



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday December 29, 2015
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for December 29, 2015 - including any deletions or corrections
 - b. Approval of Minutes of December 8, 2015.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board 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, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

VII. PLANNING & ZONING Action to be taken on the following applications:

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

1. **ZC-0742-15 – SUNSET DEVELOPMENT PARTNERS, LLC: (Sunset & McLeod Dr.)**
ZONE CHANGE to reclassify 3.8 acres from C-2 (General Commercial) (AE-65 & AE-70) Zone and M-1 (Light Manufacturing) (AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
DESIGN REVIEW for a proposed office/warehouse complex. Generally located on the north side of Sunset Road, 490 feet east of McLeod Drive within Paradise (description on file). MBS/jt/ml (For possible action)

2. **UC-0806-15 – MP BARROW, LLC: (1335 E. Sunset Rd.)**
USE PERMIT for a pharmacy within an existing office/warehouse and distribution center complex on a portion of 18.5 acres in an M-D (Designed Manufacturing) (AE-60, AE-65, & AE-70) Zone. Generally located on the south side of Sunset Road and the west side of Escondido Street within Paradise. MBS/gc/ml (For possible action) **PC 1/19/16**

3. **UC-0811-15 – SHIHADY, HANI & MIMI: (500 E. Windmill Ln.)**
USE PERMITS for the following: **1)** allow a service bar; and **2)** allow a hookah lounge in conjunction with a proposed restaurant within an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Windmill Lane, 300 feet east of Bermuda Road within Paradise. SS/rk/ml (For possible action) **PC 1/19/16**

4. **UC-0815-15 – GLASER, G. BARRY J. & JANE A.: (3339 Florrie Ave.)**
USE PERMIT for a transitional living facility for released offenders.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping buffer adjacent to residential development; **2)** street landscaping; **3)** reduced parking; and **4)** allow a fence in the front yard where not permitted on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest side of Florrie Avenue, 150 feet southeast of Backstage Boulevard within Paradise. CG/gc/ml (For possible action) **PC 1/19/16**

5. **VS-0791-15 – 7412 MCLEOD, LLC ET AL: (7412 McLeod Dr.)**
VACATE AND ABANDON a portion of right-of-way being McLeod Drive located between Thurman Avenue and Eldorado Lane within Paradise (description on file). MBS/co/ml (For possible action) **PC 1/19/16**

6. **WS-0795-15 – VOISINE, LOUISA: (816 Eldorado Ln.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side yard setback for a proposed addition (attached garage) in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Eldorado Lane, 90 feet east of Pollock Drive within Paradise. SS/pb/ml (For possible action) **PC 1/19/16**

7. **UC-0138-12 (AR-0166-15) – TROCAM, LLC: (4650 W. Tropicana Ave.)**
USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/jvm/ml (For possible action) **BCC 1/20/16**

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8. **UC-0804-15 – PARBALL NEWCO, LLC: (3645 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** a proposed outside dining and drinking area with on-premises consumption of alcohol in conjunction with a restaurant supper club (Giordano’s) within Bally’s Grand Bazaar at the Bally’s Resort Hotel; and **2)** deviations as shown per plans on file.
DEVATIONS for the following: **1)** permit direct access to a proposed outside drinking area (on-premises consumption of alcohol) where primary access through the interior of a restaurant or super club is required; **2)** permit direct access to an outside dining and drinking area where the primary means of access is required to be through the interior of a resort hotel (Bally’s); and **3)** all other deviations as shown per plans on file.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a restaurant and supper club within an existing shopping center (Bally’s Grand Bazaar) at the Bally’s Resort Hotel on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. MBS/al/ml (For possible action)
BCC 1/20/16
9. **WS-0798-15 – 3400 WESTERN AVENUE, LLC: (3400 Western Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall sign area; and **2)** allow alternative wall signs in conjunction with approved medical marijuana establishments (cultivation, production, and dispensary) on 4.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/jt/ml (For possible action)
BCC 1/20/16
10. **WS-0814-15 – HD HARMON SQUARE, LLC: (4501 Paradise Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; **2)** increase the number of signs; **3)** reduce the separation between signs; **4)** waive the location of directional signs; and **5)** allow roof signs.
WAIVERS OF CONDITIONS of a use permit (UC-0988-14) requiring the following: **1)** per revised site and landscape plans; and **2)** pedestrian site amenities to be provided within the decorative paver areas such as, but not limited to: benches, ornamental trash cans, and public art.
DESIGN REVIEWS for the following: **1)** renovations to an existing shopping center; **2)** signage; and **3)** increase the animated sign (electronic message/video unit) area in conjunction with an existing shopping center on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. MBS/jt/ml (For possible action)
BCC 1/20/16
- VIII. Correspondence:
- IX. General Business: Items for discussion:
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: **January 12, 2016**
- XII. ADJOURNMENT:

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