



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 12, 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 May 29, 2018 (For possible action)
- IV. Approval of Agenda for June 12, 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-18-0330-SMT INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed loading dock and proposed covered outside storage yards in conjunction with existing warehouse buildings on 1.2 acres in an M-1 (Light Manufacturing)(AE-65) Zone. Generally located on the north side of Ponderosa Way, 650 feet west of Valley View Boulevard within Paradise. SS/md/ja (For possible action)
2. **UC-18-0380-GEORGINO JOHN P FAMILY TRUST:**
USE PERMIT for a proposed marijuana establishment (cultivation) in conjunction with an existing office/warehouse complex on 0.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. SS/gc/ja (For possible action)
3. **UC-18-0381-GEORGINO JOHN P FAMILY TRUST:**
USE PERMIT for a proposed marijuana establishment (production) in conjunction with an existing office/warehouse complex on 0.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. SS/gc/ja (For possible action)
4. **AR-18-400119 (UC-0381-17)-NULEAF CLARK DISPENSARY, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 0.4 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue, 220 feet east of Paradise Road within Paradise. CG/pb/ja (For possible action)
5. **AR-18-400126 (UC-0372-17)-X-IT AT 215 PHASE II, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. SS/lm/ja (For possible action)
6. **AR-18-400129 (UC-0390-17)-MEZ DESERT PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Twain Avenue within Paradise. SB/rk/ja (For possible action)

7. **AR-18-400131 (UC-0383-17)-SOUTH DECATUR, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard, 970 feet south of Harmon Avenue within Paradise. SS/gc/ja (For possible action)
8. **AR-18-400133 (UC-0362-17)-THE CORRIGAN FAMILY, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building on 1.1 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 450 feet west of Wynn Road within Paradise. SB/gc/ja (For possible action)
9. **UC-18-0383-CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: **1)** retail uses; and **2)** restaurant uses.
DESIGN REVIEW for an exterior and interior remodel of existing buildings within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. SB/gc/ja (For possible action)
10. **UC-18-0395-LENCOO:**
USE PERMIT for proposed second hand sales in conjunction with a retail business within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Tropicana Avenue and the east side of Titanium Avenue within Paradise. JG/lm/ja (For possible action)
11. **UC-18-0400-BRE/HC LAS VEGAS PROPERTY HOLDING:**
USE PERMITS for the following: **1)** a farmer's market; and **2)** live entertainment.
DESIGN REVIEW for a farmer's market in conjunction with an existing office center on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Howard Hughes Parkway and the south side of Corporate Drive within Paradise. CG/rk/ja (For possible action)
12. **WS-18-0372-RIVERA, MISAEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** reduced setback from a right-of-way; and **3)** reduced side setback for a proposed carport in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Nordic Lights Drive, 100 feet south of Honeysuckle Court within Paradise. SS/rk/ja (For possible action)
13. **WS-18-0382-MUNZO, BERTHA:**
WAIVER OF DEVELOPMENT STANDARDS for an existing roof on an existing addition to an existing residence on .01 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Soloshine Street, 50 feet south of Pomerol Avenue within Paradise. SS/lm/ja (For possible action)
14. **WS-18-0386-LD WARM SPRINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive side setback; **2)** waive landscaping; and **3)** increase wall height.
DESIGN REVIEW for a mini-storage facility in conjunction with an existing shopping center on 2.5 acres in a C-2 (General Commercial) Zone. Generally located 400 feet west of Eastern Avenue and 1,000 feet north of Warm Springs Road within Paradise. SS/rk/ja (For possible action) South, 1,000 feet north of Flamingo Road within Paradise. CG/al/ja (For possible action)

15. **AR-18-400135 (UC-0849-14)-MGM GRAND HOTEL, LLC:**
USE PERMIT SECOND 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. JG/tk/ja (For possible action)
16. **UC-18-0364-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow freestanding signs not located within a curbed landscaped or rockscaped area; **2)** reduce separation between freestanding signs; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increased number of animated signs; and **3)** 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)
17. **UC-18-0373-FX LUXURY LAS VEGAS I, LLC, ET AL:**
USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) within an existing shopping center on a portion of 7.5 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, 900 feet south of Harmon Avenue within Paradise. JG/gc/ja (For possible action)
18. **UC-18-0406-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduce height setback; **4)** reduce parking; and **5)** alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/ja (For possible action)
19. **WC-18-400139 (ZC-1624-05)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVER OF CONDITIONS of a zone change (ZC-1624-05) that required removing turf and establish desert landscaping per code on 0.2 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/ja (For possible action)

20. **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 (NZC-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)

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 26, 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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