

V. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events.
(For discussion)

VI. Planning & Zoning

1. **NZC-0508-16 – LUCKY LAND, LLC:**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone for an assisted living/congregate care facility.
USE PERMITS for the following: **1)** a project of regional significance; **2)** an assisted living facility; and **3)** a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** increase building height; **3)** alternative landscaping and screening; **4)** permit non-standard improvements in the right-of-way; and **5)** off-site improvements (curbs, gutters, sidewalks, streetlights, and full width paving).
DESIGN REVIEW for an assisted living/congregate care facility. Generally located on the northwest corner of Topaz Street and Serene Avenue within Paradise (description on file). MBS/al/raj (For possible action)
PC 10/4/16
PREVIOUS ACTION
Paradise TAB August 9, 2016: HELD to the September 13, 2016 TAB meeting per Applicant
2. **TM-0125-16 - US HUI DE REAL ESTATE INVESTMENT GROUP:**
TENTATIVE MAP for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone within the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, the east side of Arville Street and the south side of Pioneer Avenue within Paradise. SB/dg/ml (For possible action)
PC 9/20/16
3. **DR-0593-16 – COUNTY OF CLARK (PARKS & COMMUNITY SERVICES):**
DESIGN REVIEW for a proposed baseball field in conjunction with an existing public park (Lewis & Molasky Park) on 9.1 acres in a P-F (Public Facility) (AE-60) Zone and MUD-2 Overlay District. Generally located on the southeast corner of Twain Avenue and Cambridge Street within Paradise. CG/mk/ml (For possible action)
PC 10/4/16
4. **UC-0575-16 – KABOLI, RAMON S.:**
USE PERMITS for the following: **1)** allow an existing minor training facility; **2)** existing accessory structures (storage containers) within the side yard that are not architecturally compatible with the principal building; **3)** waive architectural enhancements; **4)** non-decorative metal siding; and **5)** a flat roof without a parapet wall.
DESIGN REVIEW for existing accessory structures (metal storage containers) in conjunction with an existing commercial building previously used as a school on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Sandhill Road and the south side of Twain Avenue within Paradise. CG/pb/ml (For possible action)
PC 10/4/16
5. **UC-0586-16 – BRANDT, JOHN H. & MONTABON, SUZANNE J.:**
USE PERMITS for the following: **1)** allow a proposed accessory structure (storage building) not architecturally compatible with the principal residence; **2)** allow non-decorative vertical metal siding where decorative metal siding is required; and **3)** allow same roof and exterior siding material where contrasting material is required for a proposed accessory structure in conjunction with an existing single family residence located on 0.6 acres within a R-E (Rural Estates Residential) Zone. Generally located on the north side of Bridlewood Drive and 800 feet east of Gabriel Drive within Paradise. CG/md/ml (For possible action)
PC 10/4/16

6. **UC-0597-16 – TRI-STATE COLLECTION & FORECLOSURE SERVICES, LLC:**
USE PERMITS for the following: **1)** allow the combined area of existing and proposed accessory structures to exceed the area of the principal dwelling; **2)** allow existing accessory structures to not be architecturally compatible with the principal building; and **3)** deviate from applicable design standards per Table 30.56-2A for existing accessory structures in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of McLeod Drive, 270 feet north of Reno Avenue within Paradise. MBS/al/ml (For possible action) **PC 10/4/16**
7. **UC-0610-16 – HOMETOWN LVHS, LLC:**
USE PERMIT to allow a proposed laboratory (dental).
DESIGN REVIEW for a laboratory (dental) facility within an existing commercial building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Community Lane and 300 feet north of Tropicana Avenue within Paradise. CG/lm/raj (For possible action) **PC 10/4/16**
8. **UC-0614-16 – HAMILTON CLARK COUNTY, LLC:**
USE PERMITS for the following: **1)** allow a convenience store in an M-D zone; and **2)** allow a service bay door to face a street that is not screened with landscaping or a building.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle (automobile) wash facility on 1.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Sunset Road and Valley View Boulevard within Paradise. SS/pb/ml (For possible action) **PC 10/4/16**
9. **UC-0617-16 – MGM GRAND HOTEL, LLC, ET AL:**
USE PERMITS for the following: **1)** a high impact project; **2)** a proposed extension of the existing private monorail system on an elevated dual fixed guideway; **3)** a proposed corridor with sections ranging in width from 65 feet up to 100 feet; **4)** an alignment/corridor of approximately 1 mile in length; **5)** passenger terminal/station, platforms, and operations facilities; **6)** elevated concrete guideways, columns, and structures; **7)** other accessory and incidental barriers, structures, and equipment as shown per plans on file; and **8)** reduce and permit alternative site development standards.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the rights-of-way.
DESIGN REVIEW for a proposed extension of the existing private monorail system consisting of fixed guideway structures, a station/terminal, and associated accessory structures shown per plans on file on portions of 402.7 acres in an R-T (Manufactured Home Residential) (AE-65) Zone, P-F (Public Facility) (AE-65) Zone, H-1 (Limited Resort and Apartment) Zone, and an H-1 (Limited Resort and Apartment) (AE-60, AE-65) Zone with portions within the MUD-1 Overlay District. Generally located within a proposed corridor along Tropicana Avenue, Koval Lane, Reno Avenue, Giles Street, Mandalay Bay Road, and Las Vegas Boulevard South, between Harmon Avenue and Four Seasons Drive (alignment) and between Frank Sinatra Drive and Deckow Lane (alignment) within Paradise. SS/MBS/jt/ed (For possible action) **PC 10/4/16**
10. **UC-0688-15 (WC-0111-16) – SINGH PROPERTY OMVESTMENTS, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** commercial driveway to be approved by staff; and **2)** replace existing pan driveway with a commercial curb return driveway per Standards 222.1 and 225 in conjunction with an approved place of worship with site modifications within an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. MBS/pb/ml (For possible action) **PC 10/4/16**

11. **WS-0564-16 – DLF TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an existing decorative fence; and **2)** allow an existing alternative decorative fence in the front yard in conjunction with an existing townhome located on 0.2 acres in an R-1 (Single Family Residential) Zone Generally located 210 feet east of Eastern Avenue and 180 feet north of Emerson Avenue within Paradise. CG/md/mcb (For possible action)
PC 10/4/16
12. **WS-0568-16 – PHILLIP G. RUFFIN FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase decorative wall height; **2)** allow a decorative block wall where a decorative fence is allowed in the front yard; and **3)** allow non-standard improvements within the right-of-way in conjunction with existing single-family residences on 8.9 acres in a R-E (Rural Estates Residential) Zone. Generally located on the east side of Tomiyasu Lane and the south side of Maule Avenue within Paradise. MBS/md/ml (For possible action)
PC 10/4/16
13. **WS-0608-16 – UNITED AIRCRAFT SERVICES INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street improvement standards.
DESIGN REVIEW for a proposed vehicle (car) wash facility on a portion of 3.4 acres in a C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard and the north side of Hacienda Avenue within Paradise. SS/lm/mcb (For possible action)
PC 10/4/16
14. **ZC-0672-13 (ET-0117-16) – MONTGOMERY FAMILY TRUST:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone in the Russell Road Transition Corridor Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** reduced setback for a trash enclosure; and **3)** alternative driveway standards.
DESIGN REVIEW for an office building. Generally located on the north side of Russell Road and the west side of Mojave Road within Paradise (description on file). MBS/jvm/ml (For possible action)**BCC 10/5/16**
15. **VS-0611-16 - ITAI INVESTMENTS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue, and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). SS/al/ml (For possible action)
BCC 10/5/16
16. **WS-0530-16 – G6 HOSPITALITY PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a reduction in parking.
DESIGN REVIEW for a proposed canopy and remodel of the exterior front façade of an existing motel (Motel 6) on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone and (AE-65) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. MBS/rk/mcb (For possible action)
BCC 10/5/16

17. **WS-0574-16 – FOLIAGE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback for a monument sign; **2)** allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign; **3)** reduced separation between an animated sign (electronic message unit/video graphics) and a residential use; and **4)** permit electronic message unit/video graphics where only electronic message units are allowed.
DESIGN REVIEW for a monument sign in conjunction with an approved liquor store on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/pb/raj (For possible action)
BCC 10/5/16
18. **WS-0579-16 – N&G SHOWCASE, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase projecting sign area; **3)** increase animated sign area; and **4)** façade changes in conjunction with a proposed retail business (Skechers) within an existing shopping center (Showcase Mall) on 4.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. MBS/gc/ml (For possible action)
BCC 10/5/16
19. **ZC-0609-16 – ITAI INVESTMENTS, LLC, ET AL:**
ZONE CHANGE to reclassify 2.5 acres from M-1 (Light Manufacturing) (AE-60) Zone to H-1 (Limited Resort and Apartment) (AE-60) Zone for a multiple family residential development.
USE PERMITS for the following: **1)** a multiple family residential development; **2)** increase density; and **3)** a modified pedestrian realm.
DESIGN REVIEW for a multiple family residential development on 4.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise (description on file). SS/al/raj (For possible action)
BCC 10/5/16

VII. General Business

1. Revise bylaws to comport with NRS provisions on election of or appointment of members and Board of County Commissioner's agenda standardization requirement.
(For possible action)

2. 2016 budget requests and take public input regarding suggestions for next funding year budget requests. (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 27, 2016

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/>

BOARD OF COUNTY COMMISSIONERS
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