



# Paradise Town Advisory Board

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

June 13, 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  
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

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Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

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.

Approval of Minutes May 30, 2017 (For possible action)

Approval of Agenda for June 13, 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

Informational Items

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

Planning & Zoning

- 1. **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**

**PREVIOUS ACTION Paradise TAB May 30, 2017: Held per applicant. Return to the June 13, 2017 TAB meeting.**

- 2. **ZC-0202-17 – WESTERN VETERINARY CONFERENCE:**  
**AMENDED HOLDOVER 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; **3)** reduced setback for a proposed gate; **4)** allow an alternative design for a private street (previously not notified); and **5)** allow alternative landscaping (previously not notified).  
**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 7/5/17**

**PREVIOUS ACTION Paradise TAB April 11, 2017: Item held per Applicant to work with neighbor that will be directly affected by project. Return to the June 13, 2017 TAB meeting**

- 3. **UC-0362-17 – CORRIGAN FAMILY, LLC:**  
**USE PERMIT** 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/rk/ml (For possible action)  
**BCC 6/21/17**

- 4. **UC-0372-17 – X-IT AT 215 PHASE II, LLC:**  
**USE PERMIT** 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 and 200 feet east of Decatur Boulevard within Paradise. SS/lm/ja (For possible action)  
**BCC 6/21/17**

5. **UC-0374-17 – PARADISE CENTER, LLC:**  
**USE PERMIT** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 1.0 acre in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Paradise Road and the south side of Naples Drive within Paradise. MBS/gc/ja (For possible action) **BCC 6/21/17**
  
6. **UC-0376-17 – BRANDY, ROBERT M.:**  
**USE PERMIT** for a Marijuana Establishment (Retail Marijuana Store) in conjunction with an existing dispensary in an existing office building on 4.8 acres in a M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. CG/lm/ja (For possible action) **BCC 6/21/17**
  
7. **UC-0381-17 – NULEAF CLARK DISPENSARY, LLC:**  
**USE PERMIT** 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/lm/ja (For possible action) **BCC 6/21/17**
  
8. **UC-0383-17 – SOUTH DECATUR, LLC:**  
**USE PERMIT** 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/al/ja (For possible action) **BCC 6/21/17**
  
9. **UC-0384-17 – 3400 WESTERN AVENUE, LLC:**  
**USE PERMIT** 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 6/21/17**
  
10. **UC-0390-17 – MEZ DESERT PROPERTIES, LLC:**  
**USE PERMIT** 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/lm/ja (For possible action) **BCC 6/21/17**
  
11. **UC-0392-17 – RICCI, ANTHONY & ROSE REV FAM. TRUST, ET AL:**  
**USE PERMIT** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on a portion of 2.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Flamingo Road, 220 feet east of Maryland Parkway within Paradise. CG/dg/ja (For possible action)
  
12. **UC-0407-17 – FLAMINGO LAND HOLDING, LLC:**  
**USE PERMIT** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.4 acres within a C-2 (General Commercial) Zone in a MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 275 feet east of Arville Street within Paradise. SB/al/ml (For possible action) **BCC 6/22/17**

13. **WS-0196-16 (AR-0067-17) – WHITE FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW** of the following: 1) reduced setbacks from property lines; 2) reduced setback from a right-of-way; and 3) reduced building separations from an existing accessory building (shed) to a residence in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Glendavis Drive and the north side of Newton Drive within Paradise. CG/tk/ja (For possible action)  
**PC 7/5/17**
14. **UC-0361-17 – CHARLEY, LLC:**  
**USE PERMIT** for a proposed day care facility (adult) within an existing office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Desert Inn Road, 150 feet east of Zuni Circle within Paradise. CG/gc/ml (For possible action)  
**PC 7/5/17**
15. **UC-0396-17 – AMMON PROPERTIES, LLC:**  
**USE PERMIT** for a proposed vehicle dismantling yard.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback between a vehicle dismantling yard and a non-residential use.  
**DESIGN REVIEW** for a vehicle dismantling yard on a portion of 10.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/gc/ml (For possible action)  
**PC 7/5/17**
16. **WS-0367-17 – AG PROPERTY DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards for an approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. SS/rk/ja (For possible action)  
**PC 7/5/17**
17. **UC-0666-14 (AR-0073-17) – PARBALL NEWCO, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a parking lot.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; and 2) increase height of free standing luminaries (parking lot light poles).  
**DESIGN REVIEW** for a parking lot on 7.2 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 Koval Lane within Paradise. MBS/co/ja (For possible action)  
**BCC 7/5/17**
18. **UC-0351-15 (AR-0074-17) – COUNTY OF CLARK (AVIATION):**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65 & AE-70) (AE-RPZ) Zone. Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. MBS/co/ja (For possible action)  
**BCC 7/5/17**
19. **UC-0224-16 (ET-0065-17) – KATZIN, EZRA:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence an expansion to an existing medical marijuana establishment (cultivation).  
**DESIGN REVIEW** to expand an existing medical marijuana establishment (cultivation) in an existing/warehouse building on 0.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. SS/co/ja (For possible action)  
**BCC 7/5/17**

20. **UC-0404-17 – CHINA TOWN RETAIL, LLC:**  
**USE PERMITS** for the following: **1)** a proposed massage establishment; and **2)** a proposed restaurant.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for an exterior and interior remodel of a portion of an existing building within an existing retail center on 1.2 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, 570 feet west side of Valley View Boulevard within Paradise. SB/lm/ml (For possible action) **BCC 7/5/17**
21. **UC-0409-17 – FASHION SHOW MALL, LLC, ET AL:**  
**USE PERMIT** for a museum (outdoor public art display).  
**DESIGN REVIEW** for a museum (outdoor public art display) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 7/5/17**
22. **ZC-0410-17 – STELOR LIMITED:**  
**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** alternative landscaping.  
**DESIGN REVIEW** for a proposed office/warehouse building. Generally located on the west side of Topaz Street, 630 feet north of Patrick Lane within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 7/5/17**

General Business

None

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.

Next Meeting Date: June 27, 2017

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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