



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday October 13, 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:  
**Whitney/Paradise interceptor project update.**
- V. Regular Business
  - a. Approval of Agenda for October 13, 2015 - including any deletions or corrections
  - b. Approval of Minutes of September 29, 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 • CHRIS GIUNCHIGLIANI • MARILYN KIRKPATRICK • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

1. **UC-0446-13 (AR-0065-15) – SUPER INDUSTRIAL PARK, LLC: ( 3585 W. Diablo Dr. )**  
**AMENDED USE PERMIT FIRST APPLICATION FOR REVIEW** for a recreational facility (indoor sports facility) with accessory commercial uses.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing industrial building.  
**WAIVER OF CONDITIONS** of a use permit requiring hours of operation to be 5:00 p.m. to 1:00 a.m. Monday through Friday and 12:00 p.m. to 1:00 a.m. on Saturday and Sunday (previously not notified) in conjunction with an existing industrial building on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Procyon Street (alignment) and Diablo Drive (alignment) within Paradise. SS/co/ml (For possible action) **PC 10/20/15**
2. **UC-0464-13 (ET-0085-15) – SCHIFF PARK LIMITED PARTNERSHIP: ( 3308 Highland Dr. )**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** on-premises consumption of alcohol establishment (expansion of an existing tavern and restaurant) in conjunction with an existing adult cabaret; and **2)** office as a principal use in conjunction with an existing office/warehouse complex.  
**DESIGN REVIEWS** for the following: **1)** convert a portion of an office/warehouse building into an adult cabaret and a parking garage; and **2)** exterior remodel of an existing adult cabaret and office/warehouse building all in conjunction with an existing office/warehouse complex on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located between Highland Drive and Western Avenue, and the south side of Wilbur Clark Desert Inn Road within Paradise. CG/tk/ml (For possible action) **PC 11/3/15**
3. **UC-0616-15 – KI INVESTMENT, LLC: ( Eastern & Rochelle )**  
**USE PERMIT** for a proposed congregate care facility.  
**DESIGN REVIEW** for a proposed congregate care facility on 3.3 acres in an R-1 (Single Family Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Eastern Avenue, 300 feet south of Rochelle Avenue within Paradise. CG/pb/ml (For possible action) **PC 11/3/15**
4. **UC-0619-15 – DLJ MARITAL TRUST: ( 4040 Pioneer Ave. )**  
**USE PERMIT** to allow a proposed secondhand sales business (auto parts) within an existing office/warehouse building on 1.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Pioneer Avenue, 150 feet east of Wynn Road within Paradise. SB/pb/ml (For possible action) **PC 11/3/15**
5. **UC-0645-15 – CV PROPCO, LLC: ( 3055 Palms Center Dr. )**  
**USE PERMITS** to allow a proposed vehicle sales business within an existing office/warehouse building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Palms Center Drive, 190 feet west of Dean Martin Drive within Paradise. SS/pb/ml (For possible action) **PC 11/3/15**
6. **WS-0531-15 – AVG GREEN VALLEY, LLC: ( 9065 S. Eastern Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the area of a proposed electronic message unit; and **2)** allow a proposed wall sign to project above the top of a wall.  
**DESIGN REVIEW** for a proposed electronic message unit as a wall sign in conjunction with an existing health and fitness club within an existing shopping center on 5.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue and the north side of the 215 Beltway within Paradise. SS/dg/ml (For possible action) **PC 11/3/15**

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7. **WS-0623-15 – ORGES, OLEIDYS: ( 4628 Bennett Dr. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; and **2)** reduced side (corner) setback for a proposed patio cover/carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Bennett Drive and the east side of Mountain Vista Street within Paradise. CG/gc/ml (For possible action) **PC 11/3/15**
8. **WS-0630-15 – J & S DIESEL SERVICE, INC: ( 5155 Dean Martin Dr. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing recreational facility (indoor shooting range) and sporting goods firearms sales on 1.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Ali Baba Lane within Paradise. SS/mk/ml (For possible action) **PC 11/3/15**
9. **DR-0627-15 – NEVADA PROPERTY 1, LLC, ET AL: ( 3708 Las Vegas Blvd. )**  
**DESIGN REVIEW** to amend an approved comprehensive sign plan for the Cosmopolitan Resort Hotel to allow additional wall signage and increase animated sign area on 8.7 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 Harmon Avenue within Paradise. MBS/al/ml (For possible action) **BCC 11/4/15**
10. **TM-0171-15 – MARY BARTSAS 15, LLC: ( Tropicana / Nellis )**  
**TENTATIVE MAP** for a commercial subdivision on 6.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. MBS/rk/ml (For possible action) **BCC 11/4/15**
11. **WS-0626-15 – MARY BARTSAS 15, LLC: ( Tropicana / Nellis )**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a public street frontage in conjunction with a future commercial development on 6.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. MBS/rk/ml (For possible action) **BCC 11/4/15**
12. **UC-0625-15 – BERMUDA ROAD PROPERTIES, LLC: ( 6590 Bermuda Rd. )**  
**USE PERMIT** to allow on-premises consumption of alcohol in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. SS/al/ml (For possible action) **BCC 11/4/15**
13. **WS-0602-15 – BDS SON, LLC: ( 3509 E. Harmon Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the height/setback ratio to a single family residential use; and **2)** allow facades to not be similar to the front facade when adjacent to residential development.  
**DESIGN REVIEW** for an addition with non-residential character to an existing office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located 250 feet south of Harmon Avenue and 300 feet east of Pecos Road within Paradise. CG/dg/ml (For possible action) **BCC 11/4/15**

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VIII. Correspondence:

IX. General Business: Items for discussion:

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 27, 2015**

XII. ADJOURNMENT:

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