



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 31, 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, 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 October 10, 2017 (For possible action)
- IV. Approval of Agenda for October 31, 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. **DR-0819-17 – N & G SHOWCASE, LLC, ET AL: (3767 S. Las Vegas Blvd.)**
DESIGN REVIEW for remodeling and modifications to the entrance and exterior of a retail space within a portion of an existing shopping center (Showcase Mall) on a portion of 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/ja (For possible action) **BCC 11/8/17**

PREVIOUS ACTION, Paradise TAB October 10, 2017. Held per applicant. Return to the October 31, 2017 TAB meeting.

2. **UC-0800-17 – BPS HARMON, LLC, ET AL: (3717 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** allow on-premises consumption of alcohol (service bar); and **2)** allow an outside dining and drinking area with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant in conjunction with an existing restaurant (Subway) within an existing shopping center (Harmon Corner) on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/gc/ja (For possible action) **BCC 11/8/17**

PREVIOUS ACTION, Paradise TAB October 10, 2017. Held per applicant. Return to the October 31, 2017 TAB meeting.

3. **UC-0823-17 – PAHOR FAMILY TRUST: (5080 Cameron St.)**
USE PERMIT to allow an above ground fuel tank as an accessory structure in conjunction with an existing commercial business on 2.2 acres in an M-1 (Light Manufacturing) Zone within the MUD-1 Overlay District. Generally located on the northeast corner of Reno Avenue and Cameron Street within Paradise. SS/mk/ml (For possible action) **PC 11/21/17**

4. **VS-0840-17 - CAESARS: (3570 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Spring Mountain Road and Flamingo Road within Paradise (description on file). CG/co/ja (For possible action) **PC 11/21/17**

5. **WS-0837-17 – ACE CAB, LLC: (5010 S. Valley View Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** trash enclosure; **2)** roof pitch; and **3)** parking lot landscaping.
DESIGN REVIEW for existing and proposed modular office structures in conjunction with an existing transportation (taxi and limousine) service facility on 9.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Valley View Boulevard and Reno Avenue within Paradise. SS/md/ja (For possible action) **PC 11/21/17**

6. **DR-0836-17 – AG PROPERTY DEVELOPMENT, LLC: (No address)**
DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. SS/dg/ja
(For possible action) **BCC 11/21/17**

7. **TM-0161-17 - SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
TENTATIVE MAP consisting of 14 single family residential lots and common lots on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Spencer Street and the 215 Beltway within Paradise. SS/al/ml (For possible action) **BCC 11/21/17**

8. **VS-0832-17 - SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street (alignment), and between Pebble Road and the 215 Beltway within Paradise (description on file). SS/al/ml (For possible action) **BCC 11/21/17**

9. **WS-0831-17 – SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increase the finished grade for lots within a proposed single family residential subdivision on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Spencer Street and the 215 Beltway within Paradise. SS/al/ml (For possible action) **BCC 11/21/17**

10. **ZC-0633-17 – BENATAR FLORENCE TRUST: (No address)**
AMENDED HOLDOVER ZONE CHANGE to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed commercial/retail center.
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards (previously not notified).
DESIGN REVIEW for a proposed bank building and 5 pad sites in a proposed commercial/retail center on 3.8 acres in a C-1 (Local Business) Zone (previously not notified). 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 11/21/17**

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: November 14, 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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