



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday January 12, 2016  
**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

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
**John S. Williams – Chair – PRESENT**  
**Robert Orgill – Vice Chair – PRESENT**  
**Susan Philipp - PRESENT**  
**Bart Donovan - PRESENT**  
**Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been property noticed and that a quorum is present.**
  - 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: **Maria Kaseko; PLANNING, Blanca Vazquez ;TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
  - a. Approval of Agenda for January 12, 2016 - including any deletions or corrections  
**MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA AS PRESENTED, A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

BOARD OF COUNTY COMMISSIONERS  
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DON BURNETTE, County Manager

- b. Approval of Minutes of December 29, 2015.

**MOTION WAS MADE BY PHILIPP TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

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. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **WS-0814-15 – HD HARMON SQUARE, LLC: ( 4501 Paradise Rd. )**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced landscaping; **2)** increase the number of signs; **3)** reduce the separation between signs; **4)** waive the location of directional signs; and **5)** allow roof signs.

**WAIVERS OF CONDITIONS** of a use permit (UC-0988-14) requiring the following: **1)** per revised site and landscape plans; and **2)** pedestrian site amenities to be provided within the decorative paver areas such as, but not limited to: benches, ornamental trash cans, and public art.

**DESIGN REVIEWS** for the following: **1)** renovations to an existing shopping center; **2)** signage; and **3)** increase the animated sign (electronic message/video unit) area in conjunction with an existing shopping center on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. MBS/jt/ml (For possible action) **BCC 1/20/16**

**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTE WAS 3-2, ORGILL AND SMITH AGAINST.**

2. **UC-0815-15 – GLASER, G. BARRY J. & JANE A.: ( 3339 Florrie Ave. )**

**USE PERMIT** for a transitional living facility for released offenders.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping buffer adjacent to residential development; **2)** street landscaping; **3)** reduced parking; and **4)** allow a fence in the front yard where not permitted on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest side of Florrie Avenue, 150 feet southeast of Backstage Boulevard within Paradise. CG/gc/ml (For possible action)

**PC 1/19/16**

**MOTION WAS MADE BY ORGILL FOR APPROVAL, ADDED CONDITION FOR A 2 YEAR REVIEW AS A PUBLIC HEARING. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS. APPLICANT HAS SIGNED LETTER FROM 13 NEIGHBORS FOR THE PROJECT.**

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3. **UC-0769-13 (ET-0176-15) – PARBALL NEWCO, LLC: ( 3645 S Las Vegas Blvd. )**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** allow a pharmacy; **2)** allow alcohol sales liquor (packaged only); and **3)** deviations 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/co/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
4. **UC-0837-15 – M & P, LLC: ( 2201 E. Tropicana Ave. )**  
**USE PERMIT** to allow tire sales and installation.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback from an existing residential development on 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 120 feet west of Jeffreys Street within Paradise. MBS/mk/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS IN ATTENDANCE ASKED QUESTIONS.**
5. **UC-0840-15 – RENHAVEN EQUITY, LP: ( 105 E. Reno Ave. )**  
**USE PERMIT** for a proposed recreational facility in conjunction with an existing office/retail/warehouse complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Reno Avenue and Haven Street within Paradise. MBS/rk/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
6. **UC-0847-15 – BAKER CHESTENA TRUST: ( 7770 Royal Oaks Rd. )**  
**USE PERMIT** to allow a proposed accessory structure (metal garage) that is not architecturally compatible with the existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Royal Oaks Road, 360 feet south of Robindale Road within Paradise. SS/mk/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **UC-0866-15 – BABIN, GARY E.: ( 4565 Euclid St. )**  
**USE PERMITS** for the following: **1)** increase the area of an existing accessory building; and **2)** waive applicable design standards per Table 30.56 in conjunction with an existing single family residence on 0.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Euclid Street, 300 feet south of Harmon Avenue within Paradise. CG/rk/ml (For possible action) **PC 2/2/16**  
**MOTIN WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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8. **UC-0868-15 – XIA, YUE Q., ET AL: ( 3737 Pecos McLeod )**  
**USE PERMIT** for a day care facility in conjunction with an existing office building on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of the Pecos-McLeod Interconnect and Mojave Road within Paradise. CG/pb/ml (For possible action) **PC 2/2/16**  
**ITEM NOT HEARD, APPLICANT WAS A NO SHOW. RETURN TO THE 1/26/16 TAB MEETING.**
9. **UC-0869-15 – MALDONADO, EPHRAIM JONATHAN: ( 4260 Boulder Highway )**  
**USE PERMIT** for a major training facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) provide alternative landscaping; and 2) non-standard improvements within a right-of-way (Boulder Highway).  
**DESIGN REVIEW** for building and site design modifications on 1.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 830 feet south of Desert Inn Road within Paradise. CG/dg/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, REMOVAL OF THE STAFF CONDITION REGARDING THE AWNING ALONG THE WEST SIDE.SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **UC-0878-15 – VAL SCHWARTZ, LLC: ( 4970 Arville St. )**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an approved restaurant within an existing office/warehouse facility on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/dg/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **UC-0877-15 – CHUNG ENTERPRISES, LP: ( 1250 E. Tropicana Ave. )**  
**USE PERMITS** for the following: 1) allow a tire sales and installation facility; 2) reduce the setback of a tire sales and installation facility from a residential use; 3) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 4) allow alternative design standards.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a use not within a permanent enclosed building; and 2) trash enclosure requirements.  
**DESIGN REVIEW** for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/gc/ml (For possible action) **PC 2/2/16**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH THE ADDED CONDITIONS, PAINT BUILDING A NEUTRAL COLOR, PAINT THE STORAGE CONTAINERS THE SAME COLOR AS BUILDING, REMOVE THE RIMS THAT ARE ON THE SIDE OF BUILDING, NO WORKING ON CARS OUTSIDE THE BUILDING, OPERATING HOURS TO BE 24 HOURS. SUBJECT TO ALL OTHER IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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12. **WS-0844-15 – AJ SPRING MOUNTAIN, LLC: ( 4240 Spring Mountain Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with approved restaurants.  
**WAIVER OF CONDITIONS** of a use permit (UC-0342-15) requiring 1 year to commence and review as a public hearing.  
**DESIGN REVIEW** for site layout (parking lot and driveways) in conjunction with 2 approved restaurant businesses on 1.2 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. SB/mk/ml (For possible action) **PC 2/2/16**  
**ITEM NOT HEARD. APPLICANT NO SHOW. RETURN TO THE 1/26/16 TAB MEETING.**
13. **DR-0834-15 – VENETIAN CASINO RESORT, LLC, ET AL: ( 3325 S. Las Vegas Blvd. )**  
**DESIGN REVIEW** for an exterior remodel (decorative fencing) on an existing parking garage in conjunction with an existing resort hotel (Venetian/Palazzo) on a portion of 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/mk/ml (For possible action) **BCC 2/3/16**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **UC-0584-15 – ELLIS, GARY ENTERPRISES, INC, ET AL: ( 4250 Koval Ln. )**  
**USE PERMITS** for the following: **1)** a temporary recreational facility (amusement ride); and **2)** increase structure height.  
**DESIGN REVIEW** for a temporary recreational facility (amusement ride) and temporary minor site design modification in conjunction with an existing casino and hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise. MBS/dg/ml (For possible action) **BCC 2/3/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **UC-0867-15 – BRIXMOR RENAISSANCE CENTER EAST, LLC: ( 2222 E. Tropicana Ave. )**  
**USE PERMIT** for a proposed massage establishment within an existing shopping center on a portion of 14.8 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. CG/gc/ml (For possible action) **BCC 2/3/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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16. **UC-0881-15 – WYNN LAS VEGAS, LLC: ( 3131 S. Las Vegas Blvd. )**  
**USE PERMITS** for the following: **1)** a proposed shopping center (with commercial/retail/restaurant/on-premises consumption of alcohol uses) and accessory and incidental uses; and **2)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow primary access to a shopping center (with commercial/retail/restaurant/on-premises consumption of alcohol uses) from the exterior of the resort; **2)** reduced setbacks; **3)** alternative landscaping and screening along a street; **4)** reduced parking; and **5)** all other deviations as depicted per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEW** for a shopping center (with commercial/retail/restaurant/on-premises consumption of alcohol uses) and accessory and incidental uses in conjunction with an existing resort hotel (Wynn/Encore) on 74.3 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 and the north side of Sands Avenue within Paradise and Winchester. CG/gc/ml (For possible action) **BCC 2/3/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
17. **WS-0798-15 – 3400 WESTERN AVENUE, LLC: ( 3400 Western Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall sign area; and **2)** allow alternative wall signs in conjunction with approved medical marijuana establishments (cultivation, production, and dispensary) on 4.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/jt/ml (For possible action) **BCC 1/20/16**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, WITH THE ADDED CONDITION TO REMOVE THE ADVERTISING SIGN AT THE SOUTHWEST ELEVATION. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS 4-1, PHILIPP AGAINST.**
- VIII. Correspondence:  
**None**
- IX. General Business: Items for discussion:  
**NONE**
- 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 as been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: January 26, 2016. **NEXT MEETING WAS SET FOR 1/26/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 9:14 P.M.**

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