



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday September 30, 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  
Bart Donovan

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:  
**Blanca to announce 2 year term applications**  
**Welcome the new board member; Bart Donovan**
- V. Regular Business
  - a. Approval of Agenda for September 30, 2014 - including any deletions or corrections
  - b. Approval of Minutes of September 9, 2014.

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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DON BURNETTE, County Manager

1. **ZC-0570-14 – GAYLAN & DORRIS BRADFORD LIVING TRUST: ( 6216 McLeod Dr.)**  
**HOLDOVER ZONE CHANGE** to reclassify 2.2 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for an office warehouse complex.  
**DESIGN REVIEW** for an office warehouse complex. Generally located on the east side of McLeod Drive, 500 feet south of Patrick Lane within Paradise (description on file). MBS/al/ml (For possible action) **BCC 10/8/14**
  
2. **UC-0584-14 – DCH EXCHANGE, LLC, ET AL: ( Flamingo & Harmon)**  
**HOLDOVER USE PERMITS** to expand/enlarge the Gaming Enterprise District for a parking lot in conjunction with existing resort hotels (Harrah's, Flamingo, and The Quad) and a commercial/retail/dining and entertainment center (the LINQ) on 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**DESIGN REVIEW** for a parking lot. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. CG/al/ml (For possible action) **PC 10/21/14**
  
3. **ZC-0770-07 (ET-0102-14) – RJP LVI, LLC: ( 3520 Spring Mountain Rd.)**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 9.5 acres from U-V (Urban Village - Mixed Use) Zone and M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**USE PERMITS** for the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel consisting of 600 hotel rooms and 1,577 timeshare units; **3)** 1,521 resort condominium units; **4)** public areas including all casino areas, retail, restaurant, bar/tavern with live entertainment, fitness, guest services and convention, back-of-house, and parking areas; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce the 1:3 height setback ratio from an arterial street; **2)** reduce parking; **3)** allow alternative means of access for accessory uses in conjunction with a resort hotel; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel with mid-rise and 5, high-rise towers including kitchens within the units; and **2)** all other accessory and incidental buildings and structures. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). SB/co/ml (For possible action) **BCC 10/22/14**
  
4. **UC-0745-14 – TREASURE ISLAND, LLC: ( 3300 S. Las Vegas Blvd.)**  
**USE PERMIT** for a grocery store within an approved shopping center in conjunction with 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/pb/ml (For possible action) **BCC 10/22/14**
  
5. **UC-0711-14 – HANSON FAMILY, LLC, ET AL: ( No address)**  
**USE PERMIT** to allow a vehicle dismantling yard.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between a vehicle dismantling yard and a non-industrial use.  
**DESIGN REVIEW** for a vehicle dismantling yard on 7.5 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road, 1,850 feet east of Decatur Boulevard within Paradise. SS/pb/ml (For possible action) **PC 10/21/14**

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6. **UC-0742-14 – GHKASHEF, LLC: ( 8025 Amigo St.)**  
**USE PERMIT** for a congregate care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access to residential local streets.  
**DESIGN REVIEW** for a congregate care facility on 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Amigo Street, 280 feet north of Windmill Lane within Paradise. SS/pb/ml (For possible action) **PC 10/21/14**
7. **UC-0752-14 – SREF SCOTTSDALE PLAZA, LLLP: ( 8716 S. Maryland Parkway)**  
**USE PERMIT** to allow a financial services, specified (vehicle title loan) business within an existing commercial complex on a portion of 9.1 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. SS/gc/ml (For possible action) **PC 10/21/14**
8. **UC-0764-14 – M & W ENTERPRISES, LLC: ( 3360 E. Russell Rd.)**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for an existing office building on 0.5 acres in a C-P (Office & Professional) Zone in the Russell Road Transition Corridor Overlay. Generally located on the north side of Russell Road, 280 feet west of Pecos Road within Paradise. MBS/jt/ml (For possible action) **PC 10/21/14**
9. **WS-0743-14 – PARKWAY VILLAS OWNERS ASSOCIATION: ( 1125 Century Garden Lane)**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the perimeter wall height in conjunction with an existing multi-family complex on 10.5 acres in an R-3 (Multiple Family Residential) Zone and an R-3 (Multiple Family Residential) (AE-60) Zone. Generally located on the west side of Maryland Parkway and the north and south sides of Century Garden Drive within Paradise. MBS/al/ml (For possible action) **PC 10/21/14**
10. **UC-1372-05 (ET-0099-14) – CLOSE SPRING MOUNTAIN PLAZA: ( 4550 Spring Mountain Rd.)**  
**USE PERMIT THIRD EXTENSION OF TIME** to review an existing massage establishment within a shopping center on a portion of 1.5 acres in a C-2 (General commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, the west side of Eldon Street, and the east side of Myrtle Avenue within Paradise. SB/co/ml (For possible action) **BCC 10/22/14**
11. **UC-0746-14 – INVESTORS COMMERCIAL CAPITAL, LLC, ET AL: ( 4315 Boulder Highway)**  
**USE PERMITS** for the following: 1) school; and 2) a day care in a U-V Zone that is not a part of a mixed-use development.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping width.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-0580-06) requiring the following: 1) pedestrian realm per plans on file; and 2) decorative paving or some other similar method of separating pedestrian crossings from vehicular traffic shall be provided at all pedestrian crossings within the project.  
**DESIGN REVIEW** for a school with day care on a 5.0 acre portion of a 21.9 acre site in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the west side of Mountain Vista Street, 580 feet south of Desert Inn Road within Paradise. CG/jt/ml (For possible action) **BCC 10/22/14**

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12. **UC-0757-14 – NEW YORK-NEW YORK HOTEL, LLC, ET AL: ( 3790 Las Vegas Blvd.)**  
**USE PERMIT** for deviations per plans on file for signage in conjunction with a resort hotel (New York-New York) and modifications to an approved recreational facility (arena/events center) and fairgrounds.  
**DEVIATIONS** for the following: **1)** increase the allowed projection for projecting signs; **2)** reduce the separation between freestanding signs; **3)** reduce the height setback ratio from an arterial street (Las Vegas Boulevard South); and **4)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** amendment to an approved comprehensive sign plan for additional wall signs, freestanding signs, and projecting signs, including signs with animation; and **2)** modifications to an approved recreational facility and fairgrounds in conjunction with a resort hotel on 22.0 acres in 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/ml (For possible action)  
**BCC 10/22/14**
13. **ZC-0748-14 – TWAIN NORTH HOLDINGS, LLC: ( 454 E. Twain Ave.)**  
**ZONE CHANGE** to reclassify 2.5 acres from R-5 (Apartment Residential) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**USE PERMIT** for apartments in an H-1 zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** allow existing landscaping.  
**DESIGN REVIEW** for an existing apartment complex and a proposed freestanding sign. Generally located on the north side of Twain Avenue, 340 feet east of Paradise Road within Paradise (description on file). CG/rk/ml (For possible action)  
**BCC 10/22/14**
14. **UC-0751-14 – CAMBRIDGE TOWERS PARTNERS, LLC: ( 3875 Cambridge St.)**  
**USE PERMIT** for a multi-family residential development and accessory uses.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce required parking.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1135-08) requiring the following: **1)** per plans dated May 19, 2009; **2)** dedicate right-of-way for construction of a right turn lane; **3)** drainage study and compliance; **4)** traffic study and compliance; **5)** grant an easement for the proposed sidewalk; **6)** maintain 24 foot Fire Department access lanes with approved turning radius throughout all Fire Department lanes; and **7)** all applicable Department of Aviation conditions as listed in the Notice of Final Action (NOFA).  
**DESIGN REVIEWS** for the following: **1)** an existing multi-family (apartment) building; and **2)** a proposed building addition on 5.1 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Cambridge Street, 300 feet south of Katie Avenue (alignment) within Paradise. CG/mk/ml (For possible action)  
**BCC 10/22/14**

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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: **October 14, 2014**

XII. ADJOURNMENT:

**BOARD OF COUNTY COMMISSIONERS**  
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