



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, May 14, 2013
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
William Lucas

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 **May 14, 2013** - including any deletions or corrections.
 - e. Approval of minutes of **April 30, 2013**.
- 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. **NZC-0199-13 – DESERT OAK DEVELOPMENT, INC: (Warm Springs/Topaz)**
ZONE CHANGE to reclassify 6.9 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for single family residential development on 8.5 acres in an R-1 (Single family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Warm Springs Road and Topaz Street within Paradise (description on file). MBS/rk/ml (For possible action) **PC 6/4/13**
2. **NZC-0225-13 – DESTINY HOMES, LLC: (5511 S. Pecos Rd.)**
ZONE CHANGE to reclassify 2.5 acres from C-P (Office & Professional) Zone to R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Pecos Road and the south side of Rawhide Street within Paradise (description on file). MBS/dg/ml (For possible action) **PC 6/4/13**
3. **UC-0211-13 – 3F INTERNATIONAL INVESTMENTS, LLC: (5717 Merrill Ave.)**
USE PERMIT to allow a banquet facility in conjunction with an existing retail building on 0.4 acres in a C-1 (Local Business) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and the west side of Merrill Avenue within Paradise. MBS/dg/ml (For possible action) **PC 6/4/13**
4. **NZC-0227-13 – I RENT B & E, LLC: (2425 E. Hacienda Ave.)**
ZONE CHANGE to reclassify 1.0 acre from C-P (Office & Professional) Zone to C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for the conversion of an office building into a retail building. Generally located on the south side of Hacienda Avenue and the east side of Eastern Avenue within Paradise (description on file). MBS/dg/ml (For possible action) **PC 6/4/13**
5. **UC-0176-13 – TM II SOUTH TECH, LLC, ET AL: (4335 Dean Martin Dr.)**
USE PERMIT for a major training facility (dance studio) within an existing commercial and industrial development on 8.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Dean Martin Drive, 875 feet north of Harmon Avenue within Paradise. SS/al/ml (For possible action) **PC 6/4/13**
6. **UC-0182-13 – VALLEY VIEW COMMERCE CENTER, LLC: (5190 S. Valley View Blvd.)**
USE PERMIT to allow on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an industrial building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Valley View Boulevard and Ali Baba Lane within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
7. **UC-0183-13 – RASSOL, LLC: (4700 Deckow Ln.)**
USE PERMITS for the following: **1)** a communication tower; **2)** reduce the setback from a communication tower to a residential development; and **3)** reduce the setback from a communication tower to a street.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a communication tower and associated equipment on a portion of 0.5 acres in an R-T (Manufactured Home Residential) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Tompkins Avenue and Deckow Lane within Paradise. MBS/gc/ml (For possible action)

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8. **UC-0185-13 – LATHAM, CHARLES DIAZ, JR.: (4255 Powell Ave.)**
USE PERMIT for an aviary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of birds (racing pigeons) in an aviary; **2)** reduce setbacks for accessory structures; and **3)** reduce the separation between accessory structures in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Powell Avenue, 75 feet east of El Pasada Avenue (alignment) within Paradise. CG/gc/ml (For possible action) **PC 6/4/13**
9. **UC-0202-13 – INVESTE PLUS: (4265 S. Arville St.)**
USE PERMIT for personal services (cosmetology) in conjunction with an existing office/warehouse complex on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street, 200 feet north of Rochelle Avenue (alignment) within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
10. **UC-0206-13 – JULIUS REALTY CORPORATION: (2180 Pama Ln.)**
USE PERMIT for an automobile auction facility.
WAIVER OF DEVELOPMENT STANDARDS to waive design standards for a proposed modular office building.
DESIGN REVIEW for an auto auction facility in conjunction with vehicle (auto) sales with outside display of automobiles on 3.5 acres in an M-D (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, 200 feet east of Surrey Street within Paradise. MBS/dg/ml (For possible action) **PC 6/4/13**
11. **UC-0218-13 – HACIENDA AVENUE PROPERTIES, LLC: (4010 W. Hacienda Ave.)**
USE PERMITS for the following: **1)** a major training facility (mixed martial arts); and **2)** a health club within an existing office/warehouse complex on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
12. **WS-0201-13 – BECERRA, VICTOR: (1593 Seneca Ln.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative roof pitch; and **2)** reduced setback to an existing room addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Seneca Lane, 500 feet east of Algonquin Drive within Paradise. CG/dg/ml (For possible action) **PC 6/4/13**
13. **DR-0209-13 – MGM RESORTS INTERNATIONAL: (3950 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** a comprehensive sign package; and **2)** increased wall sign area in conjunction with an existing resort hotel (Mandalay Bay) on 118.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the southwest corner of Las Vegas Boulevard South and Mandalay Bay Road within Paradise. SS/gc/ml (For possible action) **BCC 6/5/13**

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14. **UC-1127-07 (ET-0037-13) - NEVADA POWER COMPANY, ET AL: (No address)**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** electrical transmission lines; and **2)** public utility structures including ancillary structures and facilities.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit overhead power lines; and **2)** encroachment into airspace.
DESIGN REVIEW for public utility structures (electrical transmission lines) including ancillary structures and facilities in an R-E (Rural Estates Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a P-F (Public Facility) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Industrial Road/Dean Martin Drive from Sahara Avenue running south to Flamingo Road, and running west along the north and south sides of Flamingo Road to a quarter mile west of Decatur Boulevard within Winchester, Paradise, and Spring Valley. CG/SB/SS/jt/ml (For possible action) **BCC 6/5/13**
15. **UC-0194-13 – NEW YORK-NEW YORK HOTEL, LLC: (3790 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file for an existing resort hotel (New York-New York).
DEVATIONS for the following: **1)** allow primary access to outside dining and drinking areas from the exterior of a resort hotel; **2)** allow primary access to tenant spaces from the exterior of a resort hotel; **3)** reduced setbacks; **4)** alternative landscaping and screening along an arterial street; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: **1)** exterior modifications to an existing resort hotel; **2)** outside dining and drinking areas in conjunction with a resort hotel; and **3)** water features on a portion of 20.0 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 northwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/al/xx (For possible action) **BCC 6/5/13**
16. **UC-0230-13 – CV PROPCO, LLC: (4600 Polaris Ave.)**
USE PERMIT for a brewery within an existing office/warehouse complex on 4.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Polaris Avenue, 550 feet north of Tompkins Avenue within Paradise. SS/al/ml (For possible action) **BCC 6/5/13**
- 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 28, 2013**
- XII. ADJOURNMENT:

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