



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday September 8, 2015  
**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:**

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

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. County Staff Introductions, Announcements & Presentations:
- Public Works to discuss Maryland Parkway overlay project update.**

- V. Regular Business
  - a. Approval of Agenda for September 8, 2015 - including any deletions or corrections
  - b. Approval of Minutes of August 25, 2015.

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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SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

1. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL: (1405 E. Sunset Rd )**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action)
  
2. **UC-0992-14 – THREE DUCKS, LLC: ( 3255 Pollux Ave. )**  
**HOLDOVER USE PERMIT** for a recreational facility (off-road vehicle course).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; **2)** reduced setbacks; and **3)** reduced parking.  
**DESIGN REVIEW** for a recreational facility (off-road vehicle course) on 1.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road, 130 feet west of Aldebaran Avenue within Paradise. SB/jt/ml (For possible action) **PC 9/15/15**
  
3. **UC-0503-15 – LV PROPERTIES & INVESTMENTS, LLC, ET AL: ( 985 White Dr. )**  
**USE PERMIT** to allow offices as a principal use in conjunction with an existing office/warehouse building within an existing office/warehouse complex on a portion of 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Paradise Road and White Drive within Paradise. SS/dg/ml (For possible action) **PC 10/6/15**
  
4. **UC-0534-15 – BELLA BLUE PROPERTIES, LLC: ( 4095 Ponderosa Way )**  
**USE PERMIT** to allow offices as a principal use within an existing office/warehouse building on 0.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,250 feet west of Valley View Boulevard within Paradise. SS/al/ml (For possible action) **PC 10/6/15**
  
5. **UC-0548-15 – BRESKO INVESTMENTS V, LLC: ( 3061 Business Lane )**  
**USE PERMITS** for the following: **1)** a health club; and **2)** a minor training facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed health club/training facility within an office/warehouse building on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Business Lane, 290 feet west of Dean Martin Drive within Paradise. SS/pb/ml (For possible action) **PC 10/6/15**
  
6. **VS-0526-15 – DEWEY STRIP HOLDINGS, LLC: ( Las Vegas Blvd. & Dewey Dr. )**  
**VACATE AND ABANDON** a portion of right-of-way being Las Vegas Boulevard South located between Four Seasons Drive and Dewey Drive, and a portion of right-of-way being Dewey Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). MBS/gc/ml (For possible action) **PC 10/6/15**

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7. **DR-0540-15 – DESERT PASSAGE JV, LLC, ET AL: ( 3663 Las Vegas Blvd. )**  
**DESIGN REVIEWS** for the following: **1)** proposed exterior remodel/modifications of a portion of the entrance façade of an existing shopping center (Miracle Mile Shops); **2)** a proposed entry vestibule addition; and **3)** outside dining/drinking areas (patios) with an outside bar with an enclosure in conjunction with a proposed restaurant (Texas Land and Cattle) within an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 600 feet east of Las Vegas Boulevard South on the north side of Harmon Avenue within Paradise. MBS/jt/ml (For possible action) **BCC 10/7/15**
8. **WS-0762-07 (ET-0060-15) – BRE/HC LAS VEGAS PPTY HOLDING: ( 3883 Howard Hughes Parkway)**  
**WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** to commence the reduction of parking for an office complex.  
**DESIGN REVIEW** for an office building with a parking structure in conjunction with an existing office/retail complex on a portion of 3.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. CG/jvm/ml (For possible action) **BCC 10/7/15**
9. **UC-0544-15 – SZYMANSKI, MARK, ET AL: ( 3392 Florrie Ave. )**  
**USE PERMIT** to allow customers at a residence in conjunction with a proposed home occupation (massage) in an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Florrie Avenue, 490 feet northwest of Lodewyck Drive within Paradise. CG/jt/ml (For possible action) **BCC 10/7/15**
10. **UC-0549-15 – PARIS LAS VEGAS OPERATING COMPANY, LLC: ( 3655 S. Las Vegas Blvd. )**  
**USE PERMITS** for the following: **1)** banquet facility; **2)** outside uses in conjunction with a proposed banquet facility; and **3)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** reduced setbacks; **2)** alternative landscaping along an arterial street; **3)** primary means of access not from the interior of a resort hotel and/or restaurant; **4)** a use (alcohol sales) not within a permanent enclosed building; **5)** waive the protective barrier between an outside dining/drinking area and a sidewalk; **6)** a freestanding sign not within a 2 foot curbed landscaped or rockscaped area; **7)** a roof sign; and **8)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** exterior modifications to an existing restaurant, retail store, and nightclub (Hexx/Chateau), and existing resort hotel (Paris); **2)** banquet facility with outside dining, drinking, and cooking areas with live entertainment; **3)** roof sign; **4)** freestanding sign; and **5)** increase freestanding sign area in conjunction with an existing restaurant, retail store, and nightclub/bar within a resort hotel (Paris) 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/gc/ml (For possible action) **BCC 10/7/15**
11. **ZC-0536-15 – ROB SK REALTY, LLC: ( 1361 Helm Drive )**  
**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future development. Generally located on the southeast corner of Escondido Street and Helm Drive within Paradise (description on file). MBS/al/ml (For possible action) **BCC 10/7/15**

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- VIII. Correspondence:
- IX. General Business: Items for discussion:  
a. Discuss and take public input, suggestions for next funding year budget.
- 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: **September 29, 2015**
- XII. ADJOURNMENT:

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