



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, February 11, 2014
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
Joan LeMere
Amanda Boehmer

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. Approval of Agenda for **February 11, 2014** - including any deletions or corrections.
 - e. Approval of minutes of **January 14, 2014**.
- V. County Staff Introductions, Announcements & Presentations:
- 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. **DR-0039-14 – GANESH II, LLC: (6000 Polaris Ave.)**
DESIGN REVIEW for a freight terminal/storage yard on 9.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Polaris Avenue and the south side of Ponderosa Way within Paradise. SS/pb/ml (For possible action) **PC 3/4/14**
2. **TM-0012-14 - HEIVA HOLDINGS USA, LLC: (Pecos Rd. / Warm Springs)**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. MBS/pb/ml (For possible action) **PC 3/4/14**
3. **VS-0040-14 – HEIVA HOLDINGS USA, LLC: (Pecos Rd./Warm Springs)**
VACATE AND ABANDON a portion of right-of-way being Pecos Road located between Maule Avenue (alignment) and Warm Springs Road within Paradise (description on file). MBS/pb/ml (For possible action) **PC 3/4/14**
4. **UC-0013-14 – MARKS, MIKE & JUDITH: (3967 E. Desert Inn Rd.)**
USE PERMIT to allow vehicle (automobile) sales in conjunction with an existing commercial building on 0.2 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Desert Inn Road, 550 feet west of Backstage Boulevard within Paradise. CG/pb/ml (For possible action) **PC 3/4/14**
5. **UC-0015-14 – SUNPEC PLAZA, LLC: (6360 S. Pecos Rd.)**
USE PERMIT to allow a banquet facility in conjunction with an existing office building within an office/warehouse, office, and retail complex on a portion of 3.5 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the east side of Pecos Road, 350 feet north of Sunset Road within Paradise. MBS/dg/ml (For possible action) **PC 3/4/14**
6. **VS-0037-14 - CAESARS PALACE REALTY CORP: (3570 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Flamingo Road and Siren Cove Boulevard within Paradise (description on file). CG/mk/ml (For possible action) **PC 3/4/14**
7. **WS-0025-14 – RESORT CORRIDOR HOLDINGS, LLC: (4200 Paradise Rd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for access gates in conjunction with an existing multiple family residential development on 8.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the east side of Paradise Road, 650 feet south of Flamingo Road within Paradise. MBS/gc/ml (For possible action) **PC 3/4/14**
8. **WS-0028-14 – BLUEGREEN NEVADA, LLC, ET AL: (372 E. Tropicana Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the total area for a projecting sign; and 2) increase the projection distance for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with an existing hotel timeshare and commercial complex on 10.0 acres in an H-1 (Limited Resort and Apartment) (AE-65, AE-70, & AE-RPZ) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Kelch Drive within Paradise. MBS/pb/ml (For possible action) **PC 3/4/14**

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

9. **UC-1584-06 (ET-0008-14) - SAPIR TIC, LLC, ET AL: (370 E. Harmon Ave.)**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** permit a High Impact Project; **3)** a 450 foot high, 1,054 room resort hotel; **4)** residential condominiums; **5)** resort condominiums; **6)** increase building height; **7)** modifications to a previously approved mixed use development; **8)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **9)** all associated back-of-house areas, incidental, and accessory uses; and **10)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a resort hotel with high-rise towers; **2)** kitchens in rooms; **3)** all other accessory and incidental buildings and structures; and **4)** modifications to a previously approved mixed-use development on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. MBS/jt/ml (For possible action) **BCC 3/5/14**
10. **UC-0531-11 (ET-0003-14) – VENTURA VILLAGE LB SUB, LLC AND VENTURA VILLAGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence reduced parking.
DESIGN REVIEW for a mixed use development consisting of residential, commercial, open space, and amenity components on 4.6 acres in a U-V (Urban Village – Mixed Use) (AE-60) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise. MBS/co/ml (For possible action) **BCC 3/5/14**
11. **ZC-0630-09 (ET-0004-14) – VENTURA VILLAGE LB SUB, LLC AND VENTURA R, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 4.6 acres from C-2 (General Commercial) (AE-60) Zone to U-V (Urban Village – Mixed Use) (AE-60) Zone in the MUD-3 Overlay District.
USE PERMITS for the following: **1)** increased building height; **2)** increased density; and **3)** reduce the residential proximity standard (3:1 height setback ratio). Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise. MBS/co/ml (For possible action) **BCC 3/5/14**
12. **UC-0024-14 – VICTORIA PARTNERS: (3770 S. Las Vegas Blvd.)**
USE PERMIT for deviations per plans on file for signs in conjunction with a resort hotel (Monte Carlo).
DEVIATIONS for the following: **1)** increase the allowed projection for projecting signs; and **2)** deviations as shown per plans on file.
DESIGN REVIEWS to amend an approved comprehensive sign plan by adding additional wall signs and projecting signs in conjunction with a resort hotel on 17.3 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 west side of Las Vegas Boulevard South, 1,200 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 3/5/14**
13. **UC-0031-14 – MGM RESORTS INTERNATIONAL: (3900 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow temporary signs for a permanent time period; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a comprehensive sign package; **2)** increase animated sign area; and **3)** increase the number of animated signs in conjunction with existing resort hotels (Excalibur and Luxor) on 108.0 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 southwest corner of Tropicana Avenue and Las Vegas Boulevard South within Paradise. SS/gc/ml (For possible action) **BCC 3/5/14**

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

14. **WS-0030-14 – SAMM BOULEVARD, LLC: (5191 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation between freestanding signs; **2)** reduced setbacks for freestanding signs; and **3)** allow the curbed landscape or rockscape area to extend less than 2 feet from the base of a freestanding sign.
DESIGN REVIEWS for the following: **1)** increase freestanding sign height; and **2)** a comprehensive sign package in conjunction with an approved vehicle (motorcycle) sales, rental, service, and repair facility and a minor training facility on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Russell Road (alignment) within Paradise. MBS/gc/ml (For possible action) **BCC 3/5/14**
15. **ZC-0026-14 – FANCY LAND, LLC: (8525 S. Eastern Ave.)**
ZONE CHANGE to reclassify 0.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for retail uses.
DESIGN REVIEW for an existing retail building within an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Wigwam Avenue, 215 feet west of Eastern Avenue within Paradise (description on file). SS/mk/ml (For possible action) **BCC 3/5/14**
16. **ZC-0036-14 – BASCOS, LINDA L. REVOCABLE LIVING TRUST: (4978 Boulder Highway)**
ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in MUD-3 Overlay District for vehicle (automobile) sales.
WAIVERS OF DEVELOPMENT STANDARDS allow non-standard improvements (existing landscaping) in the public right-of-way (Boulder Highway).
DESIGN REVIEW for site design in conjunction with an existing vacant building. Generally located on the west side of Boulder Highway, 85 feet north of Nellis Boulevard within Paradise (description on file). CG/mk/ml (For possible action) **BCC 3/5/14**

VIII. Correspondence:

IX. General Business:

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: **February 25, 2014**

XII. ADJOURNMENT:

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