunction with an approved medical marijuana establishment (dispensary) on 0.94 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the south side of Spring Mountain Road and the west side of Procyon Street within Paradise. SB/lm/ml (For possible action) **BCC 5/3/17**
10. **ZC-0202-17 – WESTERN VETERINARY CONFERENCE: ( 2511 Oquendo Rd. )**  
**ZONE CHANGE** to reclassify 1.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a training and convention facility.  
**USE PERMITS** for the following: **1)** a major training facility; and **2)** a convention facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks for buildings; **2)** reduced parking; and **3)** reduced setback for a proposed gate.  
**DESIGN REVIEW** for an expansion and modifications to an existing training and convention facility and accessory buildings and structures on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Eastern Avenue and Oquendo Road within Paradise (description on file). MBS/pb/ja (For possible action) **BCC 5/3/17**

VII. General Business

1. Discuss and review an ordinance to update the parking requirements and parking lot design standards in the Unified Development Code; and direct staff accordingly. (For possible action)

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 25, 2017

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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