



Paradise Town Advisory Board

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

April 24, 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 April 10, 2018 (For possible action)
- IV. Approval of Agenda for April 24, 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. **UC-18-0239-MEESE FAMILY TRUST:**
USE PERMIT for retail sales (cigars, vapor products, and smoke accessories) within a portion of an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Russell Road, 650 feet east of Arville Street within Paradise. SS/md/ja (For possible action)
PC 5/15/18
2. **UC-18-0271-8965 EASTERN LLC, ET AL:**
USE PERMIT for a proposed hookah lounge in conjunction with a proposed supper club on a portion of 1.8 acres located within an existing shopping center consisting of 14.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 325 feet south of Pebble Road within Paradise. SS/md/ja (For possible action)
PC 5/15/18
3. **VS-18-0262-SWENSON D E, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Palos Verdes Street and Swenson Street, and between Albert Avenue and Flamingo Road within Paradise (description on file). CG/tk/ja (For possible action)
PC 5/15/18
4. **WS-18-0240-MARDI-GRAS INN LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) alternative landscaping.
DESIGN REVIEW for a decorative fence in conjunction with an existing motel on 4.4 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Edison Circle within Paradise. CG/al/ja (For possible action)
PC 5/15/18
5. **WS-18-0246-SN INVESTMENT PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks for a freestanding sign; 2) increase animated sign area for a freestanding sign; and 3) allow a video message unit where not permitted.
DESIGN REVIEW modifications to an existing freestanding sign in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use and MUD-2 Overlay Districts. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. SS/al/ja (For possible action)
PC 5/15/18

6. **WS-18-0245-SG ISLAND PLAZA LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action) **BCC 5/16/18**
7. **WS-18-0278-ROSAS, VINICIO RICARDO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback; and 2) reduce separation from another structure for an existing accessory structure (storage shed) in conjunction with a single family residence on 0.2 acres in in an R-1 (Single Family Residential) Zone. Generally located on the west side of Seville Street, 220 feet south of Flamingo Road within Paradise. CG/mk/ja (For possible action) **PC 5/15/18**
8. **AR-17-400003 (WS-0332-15)-FX LUXURY LAS VEGAS II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) alternative landscaping and screening; 2) reduced setbacks; and 3) allow non-standard improvements (landscaping and structures) within the right-of-way.
DESIGN REVIEWS for the following: 1) site redesign/modification of the site frontage (sidewalk and pedestrian access easement) along Las Vegas Boulevard South; 2) new plaza area that includes outside dining and fire feature; and 3) exterior remodel/modifications of the entrance façade to an existing restaurant in conjunction with an existing retail center on 4.5 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, 850 feet south of Harmon Avenue within Paradise. JG/dg/ml (For possible action) **BCC 5/16/18**
9. **UC-18-0175-FX LUXURY LAS VEGAS I, LLC:**
USE PERMIT for vehicle rental.
DESIGN REVIEW for an outside display area with a proposed vehicle rental business in conjunction with an existing retail center on 4.5 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, 850 feet south of Harmon Avenue within Paradise. JG/dg/ja (For possible action) **BCC 5/16/18**
10. **WC-18-400063 (WS-0332-15)-FX LUXURY LAS VEGAS I, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards to require pedestrian access easement/sidewalk and 3 foot buffer area (shy distance) on both sides as depicted per plans on file for a proposed vehicle rental facility with outside display in conjunction with an existing retail center on 4.5 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, 850 feet south of Harmon Avenue within Paradise. JG/dg/ja (For possible action) **BCC 5/16/18**

11. **AR-18-400079 (UC-17-0090)-ERBR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a proposed swap meet; **2)** live entertainment; **3)** a proposed fairground; and **4)** a proposed recreational facility with accessory food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live entertainment to a residential use; and **2)** waive landscaping.
DESIGN REVIEWS for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/tk/ja (For possible action) **BCC 5/16/18**
12. **DR-18-0252-AG PROPERTY DEVELOPMENT, LLC:**
DESIGN REVIEW to amend an approved comprehensive sign plan for an approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Gary Avenue and Maryland Parkway within Paradise. SS/al/ja (For possible action) **BCC 5/16/18**
13. **UC-18-0263-PARBALL NEWCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** permit a roof sign; and **2)** all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: **1)** proposed remodeling and modifications to the interior and exterior of an existing building; **2)** proposed modifications to an approved comprehensive sign plan; **3)** increase wall sign area; **4)** increase freestanding sign area; **5)** allow additional animated signs; and **6)** increase animated sign area within a shopping center (Bally's Grand Bazaar) in conjunction with Bally's Resort Hotel on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/dg/ja (For possible action) **BCC 5/16/18**
14. **WS-18-0261-3883 FLAMINGO CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce setbacks; **3)** reduce the height setback to an arterial street for a proposed hotel; **4)** reduce parking; **5)** alternative landscaping; and **6)** alternative driveway geometrics and design.
DESIGN REVIEWS for the following: **1)** modifications to an approved shopping center; and **2)** modifications to an approved hotel on a portion of 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Valley View Boulevard within Paradise. SS/al/ja (For possible action) **BCC 5/16/18**

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: May 8, 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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