



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, August 14, 2012
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:

Robert Orgill - Chair
Susan Philipp, Vice Chair
John S. Williams
Roger Smith
Morton Friedlander

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 **August 14, 2012** - including any deletions or corrections.
 - e. Approval of minutes of **July 31, 2012**.
- V. County Staff Introductions & 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
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LAWRENCE L. BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

1. **UC-0340-12 – BPS PARTNERS, LLC:(3717 S. Las Vegas, NV.)**
USE PERMIT for outside drinking without primary means of access through the interior of the restaurant in conjunction with an existing shopping center 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/bk/xx (For possible action) **PC 9/4/12**
2. **UC-0341-12 – WHITING INVESTMENT & DEV. CO.:(3420 Spring Mountain Rd.)**
USE PERMIT for secondhand sales in conjunction with a wholesale and retail store within an existing office/warehouse complex on a portion of 0.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. SB/dg/ml (For possible action) **PC 9/4/12**
3. **UC-0342-12 – WINDMILL PARTNERS, LLC:(500 E. Windmill Lane)**
USE PERMIT for on-premise consumption of alcohol (service bar) in conjunction with a proposed restaurant within a shopping center on 4.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Windmill Lane, 330 feet west of Amigo Street within Paradise. SS/bk/ml (For possible action) **PC 9/4/12**
4. **UC-0343-12 – MJG INVESTMENTS FUND, LLC:(6325 S. Pecos Rd.)**
USE PERMITS for the following: **1)** personal services (beauty salon); and **2)** minor training facility in conjunction with an existing office building located in an office and warehouse complex on 6.2 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the southwest corner of Pecos Road and Post Road (alignment) within Paradise. MBS/al/ml (For possible action) **PC 9/4/12**
5. **UC-0354-12 – CV PROPCO, LLC:(3720 W. Tropicana Ave.)**
USE PERMIT for a psychic arts establishment within an existing shopping center on a portion of 1.9 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Valley View Boulevard within Paradise. SS/dg/ml (For possible action)
6. **UC-0361-12 – HIGHLAND ASSOCIATES, LLC:(3347 Highland DR.)**
USE PERMIT for a minor training facility in conjunction with an office/warehouse development on a portion of 3.6 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Highland Drive and the south side of Desert Inn Road (alignment) within Paradise. CG/dg/ml (For possible action) **PC 9/4/12**
7. **UC-0366-12 – GELOBTER FAMILY TRUST(5225 S. Valley View Dr.)**
USE PERMIT for secondhand sales of restaurant equipment within an existing office warehouse facility on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Ali Baba Lane and Valley View Boulevard within Paradise. SS/al/ml (For possible action) **PC 9/4/12**
8. **UC-0368-12 – SPENCER AIRPORT CENTER PHASE IV, LLC, ET AL:(6745 Surrey St.)**
USE PERMITS for the following: **1)** billiard hall; **2)** motion picture production/studio; and **3)** on-premise consumption of alcohol.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking for a billiard hall with motion picture production/studio within a portion of an existing office/warehouse complex on 7.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the west side of Surrey Street, north of Pama Lane within Paradise. MBS/bk/ml (For possible action) **PC 9/4/12**

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9. **WS-0346-12 – T & T VENTURE PARTNERS, LLC:(4990 Topaz St.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a freestanding sign where not permitted; **2)** reduce the setback from the right-of-way to a freestanding sign; **3)** reduce the setback from a property line to a freestanding sign; and **4)** allow wall signs where not permitted.
DESIGN REVIEW for an existing freestanding sign and existing wall signs in conjunction with an apartment complex on 2.1 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. MBS/dg/ml (For possible action)
PC 9/4/12
10. **WS-0353-12 – R & J HOLDINGS, LLC:(3451 W. Tropicana Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: **1)** a fast food restaurant with drive-thru; and **2)** a comprehensive sign plan on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue, 160 feet west of Polaris Avenue within Paradise. SS/bk/ml (For possible action)
11. **WS-0363-12 – HAPPY TRAILS SCHOOL, LLC:(8185 Tamarus St.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** design standards for modular classroom buildings in conjunction with an existing school and daycare facility.
DESIGN REVIEW for modular classroom buildings on 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tamarus Street, 275 feet south of Windmill Lane within Paradise. SS/al/ml (For possible action)
PC 9/4/12
12. **ZC-0580-06 (ET-0088-12) – PLINCO 17, LLC:(4315 Boulder Highway)**
ZONE CHANGE SECOND 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/mc/ml (For possible action)
BCC 9/5/12
13. **ZC-0348-12 – BLACKWELL RADEANE & JAMES E., SR:(3716 E. Russell Rd.)**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone to convert an existing single family residence into an office building in the Russell Road Transition Corridor Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** provide alternative landscaping and screening along Russell Road where landscaping per Figure 30.64-17 is required; **2)** provide alternative landscaping and screening along the rear and side property lines where landscaping per Figure 30.64-12 is required; **3)** eliminate trash enclosures; and **4)** not provide opaque windows on the second floor where required.
DESIGN REVIEW to convert a single family residence into an office building. Generally located on the north side of Russell Road, 575 feet west of Sandhill Road within Paradise (description on file). MBS/al/ml (For possible action)
BCC 9/5/12

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14. **WS-0287-12 – MARTEN, BRUCE W. & KARLA J.:(3705 Rick Stratton Dr.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks from the property lines; **2)** reduced setback from a right-of-way; and **3)** allow modifications to drive aisle sight visibility zone for an addition (garage and patio cover) to an existing single family dwelling on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Callahan Avenue, 650 feet east of Sandhill Road within Paradise. MBS/pb/ml (For possible action)
15. **WS-0333-12 – PRIME ALGONQUIN, LLC:(3955 Algonquin Dr.)**
WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** allow a freestanding sign where not permitted; **2)** reduce the setback from the right-of-way to a freestanding sign; and **3)** reduce the setback from a property line to a freestanding sign.
DESIGN REVIEW for an existing freestanding sign in conjunction with an apartment complex on 11.1 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Algonquin Drive, 450 feet north of Flamingo Road within Paradise. CG/mk/ml (For possible action) **PC 8/21/12**
- 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: **August 28, 2012**
- XII. ADJOURNMENT: