



# Paradise Town Advisory Board

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

June 26, 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](http://www.clarkcountynv.gov).

Board Members:	Susan Philipp – Chair Robert Orgill - Vice Chair John Williams	Bart Donovan Jon Wardlaw
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Secretary:	Maureen Helm 702-606-0747, mhelmtab@gmail.com
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County Liaison:	Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov
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- 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 June 12, 2018 (For possible action)
- IV. Approval of Agenda for June 26, 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. **ET-18-400102 (UC-0877-15)-TROPICANA Z HOLDINGS, LLC:**  
**USE PERMITS SECOND 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. JG/bk/ja (For possible action)
2. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**  
**HOLDOVER 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)
3. **TM-18-500085-3535 LV NEWCO, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 22.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 840 feet south of Sands Avenue within Paradise. CG/rk/ja (For possible action)
4. **SC-18-0427-UNIVERSITY BOARD OF REGENTS:**  
**STREET NAME CHANGE** to change the name of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue. Generally located in the Paradise Township. JG/CG/dm/ja (For possible action)
5. **UC-18-0433-CRYSTAL VIEW CAPITAL FUND IA, LLC:**  
**USE PERMIT** for a proposed mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced street landscaping width; **2)** waive applicable design standards per Table 30.56-2; **3)** allow modified driveway design standards; and **4)** allow a non-standard commercial curb return driveway.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.2 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 175 feet east of Mountain Vista Street within Paradise. CG/md/ja (For possible action)

6. **WS-18-0425-SN INVESTMENT PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase animated sign area for a freestanding sign; and **2)** allow a video message unit where not permitted.  
**DESIGN REVIEW** a proposed 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)  
 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-18-400146 (UC-0511-14)-BURNS, WILLIAM K. & CHARLOTTE G.:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** to allow additional household pets (dogs).  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of household pets (dogs) in conjunction with an existing single family dwelling on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Damico Drive, 145 feet south of Rawhide Street within Paradise. JG/bk/ja (For possible action)
8. **AR-18-400147 (UC-0283-17)-MGP LESSOR, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow alternative street landscaping; **4)** allow roof signs; and **5)** all other deviations as depicted per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. CG/bk/ja (For possible action)
9. **AR-18-400148 (UC-0392-17)-RICCI, ANTHONY & ROSE REV FAM TR:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of 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/mk/ja (For possible action)
10. **UC-18-0422-FX LUXURY LAS VEGAS I, LLC:**  
**USE PERMITS** for the following: **1)** theater; **2)** banquet facility; **3)** live entertainment; and **4)** on-premises consumption of alcohol 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/mk/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: July 10, 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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