



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 12, 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.

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, 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 29, 2017 (For possible action)
- IV. Approval of Agenda for September 12, 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. 1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **CP-0509-17:** That the Paradise Town Advisory Board hold a public hearing for an update to the Winchester/Paradise Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action) **PC 9/5/17**
2. **UC-0738-17 – CAESARS PALACE REALTY CORP.:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** permit primary means of access to a proposed modular building from the exterior of the resort hotel; **2)** allow a temporary outdoor commercial event longer than 10 days; **3)** allow roof signs on a proposed modular building; and **4)** all other deviations to development standards per plans on file in conjunction with a resort hotel (Caesars Palace).
DESIGN REVIEWS for the following: **1)** outdoor temporary event area; and **2)** a temporary building on a portion of 80.2 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 Flamingo Road within Paradise. CG/jt/ja
(For possible action) **BCC 9/20/17**
3. **UC-0047-16 (AR-0109-17) – 2640 E. TROPICANA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW of a tire sales and installation facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use not within a permanent enclosed building; and **2)** allow exterior colors to display vivid hues.
DESIGN REVIEW for a tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. CG/co/ja
(For possible action) **PC 10/13/17**
4. **DR-0701-17 – FLAMINGO WEST INVESTMENTS, LLC, ET AL:**
DESIGN REVIEW for exterior modifications/remodel to an existing shopping center on a portion of 7.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Flamingo Road within Paradise. SB/pb/ma (For possible action) **PC 10/13/17**
5. **UC-0679-17 – ADS INVESTMENTS, LLC:**
USE PERMIT for proposed second hand sales within a portion of an existing office/warehouse development on 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise SS/rk/ma (For possible action) **PC 10/13/17**
6. **UC-0700-17 – SALAZAR, EVERLYN V.:**
USE PERMIT to reduce the separation between 2 community residences on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roan Avenue, 350 feet west of Surrey Street within Paradise. JG/gc/ma (For possible action) **PC 10/13/17**

7. **VS-0680-17 – SN INVESTMENT PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Polaris Ave and Valley View Boulevard within Paradise (description on file). SS/co/ml (For possible action) **PC 10/13/17**

8. **UC-0925-06 (AR-0107-17) – KING DAVID, LLC:**
USE PERMIT FOURTH APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 3.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Eastern Avenue, 150 feet north of Rochelle Avenue within Paradise. CG/co/ja (For possible action) **BCC 10/4/17**

9. **UC-0849-15 (AR-0112-17) – RAVENHILL, MARTYN JAMES:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: **1)** reduced setbacks for 2 proposed carports; **2)** reduced separation between proposed structures (carports) and an existing residence; and **3)** reduced on-site parking.
DESIGN REVIEWS for the following: **1)** a historical designation; **2)** carports; and **3)** accessory uses (including but not limited to tours and events) in conjunction with an existing single family residence (Liberace Mansion) on 0.5 acres in an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the northeast corner of Shirley Street and Radkovich Avenue within Paradise. JG/co/ja (For possible action) **BCC 10/4/17**

10. **DR-0678-17 – WINDMILL PARTNERS, LLC:**
DESIGN REVIEW for a retail/restaurant building in conjunction with an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Windmill Lane, 800 feet east of Bermuda Road within Paradise. SS/pb/ma (For possible action) **BCC 10/4/17**

11. **DR-0695-17 – MGM GRAND HOTEL, LLC:**
DESIGN REVIEW for a proposed amendment to a comprehensive sign package 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. JG/pb/ma (For possible action) **BCC 10/4/17**

12. **UC-0669-17 – WYNN GOLF, LLC, ET AL:**
USE PERMITS for the following: **1)** a proposed recreational facility (water activities); and **2)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening along a street; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** convention facility expansion; **2)** manmade lake (lagoon); and **3)** beach clubs (including pools, pool decks, cabanas/bungalows, a pool café, pool bars, and related support facilities) in conjunction with an existing resort hotel (Wynn/Encore) on a 56.6 acre portion of 214.9 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 and the north side of Sands Avenue within Paradise and Winchester. CG/gc/ml (For possible action) **BCC 10/4/17**

13. **UC-0716-17 – HRHH HOTEL/CASINO, LLC, ET AL:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow primary access to a proposed theater from the exterior of the resort; **2)** allow exterior colors to display vivid hues; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEW for a proposed theater in conjunction with an existing resort hotel (Hard Rock) on 25.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the west side of Paradise Road and the north side of Harmon Avenue within Paradise. JG/gc/ml (For possible action) **BCC 10/4/17**
14. **WS-0670-17 – RICCI, ANTHONY & ROSE REV FAM. TRUST:**
WAIVER OF DEVELOPMENT STANDARDS proposed increase of wall sign area.
DESIGN REVIEW for proposed wall signs in conjunction with an approved marijuana establishment (marijuana dispensary) in a portion of a shopping center on 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/lm/ma (For possible action) **BCC 10/4/17**
15. **WS-0707-17 – KULICS MEDELLIN ORTIZ REVOCABLE FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; and **2)** trash enclosure requirements.
DESIGN REVIEW to convert an existing single family residence to an office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 125 feet north of Pueblo Way within Paradise. CG/gc/ma (For possible action) **BCC 10/4/17**
16. **ZC-0677-17 – SUNSET-DECATUR, LLC:**
ZONE CHANGE to reclassify 2.2 acres from R-E (Rural Estates Residential) (AE-65) Zone & M-1 (Light Manufacturing) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW for an office/warehouse facility. Generally located on the north side of Sunset Road, 350 feet west of Cameron Street within Paradise (description on file). SS/gc/ml (For possible action) **BCC 10/4/17**
17. **ZC-0692-17 – DJ ROSE, LLC:**
ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for an existing training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** required trash enclosure.
DESIGN REVIEW for an existing minor training facility. Generally located on the north side of Serene Avenue, 350 feet east of Tamarus Street within Paradise (description on file). ss/pb/ma (For possible action) **BCC 10/4/17**

VII. General Business

1. **Board to conduct a public hearing for a proposed Maryland Parkway Neighborhood Plan in conjunction with the update to the Winchester/Paradise Land Use Plan, and forward a recommendation to the Clark County Planning Commission. (For possible action) PC 10/3/17**
2. **Board to nominate a Representative and a alternate to serve on the CDAC Committee. (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: September 26, 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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