



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 8, 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 24, 2018 (For possible action)
- IV. Approval of Agenda for May 8, 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. **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**
2. **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**
3. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**
DESIGN REVIEWS for the following: **1)** building addition; **2)** façade changes; and **3)** allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Russell Road within Paradise. JG/gc/ja (For possible action) **PC 6/5/18**
4. **UC-18-0282-C V PROPCO, LLC:**
USE PERMIT to allow a proposed vehicle sales and service business within an existing office/warehouse building on 0.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 200 feet south of Palms Center Drive and 115 feet west of Dean Martin Drive within Paradise. SS/rk/ja (For possible action) **PC 6/5/18**
5. **VS-18-0301-MCFARLANE PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being a flood control channel located between Wynn Road (alignment) and Rochelle Avenue within Paradise (description on file). SS/tk/ja (For possible action) **PC 6/5/18**

6. **AR-18-400088 (UC-0384-17)-3400 WESTERN AVENUE, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing office/warehouse building on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/gc/ja (For possible action) **BCC 6/6/18**

7. **UC-18-0281-DONTWE, LLC:**
USE PERMIT for a proposed medical marijuana establishment (production) within a portion of an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Wynn Road and the north side of Dewey Drive within Paradise. SS/pb/ja (For possible action) **BCC 6/6/18**

8. **UC-18-0286-MBSC, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Procyon Street within Paradise. SB/pb/ja (For possible action) **BCC 6/6/18**

9. **UC-18-0307-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow a freestanding sign not located within a curbed landscaped or rockscaped area; and **2)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: **1)** façade changes; **2)** modifications to an approved comprehensive sign package; **3)** increased wall sign area; **4)** increased number of animated signs; and **5)** increased animated sign area for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 64.0 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, 1,000 feet north of Flamingo Road within Paradise. CG/gc/ja (For possible action) **BCC 6/6/18**

10. **UC-18-0313-FJM VALLEY VIEW ASSOCIATES, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) within a portion of an existing the west side of Valley View Boulevard, 120 feet north of Ponderosa Way within Paradise. SS/rk/ja (For possible action) **BCC 6/6/18**

11. **UC-18-0314-FJM VALLEY VIEW ASSOCIATES, LLC:**
USE PERMIT for a proposed medical marijuana establishment (production) within a portion of an existing office/warehouse building on 3.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of Valley View Boulevard, 120 feet north of Ponderosa Way within Paradise (description on file). SS/rk/ja (For possible action) **BCC 6/6/18**

12. **UC-18-0323-EASTSIDE CONVENTION CENTER, LLC:**
USE PERMITS for the following: **1)** a high impact project; **2)** a recreational facility (events center/music venue) with accessory commercial; **3)** convention facility/exposition hall; **4)** fairgrounds; **5)** banquet facility; **6)** retail sales; **7)** restaurants; **8)** on-premises consumption of alcohol; **9)** live entertainment; **10)** theatre; **11)** kiosks; **12)** food carts not within an enclosed building; **13)** outside dining and drinking not in conjunction with prescribed uses; **14)** outside on-premises consumption of alcohol not through primary means of access from the interior of a prescribed use; **15)** outside displays; **16)** uses not within an enclosed building; and **17)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening; and **2)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce on-site parking; and **3)** nonstandard improvements within a right-of-way.
DESIGN REVIEWS for the following: **1)** a high impact project; **2)** a convention and recreational facility (events center); **3)** fairgrounds; **4)** pedestrian bridges; and **5)** accessory buildings and structures in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. CG/dg/ja (For possible action) **BCC 6/6/18**
13. **WS-18-0285-G2-UG LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase construction noise levels as permitted by Section 30.68.020 for the construction of a mixed use development on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. JG/rk/ja (For possible action) **BCC 6/6/18**
14. **ZC-18-0297-GREATER LAS VEGAS FREE HOLDING:**
ZONE CHANGE to reclassify 1.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District for future commercial development. Generally located on the south side of Desert Inn Road and the west side Backstage Boulevard within Paradise (description on file). CG/pb/ja (For possible action) **BCC 6/6/18**
15. **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 (NVC-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 6/20/18**

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 29, 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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