



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 29, 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 insert name of contact at phone number 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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- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
- 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 August 8, 2017 (For possible action)
- IV. Approval of Agenda for August 29, 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 - 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)

VI. Planning & Zoning

1. **UC-0235-15 (AR-0099-17) – PAWNEE, LP: ( 4660 Boulder Highway )**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of 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/ja (For possible action) **PC 9/19/17**
2. **UC-0454-15 (AR-0100-17) – CHIGUICHON, BERTA: ( 5459 Mountain Vista St. )**  
**USE PERMIT FIRST APPLICATION FOR REIVEW** of a day care facility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Mountain Vista Street and Bobbye Avenue within Paradise. JG/co/ja (For possible action) **PC 9/19/17**
3. **UC-0620-17 – C V PROPCO, LLC: ( 4760 Polairs Ave. )**  
**USE PERMIT** for a recreational facility (escape rooms) within a portion of an existing office and office/warehouse complex on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Polaris Avenue and Palms Center Drive within Paradise. SS/dg/ml (For possible action) **PC 9/19/17**
4. **UC-0662-17 – J & J MONARCH PROPERTY, LLC: ( 4375 S. Valley View. Blvd. )**  
**USE PERMIT** for a recreational facility (indoor apocalyptic combat simulation) with accessory commercial uses.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing office/warehouse building on a portion of 5.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Valley View Boulevard, 600 feet north of Harmon Avenue within Paradise. SS/mk/ml (For possible action) **PC 9/19/17**
5. **WS-0618-17 – GRIMM NORTON 2, LLC: ( 6201 N. Royal Crest Circle )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce trash enclosure separation; **3)** reduce parking; **4)** alternative landscaping in conjunction with a proposed hotel; and **5)** modified street improvement standards.  
**DESIGN REVIEW** for a proposed hotel on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-2 Overlay District. Generally located on the southwest corner of Sierra Vista Drive and Swenson Street within Paradise. CG/al/ml (For possible action) **PC 9/19/17**
6. **WS-0666-17 – GRIMM NORTON 2, LLC: ( 6201 N. Royal Crest Circle )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** alternative commercial driveway geometrics.  
**DESIGN REVIEW** for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in an MUD-2 Overlay District. Generally located on the northwest corner of Swenson Street and Royal Crest Circle within Paradise. CG/al/ml (For possible action) **PC 9/19/17**

7. **UC-0569-14 (AR-0096-17) – DEVEUSTER, TOON: ( 3862 Calle De Benito )**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow an exotic animal (coatomundi) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Calle De Benito, 360 feet east of Sandhill Road within Paradise. CG/co/ml (For possible action) **BCC 9/20/17**
8. **DR-0619-17 – PECOS 206 TRUST, ET AL: ( 3777 Pecos-McLeod )**  
**DESIGN REVIEW** for site and building lighting and signage in conjunction with an approved multiple family residential (supportive housing) development on 2.7 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southwest side of the Pecos-McLeod Interconnect and the east side of Mojave Road within Paradise. CG/dg/ml (For possible action) **BCC 9/20/17**
9. **DR-0639-17 – SN INVESTMENT PROPERTIES, LLC: ( No address )**  
**DESIGN REVIEWS** for the following: 1) a proposed parking lot; and 2) redesign and reconfiguration of the parking lot in conjunction with an existing adult use (Crazy Horse III) on 4.4 acres in M-1 (Light Manufacturing) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Russell Road, 330 feet west of Polaris Avenue within Paradise. SS/mk/ja (For possible action) **BCC 9/20/17**
10. **DR-0643-17 – JOSEPHS FAMILY, LP: ( 5385 Polairs Ave. )**  
**DESIGN REVIEW** for a proposed building addition and expansion to an existing marijuana cultivation facility on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 280 feet south of Hacienda Avenue within Paradise. SS/dg/ml (For possible action) **BCC 9/20/17**
11. **UC-0613-17 – BERMUDA ROAD PROPERTIES, LLC: ( 6590 Bermuda Rd. )**  
**USE PERMIT** for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**WAIVER OF CONDITIONS** of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. SS/al/ml (For possible action) **BCC 9/20/17**
12. **UC-0653-17 – DES INVESTMENTS LLC: ( 4255 S. Valley View )**  
**USE PERMITS** for the following: **1)** permit outside storage to be visible from the right-of-way; and **2)** permit stacking of outside storage above a screened fence or wall.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate loading spaces; **2)** alternative street landscaping; **3)** increase wall height; **4)** reduce setback for a decorative fence/retaining wall and an existing structure (chain link fence with barbed wire); **5)** reduce setback from the right-of-way for a proposed decorative fence/retaining wall and an existing structure chain link fence with barbed wire; **6)** trash enclosure; **7)** permit alternative exterior materials and design standards; **8)** parking lot landscaping; **9)** reduce drive aisle width; **10)** reduce parking; and **11)** off-site improvements (curb, gutter, sidewalk, streetlight, and partial paving along street).  
**DESIGN REVIEWS** for the following: **1)** proposed structure (tent) with alternative exterior materials (fabric membrane) and design standards; and **2)** outside storage and staging area in conjunction with an existing office/warehouse building on 1.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Valley View Boulevard, 250 feet south of Nevso Drive within Paradise. SS/md/xx (For possible action) **BCC 9/20/17**

13. **UC-0657-17 – N & G SHOWCASE, LLC, ET AL: ( 3767 S. Las Vegas Blvd. )**  
**USE PERMITS** for the following: **1)** grocery store; **2)** pharmacy; **3)** offices; **4)** retail sales and services; **5)** restaurants; **6)** alcohol sales, beer and wine packaged only; **7)** alcohol sales, liquor packaged only; **8)** alcohol, on-premises consumption (service bar, supper club, tavern); **9)** arcade; **10)** art gallery/studio; **11)** personal services; **12)** caterer; **13)** child care facility; **14)** health club; **15)** jewelry sales; **16)** photo studio; **17)** sporting goods; and **18)** museums for an expansion to an existing shopping center (Showcase Mall).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the height setback ratio to an arterial street; **2)** reduce parking; **3)** waive landscaping; and **4)** permit non-standard improvements within a right-of-way (landscaping and fence).  
**DESIGN REVIEW** expansion of an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. JG/al/ml (For possible action) **BCC 9/20/17**
14. **VS-0634-17 – BENATAR FAMILY TRUST: ( No address )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). SS/tk/ja (For possible action) **BCC 9/20/17**
15. **WS-0640-17 – 5252 MARYLAND, LLC: ( No address )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** reduce setback from residential use for a proposed trash enclosure; **3)** reduce driveway width; and **4)** reduce throat depth.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1295-02) subject to landscaping as shown on plans.  
**DESIGN REVIEW** for a proposed multi-family residential building on 1.2 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Maryland Parkway, 380 feet south of Reno Avenue within Paradise. JG/md/ja (For possible action) **BCC 9/20/17**
16. **ZC-0633-17 – BENATAR FLORENCE TRUST: ( No address )**  
**ZONE CHANGE** to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a future commercial/retail center. Generally located on the northeast corner of Silverado Ranch Boulevard and Maryland Parkway within Paradise (description on file). SS/mk/ja (For possible action) **BCC 9/20/17**

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: September 12, 2017

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

NAME OF LOCATION

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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