



Paradise Town Advisory Board

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

July 11, 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 Bart Donovan
 Robert Orgill- Vice Chair Jon Wardlaw
 John Williams

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 27, 2017 (For possible action)
- IV. Approval of Agenda for July 11, 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. **UC-0489-17 – SUNSET VENTURE PARTNERS, LLC: (3460 E Sunset Rd.)**
USE PERMIT for a proposed day spa within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. MBS/gc/ja (For possible action) **PC 8/1/17**
2. **UC-0494-17 – BOULEVARD VENTURES, LLC, ET AL: (3542 S. Maryland Pkwy.)**
USE PERMIT to reduce the separation between a proposed on-premises consumption of alcohol use (tavern) in conjunction with a movie theater within an existing shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 750 feet east of Maryland Parkway, 1,000 feet north of Katie Avenue within Paradise. CG/rk/ja (For possible action) **PC 8/1/17**
3. **UC-0507-17 – LV PROPERTIES & INVESTMENTS, LLC, ET AL: (955 White Dr.)**
USE PERMIT to allow offices as a principal use within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Paradise Road and the south side of White Drive within Paradise. SS/gc/ml (For possible action) **PC 8/1/17**
4. **UC-0510-17 – DUNN, DONALD J.: (7429 Picardie Ln.)**
USE PERMITS for the following: **1)** allow a proposed accessory building not architecturally compatible with the principal building; and **2)** allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for a proposed accessory structure; and **2)** reduce the required separation between a proposed accessory structure and an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Picardie Lane, 105 feet north of Puritan Avenue within Paradise. SS/pb/ml (For possible action) **PC 8/1/17**
5. **UC-0512-17 – EAGLE INVESTMENTS 1, LLC: (4895 W. Tropicana Ave.)**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a communication tower and associated uses (wireless communication facility) on a portion of 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. SS/lm/ml (For possible action) **PC 8/1/17**

6. **UC-0515-17 – BASCOS, LINDA L. REVOCABLE LIVING TRUST: (4978 Boulder Hwy.)**
USE PERMITS for the following: **1)** proposed vehicle (automobile) paint & body shop; and **2)** allow 3 proposed food carts in conjunction with an existing vehicle (automobile) sales facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation of a proposed vehicle (automobile) paint & body shop from a residential use; **2)** alternative design standards; and **3)** alternative landscaping.
DESIGN REVIEW for a proposed metal building in conjunction with an existing vehicle (automobile) sales facility on 0.9 acres in a C-2 (General Commercial) Zone in MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 85 feet northwest of Nellis Boulevard within Paradise. CG/pb/ml (For possible action) **PC 8/1/17**

7. **UC-0514-17 – MEOW, LLC: (2700 E. Sunset Rd.)**
USE PERMIT for a proposed massage establishment within an existing retail center on a portion of 5.1 acres in a C-2 (Local Business) (AE-65) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner of Sunset Road and McLeod Drive within Paradise. MBS/pb/ml (For possible action) **BCC 8/2/17**

8. **WS-0496-17 – WOHL, DEWEY & JULIE M.: (2461 E. Harmon Ave.)**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an existing place of worship on 0.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Harmon Avenue, 150 feet west of Euclid Street within Paradise. CG/gc/ja (For possible action) **BCC 8/2/17**

9. **UC-0469-17 – JENNIFER PARK, LLC: (530 E. Pamalyn Ave.)**
USE PERMIT for a proposed major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. SS/rk/ml (For possible action)

PREVIOUS ACTION Paradise TAB June 27, 2017: No show. Return to the July 11, 2017 TAB meeting.

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 25, 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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