



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, April 9, 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  
William Lucas

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. Approval of Agenda for **April 9, 2013** - including any deletions or corrections.
  - e. Approval of minutes of **March 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  
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair  
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DON BURNETTE, County Manager

1. **VS-0110-13 - CITYCENTER LAND, LLC, ET AL:(3730 S. Las Vegas Blvd.)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Harmon Avenue and Rue De Monte Carlo, and between Las Vegas Boulevard South and Frank Sinatra Drive 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 within Paradise (description on file). MBS/pb/ed (For possible action)  
**PC 5/7/13**
  
2. **UC-0144-06 (ET-0026-13) – HELPING ANGELS HOMECARE SERVICES 401K TRUST FOR THE BENEFIT OF FRED MOORE: (1348 Pawnee Dr.)**  
**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to commence reduced setbacks in conjunction with a single family residence on 0.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the northeast corner of Oneida Way and Pawnee Drive within Paradise. CG/mc/ml (For possible action)  
**PC 5/7/13**
  
3. **VS-1154-08 (ET-0032-13) – TM II SOUTH TECH LLC, ET AL:(4325 Aldebaran Ave.)**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** a portion of right-of-way being Aldebaran Avenue located between Harmon Avenue and Rochelle Avenue (alignment) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District within Paradise (description on file). SS/gc/ml (For possible action)  
**PC 5/7/13**
  
4. **UC-0097-13 – M.D. PROPERTIES, LLC, ET AL:(5115 Dean Martin Dr.)**  
**USE PERMIT** for a minor training facility (baseball instruction) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone (under resolution-of-intent for U-V (Urban Village - Mixed Use) Zone) in the MUD-1 Overlay District. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. SS/gc/ml (For possible action)  
**PC 5/7/13**
  
5. **UC-0137-13 – MEOW, LLC:(2510 E. Sunset Rd.)**  
**USE PERMIT** for sporting goods – firearms in conjunction with an existing retail use within an existing office/warehouse complex on 1.8 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located 600 feet east of Eastern Avenue, and 250 feet north of Sunset Road within Paradise. MBS/pb/ml (For possible action)  
**PC 5/7/13**
  
6. **UC-0112-13 – BEDROSIAN LAS VEGAS, LLC:(3550 E. Sunset Rd.)**  
**USE PERMIT** for the following: **1)** a communication tower; and **2)** reduced separation between communication towers.  
**DESIGN REVIEW** for a communication tower in conjunction with an existing office/warehouse complex on a portion of 10.0 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road, 830 feet east of Pecos Road within Paradise. MBS/pb/ml (For possible action)  
**PC 5/7/13**  
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7. **WS-0746-12 – TROPICANA SUITES, LLC:(3730 S. Las Vegas Blvd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative standards for a temporary sign.  
**DESIGN REVIEW** for a temporary sign in conjunction with a residential condominium development on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue and the west side of Schuster Street within Paradise. SS/dg/ml (For possible action)  
**PC 5/7/13**

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8. **DR-0121-13 – RIO PROPCO, LLC:(3700 W. Flamingo Rd.)**  
**DESIGN REVIEW** for a recreational facility (amusement ride) in conjunction with an existing resort hotel (Rio) on a portion of 88.6 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/gc/ml (For possible action) **BCC 5/8/13**
9. **DR-1021-08 (ET-0029-13) – FAIRFIELD RESORTS, INC:(3200 W. Twain Ave.)**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** to commence a swimming pool, sun deck, landscaping, and associated building with a snack bar in conjunction with an approved hotel/condominium timeshare development on a portion of 14.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the east side of Polaris Avenue within Paradise. SB/jt/ml (For possible action) **BCC 5/8/13**
10. **UC-0071-06 (ET-0028-13) - FAIRFIELD RESORTS, INC:(3200 W. Twain Ave.)**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** timeshare hotel condominium units with kitchens; **2)** increased building height; **3)** on-premise consumption of alcohol; **4)** restaurant as a principal use; and **5)** shopping center as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** encroach into airspace; **2)** reduce loading zone spaces; and **3)** reduce the setback required from arterial streets.  
**DESIGN REVIEW** for a timeshare hotel condominium project on 14.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the east side of Polaris Avenue within Paradise. SB/jt/ml (For possible action) **BCC 5/8/13**
11. **ZC-1599-01 (ET-0027-13) – FAIRFIELD RESORTS, INC:(3200 W. Twain Ave.)**  
**ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 14.0 acres from M-1 (Light Manufacturing) Zone and H-1 (Limited Resort and Apartment) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District for a 3 tower, 24 story, 275 foot high hotel with a 1,486 hotel room expansion to an existing resort hotel (Rio).  
**USE PERMITS** for the following: **1)** an expansion to an existing resort hotel; **2)** a 70,000 square foot casino; **3)** associated restaurants, retail/shopping areas, showrooms, meeting/convention areas, spas, arcades, administrative offices, back-of-house areas, central plant, and all incidental public and accessory areas; and **4)** increase building heights.  
**DEVIATIONS** for the following: **1)** encroach into airspace; and **2)** permit all deviations as shown per plans on file. Generally located on the north side of Twain Avenue and the east side of Polaris Avenue within Paradise (description on file). SB/jt/ml (For possible action) **BCC 5/8/13**
12. **TM-0037-13 – GREAT WESTERN BANK:(No address)**  
**TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 9.3 acres in an R-1 (Single Family Residential) Zone and an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Eldorado Lane and the east and west sides of Bruce Street (alignment) within Paradise. SS/mk/ml (For possible action) **BCC 5/8/13**

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DON BURNETTE, County Manager

13. **WS-135-13 – GREAT WESTERN BANK:(No address)**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced rear setback in conjunction with a single family residential development.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1544-02) requiring minimum 10,000 square foot lots adjacent to R-E zoned properties along the south boundary.  
**DESIGN REVIEW** for a 41 lot single family subdivision on 13.3 acres in an R-1 (Single Family Residential) Zone and an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Eldorado Lane and the east and west sides of Bruce Street (alignment) within Paradise. SS/mk/ml (For possible action) **BCC 5/8/13**
14. **UC-0111-13 – RASHID, JAMAL:(4311 Oquendo Rd.)**  
**USE PERMIT** for exotic animals (1 serval and 1 spider 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/pb/ml (For possible action) **BCC 5/8/13**
15. **UC-0084-13 – PARBALL CORPORATION:(3645 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** allow outside sales/display (booth for show tickets); and **2)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** design standards; **2)** reduced special setback for Las Vegas Boulevard South; **3)** alternative landscaping and screening requirements; and **4)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** permit structures within the future right-of-way.  
**DESIGN REVIEWS** for the following **1)** a sales booth for show tickets; and **2)** signage for a sales booth in conjunction with Bally's Resort Hotel 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, 400 feet south of Flamingo Road within Paradise. MBS/al/ml (For possible action) **BCC 4/13/13**
- VIII. Correspondence:
- IX. General Business:  
a. Discuss whether to allow short term rentals AG-0101-13.
- 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: **April 30, 2013**
- XII. ADJOURNMENT:

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