



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 30, 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.

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 May 9, 2017 (For possible action)

IV. Approval of Agenda for May 30, 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. **WS-0293-17 – BLUFFS AT TOWN LAKE, LLC: (1600 E. University Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** modified standards for security gates.
DESIGN REVIEW for the existing gates and modifications to an existing parking lot in conjunction with an existing apartment complex on 4.1 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the north side of University Avenue between Tamarus Street and Caliente Street within Paradise. CG/pb/ja (For possible action) **PC 6/6/17**

PREVIOUS ACTION Paradise TAB May 9, 2017: Held per applicant. Return to the May 30, 2017 TAB meeting.
2. **UC-0877-15 (ET-0056-17) – CHUNG ENTERPRISES, LP:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** allow a tire sales and installation facility; **2)** reduce the setback of a tire sales and installation facility from a residential use; **3)** allow accessory structures (storage containers) not architecturally compatible with the principal building; and **4)** allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use not within an enclosed building; and **2)** trash enclosure requirements.
DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/co/ja (For possible action) **PC 6/20/17**
3. **UC-0324-17 – ADS INVESTMENTS, LLC:**
USE PERMIT for a proposed photographic studio within a portion of an existing office/warehouse development on 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. SS/mk/ml (For possible action) **PC 6/20/17**
4. **UC-0335-17 – MACKOVSKI, ALEXANDER R. & PHILLIP:**
USE PERMIT for a proposed beauty salon (personal services) within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/al/ml (For possible action) **PC 6/20/17**
5. **UC-0356-17 – KING DAVID, LLC:**
USE PERMIT to allow a proposed food cart (taco cart) not located within an enclosed building in conjunction with an existing shopping center on a portion of 3.2 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Eastern Avenue, 350 feet north of Rochelle Avenue within Paradise. CG/dg/ml (For possible action) **PC 6/20/17**

6. **UC-0359-17 – SREF SCOTTSDALE PLAZA, LLLP:**
USE PERMITS for the following: **1)** a recreational facility (Tables Board Game Spot) and **2)** a future on-premises consumption of alcohol (service bar) within an existing office/commercial complex on a portion of 9.1 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the north side of Pebble Road, 200 feet east of Maryland Parkway within Paradise. SS/mk/ml (For possible action)
PC 6/20/17
7. **VS-0318-17 – G & S RIDGEVIEW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Teco Avenue and Sunset Road within Paradise (description on file). SS/co/ml (For possible action)
PC 6/20/17
8. **UC-0877-15 (WC-0057-17) – CHUNG ENTERPRISES, LP:**
WAIVER OF CONDITIONS of a use permit requiring a 6 foot wide landscape area per Figure 30.64-13 be provided along Tropicana Avenue on the western parcel in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/co/ja (For possible action)
PC 6/20/17
9. **WS-0315-17 – MALTESE, LEN & OGILVIE, ELLEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Ladera Avenue and 380 feet west of Pearl Street within Paradise. MBS/md/ml (For possible action)
PC 6/20/17
10. **WS-0332-17 – MILDRED ARQUERO BOEHNER LIVING TRUST DATED JULY 26, 2011:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing attached carport and an existing accessory structure (storage building) in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located 135 feet north of Harmon Avenue and 870 feet west of Mountain Vista Street within Paradise. CG/md/ml (For possible action)
PC 6/20/17
11. **UC-0336-17 – BARTSAS MARY 15, LLC:**
USE PERMITS for the following: **1)** a tire sales and installation facility; **2)** reduced setbacks for a tire sales and installation facility; and **3)** allow overhead doors to face a public right-of-way without screening.
DESIGN REVIEWS for the following: **1)** modifications and exterior renovations to convert an existing retail building into a tire sales and installation facility; and **2)** modifications to a commercial component of an approved Mixed Use Development on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Tropicana Avenue and Nellis Boulevard within Paradise. MBS/al/ml (For possible action)
BCC 6/21/17
12. **UC-0339-17 – F P HOLDINGS LP:**
USE PERMITS for the following: **1)** day and night club; and **2)** deviations to development standards as depicted on plans on file.
DEVIATIONS for the following: **1)** allow primary access for accessory uses (pool and night club) from the exterior of the resort; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEW for a proposed pool, day and night club addition, reconfiguration and remodel of the existing swimming pool areas, parking garage, and addition to an interim night club in conjunction with a resort hotel (The Palms) on a portion of 24.8 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 Hugh Hefner Drive within Paradise. SS/mk/ml (For possible action)
BCC 6/21/17

13. **ZC-0360-17 – MULTIPLE PROPERTY OWNERS:**

ZONE CHANGE to reclassify a portion of Section 29 measuring 26.5 acres within the Paradise Planning area generally located on the east side of Palm Street and the north and south sides of Sunflower Avenue from R-E (Rural Estates Residential) Zone, R-1 (Single Family Residential) Zone, and R-2 (Medium Density Residential) Zone to R-E (Rural Estates Residential) (RNP-I) Zone, R-1 (Single Family Residential) (RNP-I) Zone, and R-2 (Medium Density Residential) (RNP-I) Zone to establish a Residential Neighborhood Preservation Overlay District (description on file). MBS/al/ja (For possible action) **BCC 6/21/17**

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: June 13, 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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