



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, March 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 **March 11, 2014** - including any deletions or corrections.
 - e. Approval of minutes of **February 25, 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:

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DON BURNETTE, County Manager

1. **UC-0116-14 – BOULEVARD VENTURES, LLC: (3542 Maryland Parkway)**
USE PERMIT for a farmer's market.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased freestanding sign height; **2)** permit an animated sign (video and graphics); and **3)** increase the number of monument signs.
DESIGN REVIEWS for the following: **1)** farmer's market; **2)** site design modifications, including landscaping and parking lot changes, and exterior remodel; and **3)** signage in conjunction with a regional shopping center (Boulevard Mall) on a portion of 57.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-2 and MUD-3 Overlay Districts. Generally located on the east side of Maryland Parkway and the north side of Katie Avenue within Paradise. CG/dg/ml (For possible action)
BCC 3/19/14
2. **UC-342-89 (ET-0019-14) – LEVIT, GENNADY & BETSY: (4263 Boulder Highway)**
USE PERMIT SIXTH EXTENSION OF TIME to review a 13,000 square foot automobile body and paint facility within an existing 27,000 square foot automobile service center on 2.3 acres in a C-2 (General Commercial) Zone (previously zoned H-2 (General Highway Frontage) Zone) in the MUD-3 Overlay District. Generally located on the south side of Desert Inn Road and the east side of Boulder Highway within Paradise. CG/dg/ml (For possible action)
PC 4/1/14
3. **UC-0103-14 – MGM GRAND HOTEL, LLC: (3799 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file for an existing resort hotel (MGM Grand).
DEVIATIONS for the following: **1)** alternative landscaping and screening along an arterial street; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW for exterior modifications to an existing resort hotel on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/al/ml (For possible action)
BCC 4/2/14
4. **UC-0104-14 – VENETIAN CASINO RESORT, LLC: (Sands Ave. & Koval Ln.)**
USE PERMIT for a temporary construction storage yard for construction projects in conjunction with the Venetian and Palazzo Resort Hotels.
DESIGN REVIEWS for the following: **1)** a temporary construction storage yard; and **2)** an agricultural gardening/greenhouse facility on 18.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 140 feet east of Koval Lane within Paradise. CG/al/ml (For possible action)
BCC 4/2/14
5. **UC-0089-14 – SUPER INDUSTRIAL PARK, LLC: (3585 W. Diablo Dr.)**
USE PERMITS for the following: **1)** a recreational facility (concert/events venue); and **2)** live entertainment in conjunction with an existing industrial building on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Procyon Street (alignment) and Diablo Drive (alignment) within Paradise. SS/gc/ml (For possible action)
PC 4/1/14
6. **UC-0091-14 – CARE HOLDINGS, LLC, ET AL: (1310 E. Silverado Ranch Blvd.)**
USE PERMITS for on premise consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with a restaurant within an existing retail center on 2.3 acres in a C-1 (Local Business) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Maryland Parkway within Paradise. SS/mk/ml (For possible action)
PC 4/1/14

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7. **UC-0099-14 – KOLL VALLEY VIEW I, II, & III, LLC & VALLEY VIEW IV, LLC: (6283 S. Valley View)**
USE PERMIT for a recreational facility (indoor rock climbing).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a proposed recreational facility in conjunction with an existing office/warehouse complex on 40.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Valley View Boulevard and Post Road within Paradise. SS/jt/ml (For possible action) **PC 4/1/14**
8. **VS-0094-14 – LAS VEGAS VALLEY WATER DISTRICT: (4995 Dean Martin Dr.)**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Tropicana Avenue and Reno Avenue (alignment) in a P-F (Public Facility) Zone in the MUD-1 Overlay District within Paradise (description on file). SS/mc/ml (For possible action) **PC 4/1/14**
9. **UC-0413-13 (WC-0017-14) – CROSBY, INC: (1175 E. Flamingo Rd.)**
WAIVER OF CONDITIONS of a use permit requiring construct half of a #222.1 driveway on Maryland Parkway in conjunction with a convenience store and service station (gasoline pumps) on 0.5 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Flamingo Road and Maryland Parkway within Paradise. CG/co/ml (For possible action) **PC 4/1/14**
10. **ANX-0118-14 – JERRY R. JACKS FAMILY TRUST & ANNIVERSARY MINING CLAIMS, LLC:**
ANNEXATION of approximately 7.4 acres of property into the City of Henderson in an R-E (Rural Estates Residential) (AE-60) Zone and an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the northwest corner of Patrick Lane and Palm Street within Paradise. MBS/jt/ml (For possible action) **BCC 4/2/14**
11. **DR-0105-14 – CAESARS LINQ, LLC, ET AL: (3545 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** freestanding signs; **2)** a directional sign; and **3)** modifications to a previously approved comprehensive sign package in conjunction with approved commercial/retail/entertainment/restaurant uses with associated buildings and structures (shopping center) and recreational facility (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah's) on 64.0 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, 150 feet north of Flamingo Road within Paradise. CG/pb/ml (For possible action) **BCC 4/2/14**
12. **UC-0095-14 – METROFLAG CABLE, LLC, ET AL: (3759 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** allow an amusement/theme park including retail sales arcades, games, and all incidental and accessory uses; **2)** restaurants; **3)** on-premise consumption of alcohol; **4)** outdoor live entertainment; and **5)** increased structure height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; **3)** and allow non-standard improvements within the existing and dedicated right-of-way (landscaping and loading/unloading drop-off area); and **4)** encroachment into airspace;
DESIGN REVIEW for an amusement/theme park and associated buildings and structures on a 7.2 acre portion of a 17.9 acre site 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 the south side of Harmon Avenue within Paradise. MBS/pb/ml (For possible action) **BCC 4/2/14**

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13. **WS-0109-14 – BPS PARTNERS, LLC: (3717 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of hanging signs.
DESIGN REVIEW for modifications to a comprehensive sign package by adding hanging signs in conjunction with a shopping center and pharmacy (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. MBS/pb/ml (For possible action) **BCC 4/2/14**
14. **ZC-0029-14 – USA: (Windmill & Bermuda Rd.)**
ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for a public facility (odor control facility) with all ancillary uses and structures. Generally located on the east side of Bermuda Road, 350 feet north of Windmill Lane within Paradise (description on file). SS/dg/ml (For possible action) **BCC 4/2/14**
15. **UC-0759-13 (WC-0011-14) - ERBR, LLC: (4700 Boulder Highway)**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** drainage study and compliance; **2)** traffic study and compliance, project may qualify for an exception to the traffic analysis with the Public Works Development Review Division approval; **3)** replace existing driveways with commercial curb return driveways; and **4)** Nevada Department of Transportation approval in conjunction with an approved swap meet/fairground/recreational facility project on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/jt/ml (For possible action) **BCC 3/19/14**
16. **UC-0096-14 – PARIS LAS VEGAS PROPCO, LLC: (3665 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file for a restaurant (Sugar Factory) within an existing resort hotel (Paris).
DEVATIONS for the following: **1)** reduced setbacks; **2)** alternative landscaping along an arterial street; and **3)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** reduced setbacks; and **2)** non-standard improvement (outside dining and drinking area (patio)) within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** exterior modifications to an existing resort hotel; and **2)** outside dining and drinking areas (patio) in conjunction with a restaurant within a resort hotel on a portion of 24.0 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, 900 feet south of Flamingo Road within Paradise. MBS/mk/xx (For possible action) **BCC 3/19/14**
17. **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)

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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: **March 25, 2014**

XII. ADJOURNMENT:

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