



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday January 13, 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:

Susan Philipp - Chair
John S. Williams- Vice Chair
Robert Orgill
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 January 13, 2015 - including any deletions or corrections
 - b. Approval of Minutes of December 30, 2014.

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
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

1. **UC-0897-14 – 6430 PROCYON, LLC: (6430 Procyon St.)**
USE PERMIT to allow offices as a principal use.
DESIGN REVIEW for a proposed modular office building in conjunction with a future transportation service facility on 4.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Procyon Street and the south side of Teco Avenue within Paradise. SS/dg/ml (For possible action) **PC 1/20/15**
2. **UC-0597-12 (ET-0133-14) – TODAH, LLC: (7715 Wishing Well Dr.)**
USE PERMIT FIRST EXTENSION OF TIME to commence and review the following: **1)** a minor training facility (martial arts); **2)** allow an accessory structure that is not compatible with the principal dwelling; and **3)** increase the area of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Robindale Road and Wishing Well Road within Paradise. SS/co/ml (For possible action) **BCC 1/21/15**
3. **UC-0976-14 – BOULEVARD VENTURES L L C: (3700 S. Maryland Parkway)**
USE PERMIT for a recreational facility (arcade games, amusement rides, miniature golf and laser tag) in conjunction with a restaurant located within an existing shopping center (Boulevard Mall).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a roof sign where not permitted; **2)** animated signage where not permitted; and **3)** allow exterior colors for a building that displays vivid hues.
DESIGN REVIEWS for the following: **1)** signage including a roof sign and animated signage; and **2)** modifications to the façade of an existing building for a restaurant and recreational facility on 3.0 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Design Overlay Districts. Generally located 500 feet east of Maryland Parkway and 500 feet north of Katie Avenue within Paradise. CG/al/ml (For possible action) **BCC 1/21/15**
4. **DR-0977-14 – EMA HOLDINGS, LLC: (4810 W. Sunset Rd.)**
DESIGN REVIEW for a retail building in conjunction with an approved shopping center on 1.0 acre in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 280 feet east of Decatur Boulevard within Paradise. SS/mk/ml (For possible action) **PC 2/3/15**
5. **UC-0937-14 – ROSE FAMILY TRUST: (Bermuda Rd. & Maulding Ave.)**
USE PERMITS for the following: **1)** cemetery; and **2)** funeral home.
DESIGN REVIEW for a cemetery and funeral home on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Bermuda Road and Maulding Avenue (alignment) within Paradise. SS/jt/ml (For possible action) **PC 2/3/15**
6. **VS-0997-14 – ROSE FAMILY TRUST, ET AL: (Bermuda Rd. & Maulding Ave.)**
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Battista Lane and between Robindale Road and Maulding Avenue, and a portion of right-of-way being Maulding Avenue located between Bermuda Road and Battista Lane within Paradise (description on file). SS/co/ml (For possible action) **PC 2/3/15**
7. **UC-0957-14 – 4295 ARVILLE, LLC: (4295 Arville St.)**
USE PERMITS for the following: **1)** a communication tower; and **2)** reduce the separation between communication towers.
DESIGN REVIEW for a communication tower and associated equipment in conjunction with existing industrial buildings on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street and the north side of Rochelle Avenue (alignment) within Paradise. SS/gc/ml (For possible action) **PC 2/3/15**

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8. **UC-0973-14 – BYZANTINE CATHOLIC CHURCH BISHOP: (2250 E. Maule Ave.)**
USE PERMIT for a school.
DESIGN REVIEW for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. MBS/gc/ml (For possible action) **PC 2/3/15**
9. **UC-0974-14 – STARR, JEFFREY C.: (4595 S. Sandhill Rd.)**
USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a wall; **2)** reduced landscaping; and **3)** allow access to a residential local street.
DESIGN REVIEW for a school on 0.9 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the northwest corner of Sandhill Road and Billman Avenue within Paradise. CG/jt/ml (For possible action) **PC 2/3/15**
10. **UC-0982-14 – INVESTORS COMMERCIAL CAPITAL, LLC, ET AL: (Boulder Highway & Mt. Vista)**
USE PERMITS for the following: **1)** reduce the 3:1 residential proximity setback; and **2)** reduced parking.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
WAIVERS OF CONDITIONS of a zone change (ZC-0580-06) requiring the following: **1)** decorative paving; **2)** each phase of the development shall contain the same ratio of residential to commercial components as the overall project or the applicant shall submit a construction phasing plan to be approved by staff; and **3)** a Development Agreement as agreed upon by the applicant to mitigate impacts of the project, including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners.
DESIGN REVIEW for a mixed use project consisting of residential, commercial uses, and open space elements on 13.5 acres in a U-V (Urban Village- Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the east side of Boulder Highway and the west side of Mountain Vista Street, 1,400 feet north of Twain Avenue (alignment) within Paradise. CG/pb/ml (For possible action) **PC 2/3/15**
11. **ZC-0580-06 (ET-0154-14) - INVESTORS COMMERCIAL CAPITAL, LLC, ET AL:(Boulder Highway/Mt Vista)**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 22.0 acres from RUD (Residential Urban Density) Zone to U-V (Urban Village-Mixed Use) Zone in the MUD-3 Overlay District.
USE PERMIT to reduce the 3:1 residential proximity standard.
DESIGN REVIEW for a mixed use project consisting of residential, commercial uses, and open space elements. Generally located on the east side of Boulder Highway and the west side of Mountain Vista Street, 1,400 feet north of Twain Avenue (alignment) within Paradise (description on file). CG/pb/ml (For possible action) **BCC 3/4/15**
12. **UC-0988-14 – HD HARMON SQUARE, LLC: (4501 Paradise Rd.)**
USE PERMITS for the following: **1)** alcohol sales, liquor – packaged only; **2)** alcohol sales, beer and wine – packaged only; **3)** antiques; **4)** arcade; **5)** art gallery/studio; **6)** auction; **7)** banquet facilities; **8)** billiard hall; **9)** caterer; **10)** club; **11)** convenience store; **12)** copy center; **13)** craft distillery; **14)** financial services; **15)** laundromat; **16)** massage; **17)** museum; **18)** office; **19)** on-premise consumption of alcohol (service bar, supper club, & tavern); **20)** restaurant; and **21)** retail sales and service.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping along streets.
DESIGN REVIEW for renovations to 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/gc/ml (For possible action) **PC 2/3/15**

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13. **WS-0966-14 – DK SKYRIDGE, LLC: (1375 E. Tropicana Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an additional freestanding sign where 1 sign per street frontage is the standard; **2)** allow an animated sign in conjunction with a freestanding sign; **3)** increase the area of an animated sign in conjunction with a freestanding sign; **4)** reduce the separation for an animated sign in conjunction with a freestanding sign from another freestanding sign; and **5)** reduce the separation for a freestanding sign from another freestanding sign.
DESIGN REVIEW for an animated freestanding sign on 1.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 545 feet east of Maryland Parkway within Paradise. MBS/jt/ml (For possible action) **PC 2/3/15**
14. **UC-0958-14 – CAESARS LINQ, LLC, ET AL: (Flamingo & Harmon)**
USE PERMIT to allow a temporary outdoor commercial event (winter holiday events/sledding and tubing hill) for longer than 10 days.
DESIGN REVIEW for a temporary outdoor commercial event consisting of a sledding/tubing hill, temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas in conjunction with a commercial/retail/dining and entertainment center (the LINQ) on a portion of 15.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 700 feet north of Flamingo Road and 500 feet west of Koval Lane within Paradise. CG/al/ml (For possible action) **BCC 2/4/15**
15. **UC-0962-14 – NEVADA INVESTMENT PROPERTIES, LP: (4500 E. Tropicana Rd.)**
USE PERMITS for the following: **1)** reduce the separation of a financial services, specified (check cashing) business from another financial services, specified business; and **2)** reduce the size of a financial services, specified (check cashing) business within an existing shopping center on 2.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 600 feet west of Mountain Vista Street within Paradise. CG/gc/ml (For possible action) **BCC 2/4/15**
16. **UC-0970-14 – CASINO ROYALE: (3397 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** a grocery store; and **2)** packaged beer, wine, and liquor sales in conjunction with a grocery store within an existing resort hotel (Casino Royale) on 3.3 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, 1,600 feet south of Sands Avenue within Paradise. CG/pb/ml (For possible action) **BCC 2/4/15**
17. **UC-0978-14 – PHW LAS VEGAS, LLC, ET AL: (3667 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATION to allow exterior accent colors with vivid hues.
DESIGN REVIEWS for the following: **1)** demolish entrance façade; and **2)** exterior remodel/modifications of the entrance façade of an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 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 north of Harmon Avenue within Paradise. MBS/mk/ml (For possible action) **BCC 2/4/15**

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18. **UC-0985-14 – DESERT PASSAGE MEZZ, LLC, ET AL: (3663 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** allow for exterior vivid colors; **2)** allow roof signs where not permitted; and **3)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** amend an approved comprehensive sign plan with additional wall signs, roof signs, and animated signs (video units); and **2)** exterior remodel/modifications (building façades) for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with a resort hotel (Planet Hollywood) on 37.4 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 north of Harmon Avenue within Paradise. MBS/al/ml (For possible action) **BCC 2/4/15**
19. **UC-0992-14 – THREE DUCKS, LLC: (3255 Pollux Ave.)**
USE PERMIT for a recreational facility (off-road vehicle course).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduced setbacks; and **3)** reduced parking.
DESIGN REVIEW for a recreational facility (off-road vehicle course) on 1.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road, 130 feet west of Aldebaran Avenue within Paradise. SB/jt/ml (For possible action) **BCC 2/4/15**
20. **ZC-0975-14 – HERITAGE INN NUMBER LIX LP, ET AL: (4631 Dean Martin Dr.)**
ZONE CHANGE to reclassify 3.0 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced street landscape width; **3)** reduced setbacks; **4)** reduced height setback ratio from an arterial street (Dean Martin Drive); and **5)** allow non-standard improvements within a right-of-way (Dean Martin Drive).
DESIGN REVIEW for hotels. Generally located on the west side of Dean Martin Drive, 150 feet north of Tompkins Avenue within Paradise (description on file). SS/gc/ml (For possible action) **BCC 2/4/15**
- VIII. Correspondence:
- IX. General Business: Items for discussion
a. Members to approve February 2015 calendar.
b. Members to elect chair and vice-chair for two-year term.
- 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 27, 2015**
- XII. ADJOURNMENT:

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