



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, December 10, 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
Amanda Boehmer

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 **December 10, 2013** - including any deletions or corrections.
 - e. Approval of minutes of **November 26, 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:

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

1. **UC-0217-00 (ET-0110-13) – RIO PROPERTIES, LLC: (3700 w. Flamingo)**
USE PERMITS FOURTH EXTENSION OF TIME to review a temporary special events structure (tent) in conjunction with an existing resort hotel (Rio Hotel).
DEVIATIONS for the following: **1)** permit temporary special events structure where a permanent structure is required; and **2)** all other deviations as shown per plans on file on a portion of 88.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Flamingo Road and Valley View Boulevard within Paradise. SB/co/ml (For possible action) **PC 1/7/14**

2. **DR-0760-13 – VENETIAN CASINO RESORT, LLC, ET AL: (Las Vegas Blvd. / Sands Ave.)**
DESIGN REVIEW for revisions/additions to a previously approved comprehensive sign plan including additional wall signs in conjunction with a resort hotel (Venetian/Palazzo and Sands Expo Center) on 63.0 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 and the south side of Sands Avenue within Paradise. CG/pb/ml (For possible action) **BCC 1/8/14**

3. **UC-0747-13 – MGM RESORTS INTERNATIONAL, ET AL: (Las Vegas Blvd. / Tropicana)**
USE PERMIT for deviations as shown per plans of file.
DEVIATIONS for the following: **1)** reduced parking; **2)** allow off-site parking for other properties (New York-New York, Monte Carlo, and CityCenter); and **3)** all other deviations as shown per plans on file in conjunction with the Excalibur, Luxor, and Mandalay Bay Resort Hotels.
DESIGN REVIEW for modifications to a portion of a surface parking lot in conjunction with existing resort hotels (Excalibur, Luxor, and Mandalay Bay) on 233.1 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. SS/al/ml (For possible action) **BCC 1/8/14**

4. **UC-0749-13 – PARK DISTRICT HOLDINGS, LLC, ET AL: (4882 Frank Sinatra Dr.)**
USE PERMITS for the following: **1)** a high impact project; **2)** a recreational facility (arena/events center) with accessory commercial; **3)** fairgrounds; **4)** retail sales; **5)** restaurants; **6)** on-premise consumption of alcohol; **7)** increased building height; and **8)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced on-site parking; **2)** allow primary access to outside dining and drinking areas from the exterior of a resort hotel; **3)** allow primary access to tenant spaces from the exterior of a resort hotel; **4)** alternative landscaping and screening along an arterial street; and **5)** all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking
DESIGN REVIEWS for the following: **1)** a high impact project; **2)** a recreational facility (arena/events center); **3)** fairgrounds; **4)** commercial buildings for retail sales and restaurants; and **5)** water features in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 107.1 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 northeast corner of Frank Sinatra Drive and Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 1/8/14**

5. **UC-0138-12 (ET-0114-13) – TROCAM, LLC: (4650 W. Tropicana Ave.)**
USE PERMIT SECOND EXTENSION OF TIME to review a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/bk/ml (For possible action) **PC 1/7/14**

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6. **UC-0758-13 – METROFLAG BP, LLC: (3729 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) outside display of merchandise; and 2) allow outside display of merchandise to be located in front of the building in conjunction with existing modular retail buildings.
WAIVER OF DEVELOPMENT STANDARDS to provide alternative landscaping along a street frontage (Las Vegas Boulevard South) for an existing motel (Travelodge South Strip) and retail buildings on 5.3 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, 100 feet south of Harmon Avenue within Paradise. MBS/pb/ml (For possible action)
PC 1/7/14
7. **UC-0769-13 – PARBALL CORPORATION: (3645 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) allow a pharmacy; 2) allow alcohol sales liquor (packaged only); and 3) deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative landscaping and screening requirements; 2) allow primary access for a pharmacy from the exterior of a resort hotel; and 3) all other deviations as shown per plans on file.
DESIGN REVIEW for a pharmacy in conjunction with a resort hotel (Bally's) on a portion of a 30.0 acre parcel 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, 350 feet south of Flamingo Road within Paradise. MBS/pb/ml (For possible action)
PC 1/7/14
8. **UC-0774-13 – SOUTHWEST BUSINESS CENTERS, LLC: (4330 S. Las Vegas Blvd.)**
USE PERMIT to allow personal services (tanning salon) in conjunction with an existing office/warehouse complex on 4.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard, 1,320 feet south of Flamingo Road within Paradise. SS/mk/ml (For possible action)
PC 1/7/14
9. **VS-0767-13 – SCHROEDER, CHERI: (5509 Oak St.)**
VACATE AND ABANDON a portion of right-of-way being Rawhide Street located between Oak Street and Pecos Road within Paradise (description on file). MBS/dm/ml (For possible action)
PC 1/7/14
10. **WS-0768-13 – DUPIN, DAMIR & HEIDI LYNN: (5605 S. Eastern Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; and 2) allow artificial plants.
DESIGN REVIEW for landscaping in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 420 feet north of Russell Road within Paradise. MBS/al/ml (For possible action)
PC 1/7/14
11. **UC-0111-13 (ET-0113-13) – RASHID, JAMAL: (4311 Oquendo Rd.)**
USE PERMIT FIRST EXTENSION OF TIME to complete and review exotic animals (1 serval and 1 Capuchin monkey) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/mc/ml (For possible action)
BCC 1/8/14
12. **ZC-0408-11 (ET-0117-13) – GUTIERREZ, MIGUEL: (Tropicana & Swenson St.)**
USE PERMIT FIRST EXTENSION OF TIME to commence and review temporary commercial office prior to the issuance of building permits for a permanent office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduced height setback ratio; 3) reduced landscaping; and 4) allow overhead power lines.
DESIGN REVIEW for a retail building on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone.
 Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise (description on file). MBS/mc/ml (For possible action)
BCC 1/8/14

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13. **UC-0759-13 – ERBR, LLC: (4700 Boulder Highway)**
USE PERMITS for the following: **1)** swap meet; **2)** live entertainment; **3)** fairground; and **4)** recreational facility with accessory food, beverage, retail sales, and on-premise consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live entertainment to a residential use; **2)** reduced parking; and **3)** alternative landscaping and screening.
DESIGN REVIEWS for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/al/ml (For possible action) **BCC 1/8/14**
- 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: **January 14, 2014**
- XII. ADJOURNMENT:

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