



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, May 13, 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](http://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 **May 13, 2014** - including any deletions or corrections.
  - e. Approval of minutes of **April 29, 2014**.
- V. County Staff Introductions, Announcements & Presentations:
  - a. Presentation from Lisa Corrado, Southern Nevada Strong-A Regional Vision.
  - b. Receive an update on the Community Plan Project and select two representatives to serve on the Community Plan Project working group.

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. **VS-0195-14 – SUMMIT SILVERADO, LLC: ( 1303 E. Gary Ave.)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Maryland Parkway and Silver View Street within Paradise (description on file).  
SS/co/ml (For possible action) **PC 5/20/14**
  
2. **UC-0196-14 – AJ SPRING MOUNTAIN, LLC: ( 4240 Spring Mountain Rd.)**  
**USE PERMITS** for the following: 1) restaurant; 2) on-premise consumption of alcohol; and 3) banquet facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) interior parking lot landscaping.  
**DESIGN REVIEW** for an addition and modifications to the exterior of an existing building on 1.2 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 630 feet east of Arville Street within Paradise. SB/pb/ml (For possible action)  
**PC 6/3/14**
  
3. **UC-0213-14 – MONTE ALBERS AND LUCIA ALBERS LIVING TRUST: ( 4225 Fidus Dr.)**  
**USE PERMIT** for a place of worship in conjunction with an existing office/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Fidus Drive and Nevso Drive within Paradise. SS/gc/ml (For possible action) **PC 6/3/14**
  
4. **UC-0216-14 – GARHARDT, CHARLES H. & SHARON A.: ( 3670 Tobias Ln.)**  
**USE PERMIT** to allow an accessory structure (garage/storage building) to exceed one-half the footprint of an existing principal structure (single family residence).  
**DESIGN REVIEW** for an accessory structure (garage/storage building) on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Tobias Lane, 1,770 feet east of Pecos Road within Paradise. MBS/mk/ml (For possible action) **PC 6/3/14**
  
5. **UC-0223-14 – VEGAS VENTURES, LLC: ( 3935 W. Reno Dr.)**  
**USE PERMIT** for office as a principal use in conjunction with an existing industrial building on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Reno Avenue, 300 feet west of Valley View Boulevard within Paradise. SS/jt/ml (For possible action) **PC 6/3/14**
  
6. **VS-0227-14 – TOWNHOUSE KAUFAM CENTER, LLC, ET AL: ( 3739 E. Desert Inn Rd.)**  
**VACATE AND ABANDON** a portion of right-of-way being Sandhill Road located between Desert Inn Road and Edison Avenue within Paradise (description on file). CG/co/ml (For possible action) **PC 6/3/14**
  
7. **WS-0210-14 – HARD CARBON, LLC: ( 75 E. Harmon Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping and screening adjacent to a less intense use in conjunction with a timeshare hotel (Grand Chateau).  
**DESIGN REVIEW** for landscaping and screening adjacent to a less intense use on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Harmon Avenue, 245 feet west of Audrie Street within Paradise. MBS/al/ml (For possible action) **PC 6/3/14**

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8. **UC-0220-14 – TREASURE ISLAND, LLC: ( 3300 S. Las Vegas Blvd.)**  
**USE PERMIT** for packaged liquor sales in conjunction with a pharmacy within an approved shopping center within an existing resort hotel (TI) on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 6/4/14**
9. **UC-0259-14 – FASHION SHOW MALL, LLC: ( 3200 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** retail sales and service; **2)** restaurant; **3)** on-premise consumption of alcohol; **4)** alcohol sales, beer & wine – packaged only; **5)** alcohol sales, liquor – packaged only; **6)** arcade; **7)** art gallery/studio; **8)** bakery; **9)** personal services (salon and spa); **10)** billiard hall; **11)** caterer; **12)** day care; **13)** club; **14)** nightclub; **15)** convenience store; **16)** convention facilities/exposition halls; **17)** food cart/booth; **18)** grocery store; **19)** health club; **20)** jewelry sales; **21)** kiosk/information (outdoor); **22)** office; **23)** live entertainment; **24)** mobile food vendors; **25)** motion picture production/studio; **26)** theater; **27)** outside dining, drinking, and cooking; **28)** pharmacy; **29)** photographic studio; **30)** recording studio; **31)** sporting goods; **32)** tattoo; **33)** museum; and **34)** farmer's markets.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** allow retail uses not within a permanent enclosed building; **3)** alternative landscaping and screening along a street; **4)** reduce required loading spaces; and **5)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**WAIVER OF CONDITIONS** of a use permit (UC-1493-99) requiring outside activities adjacent to Las Vegas Boulevard South to be set back a minimum of 50 feet from the front property line.  
**DESIGN REVIEWS** for the following: **1)** an expansion and remodel of an existing shopping center with commercial/retail/restaurant/outside dining uses (Fashion Show Mall); and **2)** outdoor sales structures/booths on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 6/4/14**

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: **May 27, 2014**

XII. ADJOURNMENT:

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair  
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