



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 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](http://www.clarkcountynv.gov).

Board Members: Susan Philipp – Chair Bart Donovan  
 Robert Orgill- Vice Chair Jon Wardlaw  
 John Williams

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 November 28, 2017 (For possible action)
- IV. Approval of Agenda for December 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. Announcements of upcoming neighborhood meetings and County or community meetings and events.  
( for discussion)
  - a. Discuss and take public input regarding suggestions for next funding year budget.

VI. Planning & Zoning

1. **UC-0900-17 – PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**  
**USE PERMIT** for a proposed assisted living facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and **2)** allow access to a residential local street.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1007-97) requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; and **2)** driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: **3)** rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (NZC-2181-04) requiring the following: **4)** subject to revised plans; **5)** the development being limited to single story for a maximum height as shown on revised plans; **6)** the trash enclosure not being moved from the location shown on the revised plans; **7)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and **8)** no access to the private cul-de-sac on the east property line.  
**DESIGN REVIEW** for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action) **BCC 12/6/17**
2. **WS-1030-17 – SOUTH DECATUR, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an approved marijuana establishment to be the only business advertised on the proposed freestanding sign; **2)** increase proposed wall sign area; **3)** increase freestanding sign area; **4)** reduce setback for a freestanding sign; **5)** allow roof signs; **6)** increase proposed retaining wall height; **7)** waive parking lot landscaping; and **8)** provide alternative landscaping along the street frontage.  
**DESIGN REVIEWS** for the following: **1)** reconfiguration of the parking lot and landscaping; **2)** freestanding sign; and **3)** wall signs for an existing marijuana establishment (dispensary) on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard, 970 feet south of Harmon Avenue within Paradise. SS/lm/ja (For possible action) **BCC 12/20/17**
3. **DR-1033-17 – ARVILLE-JLK, LLC:**  
**DESIGN REVIEW** for a retail/restaurant building on 1.2 acres within an existing 6.6 acre shopping center in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the west side of Arville Street, 120 feet north of Spring Mountain Road within Paradise. SB/pb/ja (For possible action) **PC 1/2/18**

4. **UC-0785-17 – SERIES C OF EGG WORKS HOLDING COMPANY, LLC, ET AL:**  
**HOLDOVER USE PERMITS** for the following: 1) banquet facility; 2) supper club; 3) live entertainment; and 4) outside uses for a banquet facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on a portion of 3.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/gc/ml (For possible action) **PC 1/2/18**
  
5. **UC-0991-17 – ADS INVESTMENTS, LLC:**  
**USE PERMIT** for a proposed personal service (beauty salon) in conjunction with an existing photographic studio 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/lm/ja (For possible action) **PC 1/2/18**
  
6. **UC-0993-17 – SILVER STATE SCHOOLS FCU:**  
**USE PERMIT** for a proposed hospital (psychiatric).  
**DESIGN REVIEW** for a proposed hospital (psychiatric) on 3.9 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. CG/gc/ja (For possible action) **PC 1/2/18**
  
7. **UC-0994-17 – P&A TRUST:**  
**USE PERMIT** for a proposed minor training facility (bi-monthly seminars) within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/lm/ja (For possible action) **PC 1/2/18**
  
8. **UC-0996-17 – P&A TRUST:**  
**USE PERMIT** for a proposed beauty salon (personal services) within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/lm/ja (For possible action) **PC 1/2/18**
  
9. **VS-0864-17 – FP HOLDINGS, LP:**  
**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road located between Arville Street and Hugh Hefner Drive and easements of interest to Clark County located between Flamingo Road and Nevso Drive (alignment), and between Hugh Hefner Drive and Arville Street within Paradise (description on file). SS/co/ml (For possible action) **PC 1/2/18**
  
10. **VS-0988-17 – CAESARS LINQ, LLC ET AL:**  
**VACATE AND ABANDON** a portion of a right-of-way being an unnamed alley located between Koval Lane and Linq Lane and between Flamingo Road and Albert Avenue within Paradise (description on file). CG/co/ja (For possible action) **PC 1/2/18**
  
11. **VS-1016-17 – MGP LESSOR, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/co/ja (For possible action) **PC 1/2/18**

12. **WS-0948-17 – EAGLE INVESTMENTS 1, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow freestanding signs (statues with mechanical motion and sound) on the roof of buildings; **2)** increased area for animated signs (statues with mechanical motion and sound); **3)** increased number of freestanding signs; **4)** increased area for freestanding signs (statues with mechanical motion and sound); and **5)** allow freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed.  
**DESIGN REVIEW** for a comprehensive sign package consisting of freestanding signs (statues with mechanical motion and sound) in conjunction with an approved vehicle (automobile) wash facility and an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. SS/dg/ml (For possible action) **PC 1/2/18**
13. **WS-0989-17 – T AND T VENTURE PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for security gate geometrics in conjunction with multi-family residential complex.  
**DESIGN REVIEW** for a proposed pedestrian and vehicular security gate on 2.2 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. JG/rk/ja (For possible action) **PC 1/2/18**
14. **WS-1020-17 – VALLEY HEALTH SYSTEM, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** allow an animated (video unit) sign in a C-2 zone. **DESIGN REVIEW** for a proposed freestanding sign with animation (video unit) for a hospital on 19.1 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. CG/rk/ja (For possible action) **PC 1/2/18**
15. **DR-1012-17 – LAS VEGAS FACILITY HOLDINGS, LLC:**  
**DESIGN REVIEW** to increase area of a proposed freestanding sign with animation (video unit) sign in conjunction with an approved hospital on 1.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 420 feet east of Audrie Street within Paradise. JG/lm/ja (For possible action) **BCC 1/3/18**
16. **UC-1015-17 – DOMIREAO ROXY HOLDING, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (cultivation) in conjunction with an existing office/warehouse building on 2.0 acres in an M-1 (Light Manufacturing) (AE-65 and AE-70) Zone. Generally located 400 feet south of Post Road and 300 feet east of Polaris Avenue within Paradise. SS/gc/ja (For possible action) **PC 1/2/18**
17. **UC-1021-17 – FP HOLDINGS, LP, ET AL:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** increase the number of directional signs; **2)** reduce the separation of a proposed freestanding sign from an existing monument sign; and **3)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a comprehensive sign package; **2)** increased animated sign area; and **3)** increase the number of animated signs in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the east side of Arville Street within Paradise. SS/gc/ja (For possible action) **PC 1/2/18**

18. **WS-1009-17 – WESTERN VETERINARY CONFERENCE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing training and convention facility and accessory buildings and structures on 4.3 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Eastern Avenue and Oquendo Road within Paradise. JG/pb/ja (For possible action) **PC 1/2/18**
19. **WS-1029-17 – BPS HARMON, LLC, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for façade changes and an addition (mezzanine) in conjunction with an existing restaurant (Taco Bell Cantina) within an existing shopping center (Harmon Corner) on 2.2 acres 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/xx (For possible action) **PC 1/2/18**

VII. General Business

- a. Finalize and make recommendations in regard to next funding year budget requests.

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: December 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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