

Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

July 12, 2016

7:00 p.m.

A G E N D A

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 the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones & 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:	John S. Williams – Chair Robert Orgill – Vice Chair Susan Phillip	Bart Donovan Roger Smith
Secretary:	Maureen Helm 702-606-0747	MHelmTAB@gmail.com
Town 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 June 28, 2016 Minutes (For possible action)
- IV. Approval of Agenda for July 12, 2016 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items

1. Announcements

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY
DON BURNETTE, County Manager

VI. Planning & Zoning

1. **CP-0434-16:** That the Paradise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Plan, and after conducting a public hearing, take appropriate action. (For possible action)
2. **UC-0328-16 – NINA K. ROBERTS REVOCABLE TRUST:**
USE PERMIT for an existing automobile maintenance (window tinting and repair).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; and 2) alternative design standards.
DESIGN REVIEW for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/dg/ml. (For possible action)
3. **UC-0235-15 (ET-0083-16) – PAWNEE, LP:**
USE PERMIT FIRST EXTENSION OF TIME to commence the reduction in separation between a residential use and an existing tavern on 3.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 300 feet south of Indios Avenue within Paradise. CG/co/ml (For possible action)
4. **WS-0167-15 (ET-0097-16) – CHANEY, LONIE & JOYCE:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to complete the following: 1) reduced setback; and 2) reduced roof pitch for an existing carport and storage building in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Coachman Circle, 125 feet south of Surrey Lane within Paradise. CG/gc/ml
5. **UC-0410-16 – MONTE & LUCIA ALBERS LIVING TRUST:**
USE PERMIT for retail sales (furniture store/mattresses) as a principal use within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Nevso Drive and Fidus Drive within Paradise. SS/al/mcb (For possible action)
6. **UC-0431-16 – C Y & R I HERITAGE INN OF PALMDALE, INC, ET AL:**
USE PERMIT for proposed personal services in conjunction with an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. SS/mk/ml (For possible action)

7. **UC-0432-16 – D N SPENCER, LLC:**
USE PERMIT for a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a proposed commercial complex consisting of a recreational facility, retail, and restaurant uses on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Serene Avenue and Spencer Street within Paradise. SS/jt/mcb (For possible action)

8. **UC-0696-03 (AR-0086-16) – RICHMOND PROPERTIES IV, LLC:**
USE PERMIT SIXTH APPLICATION FOR REVIEW of a massage establishment as a principal use in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 550 feet east of Decatur Boulevard within Paradise. SS/co/ml (For possible action)

9. **NZC-0225-13 (ET-0087-16) – DESTINY HOMES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from C-P (Office & Professional) Zone to R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Pecos Road and the south side of Rawhide Street within Paradise (description on file). MBS/co/ml (For possible action)

10. **DR-0347-15 (AR-0088-16) – MGM GRAND HOTEL, LLC:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for the following 1) lighting, animated signage (video display units) and 2) mesh safety fence for a recreational facility (golf driving range) in conjunction with a resort hotel (MGM Grand) on a 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. MBS/co/ml (For possible action)

11. **UC-0259-14 (AR-0093-16) – FASHION SHOW MALL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to allow retail uses not within a permanent enclosed building (outdoor sales structures/booths) 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)

12. **TM-0094-16 - RAMPAUL KATHLEEN, ET AL:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 9.9 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on northeast corner of Serene Avenue and McLeod Drive within Paradise. MBS/al/ml (For possible action)

13. **UC-0420-16 – D 3355 PROCYON, LLC:**
USE PERMITS for the following: 1) nightclub; and 2) hookah lounge.
DESIGN REVIEW for a proposed nightclub and hookah lounge on the first floor of an existing adult use building on 4.1 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the southwest corner of Procyon Street and Desert Inn Road within Paradise. SB/jt/ml (For possible action)

14. **VS-0439-16 - RAMPAUL KATHLEEN, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue and between McLeod Drive and Kingston Road, and portions of a right-of-way being McLeod Drive located between Oleta Avenue and Serene Avenue within Paradise (description on file). MBS/al/ml (For possible action)

15. **WS-0414-16 – CAR SPA TH HOLDING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign area.
DESIGN REVIEW for signage in conjunction with an approved medical marijuana establishment (dispensary) on a portion of 2.3 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road and the east side of Arville Street within Paradise. SB/jt/ml (For possible action)

16. **WS-0415-16 – DOLAR, MICHAEL & STEFFANIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of a vehicle repair facility to a residential use; and 2) reduce the separation of a trash enclosure to a residential use.
DESIGN REVIEW for a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Pearl Street, 140 feet north of Tropicana Avenue within Paradise. CG/jt/mcb (For possible action)

17. **ZC-0438-16 – RAMPAUL KATHLEEN, ET AL:**
ZONE CHANGE to reclassify 0.3 acres from R-D (Suburban Estates Residential) Zone to R-E (Rural Estates Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; 3) increase lot coverage; 4) increase wall height; 5) permit access to a collector street; 6) waive off-site improvement (curbs, gutters, sidewalks, streetlights, and full width paving); and 7) permit non-standard off-site improvements.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade for a single family residential development on 9.9 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on northeast corner of Serene Avenue and McLeod Drive within Paradise (description on file). MBS/al/raj (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 26, 2016
- X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center
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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