



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 10, 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 June 26, 2018 (For possible action)
- IV. Approval of Agenda for July 10, 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. **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)
2. **AR-18-400102 (UC-0877-15)-TROPICANA Z HOLDINGS, LLC:**
AMENDED HOLDOVER USE PERMITS SECOND APPLICATION FOR REVIEW (PREVIOUSLY NOTIFIED AS EXTENSION OF TIME) for 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) **PC 8/7/18**
3. **AR-18-400154 (WS-0281-12)-3400 PARADISE OWNER LP:**
WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for the increase in area of wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing hotel (Renaissance) on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Sierra Vista Drive within Paradise. CG/tk/ja (For possible action) **BCC 8/8/18**
4. **DR-18-0459-DOMIREAO ROXY HOLDING, LLC:**
DESIGN REVIEW for a second floor addition to an approved marijuana establishment (cultivation) within an existing office/warehouse building on 2.0 acres in an M-1 (Light Manufacturing) (AE-65 and AE-70) Zone. Generally located 400 feet south of Post Road and 300 feet east of Polaris Avenue within Paradise. SS/gc/ja (For possible action) **BCC 8/8/18**
5. **UC-18-0453-RICCI, ANTHONY & ROSE REV FAM TR:**
USE PERMIT to reduce the size of a financial services, specified (check cashing) business within an existing shopping center on 2.3 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway and the south side of Flamingo Road within Paradise. CG/gc/ja (For possible action) **BCC 8/8/18**

6. **UC-18-0461-FP HOLDINGS L.P.:**
USE PERMITS for the following: **1)** to allow direct access to accessory uses (mobile food vendor) where access is required through the interior of the resort hotel; and **2)** allow accessory uses (mobile food vendor) outside where required to be within an enclosed building in conjunction with an approved restaurant in conjunction with the Palms Resort Hotel on 24.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the east side of Arville Street within Paradise. SS/pb/ja (For possible action) **BCC 8/8/18**
7. **WS-18-0462-MAH PEBBLE, LLD, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced departure distance from a street; and **2)** reduced throat depth for a driveway.
DESIGN REVIEWS for the following **1)** a mini-warehouse facility; and **2)** to increase the finished grade in conjunction with a proposed mini-warehouse facility on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Maryland Parkway and Pebble Road within Paradise. SS/pb/ja (For possible action) **BCC 8/8/18**
8. **ZC-18-0443-SOUTHERN NEVADA WATER AUTHORITY:**
ZONE CHANGE to reclassify 0.4 acres from R-1 (Single Family Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for a block wall and gate in conjunction with an existing public facility (Southern Nevada Water Authority). Generally located on the east side of US Highway 95, 200 feet south of Flamingo Road within Paradise (description on file). CG/gc/ja (For possible action) **BCC 8/8/18**
9. **AR-17-400148 (ZC-0469-10)-CSD, LLC:**
USE PERMITS FOURTH APPLICATION FOR REVIEW of the following: **1)** museum with ancillary commercial uses; **2)** recreational facility; **3)** truck wash; **4)** commercial boarding stables; **5)** employee housing; and **6)** exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify parking standards; **2)** reduce the landscape buffer along arterial streets; **3)** waive landscaping along local streets; **4)** waive off-site improvements (excluding paving); and **5)** employee housing.
DESIGN REVIEWS for the following: **1)** museum with visitor's center and theater; **2)** site layout and design for the project north of Sunset Road; **3)** airplane structure; and **4)** site layout and design for the project south of Sunset Road and all other ancillary uses and structures on 46.5 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65 & AE-70) Zone, and an M-D (Design Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road between Pine Street and Pecos Road, and the south side of Sunset Road between Tomiyasu Lane and Pecos Road within Paradise (description on file). JG/dg/ja (For possible action) **BCC 7/18/18**
10. **AR-17-400149 (UC-0424-15)-CSD, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow exotic animals; **2)** allow agriculture-aviaries without a residential principal use; **3)** increase the number of birds allowed; **4)** allow agriculture-livestock, small without a residential principal use; and **5)** increase the number of agriculture-livestock, small allowed in conjunction with an approved museum and recreational facility on 36.2 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60 and AE-65) Zone. Generally located on the southwest corner of Sunset Road and Pecos Road within Paradise. JG/dg/ja (For possible action) **BCC 7/18/18**

11. **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) **BCC 7/18/18**

VII. General Business

- A. Discuss and provide staff with recommendation regarding the proposed Midtown Maryland Parkway District (For possible action)

- 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 31, 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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