



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday, September 28, 2010  
**Time:** 7:00 P. M.  
**Location:** Paradise Community Center, 4775 McLeod Drive

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 - Nu-Glo Cleaners-3774 E. Flamingo - Sunset Park-Sunset & Eastern Village East Drugs-2301 Sunset Internet Address: [WWW.ACCESSCLARKCOUNTY.COM](http://WWW.ACCESSCLARKCOUNTY.COM)

**Board members: John S. Williams – Chair, - Roger Smith, Vice Chair  
Morton Friedlander - Robert Orgill - Susan Philipp  
Secretary: Maria Newell 451-6034 Fax 451-2022**

- I. Call to Order. Meeting was called to order by Chair Williams at 7:00 p.m.
- II. Pledge of Allegiance. The Pledge of Allegiance was recited.
- III. Roll Call.
  - John Williams, Chair - PRESENT
  - Roger Smith, Vice Chair - PRESENT
  - Morton Friedlander - PRESENT
  - Robert Orgill - PRESENT
  - Susan Philipp - PRESENT
- IV. Procedures & Conduct.
  - a. Conformance with the Open Meeting Law. Chair Williams noted that this meeting has been properly noticed and that a quorum is present.
  - b. Conduct: Please turn off or mute all cell phones, pagers & other electronic devices. Please take all private conversations outside the room.
  - c. Meeting Guidelines.
  - d. Approval of Agenda for September 28, 2010 - including any deletions or corrections. **A MOTION BY ORGILL WAS MADE TO APPROVE THE AGENDA, INCLUDING ANY DELETIONS OR CORRECTIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
  - e. Approval of minutes of September 14, 2010. **A MOTION BY SMITH WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
- V. County Staff Introductions & Presentations. **TONY COSTA FROM CURRENT PLANNING, ERIK DENMAN FROM PUBLIC WORKS, AMBER RAGLAND & BLANCA VAZQUEZ, LIAISON, IN ATTENDANCE.**
  - a. Town Board Appointments for 2011/2012

#### ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

- 1. **UC-1032-06 (ET-0143-10)** Perini Building Company owner & applicant, an extension of time for a use permit to review temporary construction storage including a waiver for on-site paving. Located on the south side of Patrick, 740'

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east of Annie Oakley. **A MOTION BY ORGILL WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO A 9 MONTH REVIEW INCLUDING PROVIDING DUST CONTROL MEASURES. A UNANIMOUS VOTE OF APPROVAL IS RECORDED. PHILIPP ABSTAINED, STATED SHE WAS A CLOSE NIEGHBOR TO THE PROJECT.** PC 10-19-2010  
RR/mc/XX

2. **UC-0456-09 (ET-0145-10)** Street Teens owner & applicant, an extension of time to commence a quasi-public facility including a waiver to reduce on-site parking & a design review. 5509 Pecos. **A MOTION BY SMITH WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS UNTIL 9/1/2011 TO COMMENCE & REVIEW AS A PUBLIC HEARING. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
RR/gc/xx

3. **UC-0374-2010** VF Arville, LLC owner, Spring Mountain Auto Body applicant, a use permit to reduce the separation between an automobile paint & body shop & a residential use & reduce the separation between an automobile repair shop & a residential use. 4350 S. Arville Unit 3. **A MOTION BY PHILIPP WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
SB/co/mb

4. **UC-0409-2010** John Sain owner, Gaurav Goyal applicant, a use permit to allow automobile sales in conjunction with an existing automobile maintenance facility. 4885 E. Flamingo. **A MOTION BY WILLIAMS WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
RR/gc/ml

5. **UC-DR-0423-2010** Sansone Richmar Plaza, LLC owner & applicant, a use permit to reduce the separation for outside dining to a residential development including a design review for a covered trellis addition to an existing outside dining patio. 9555 S. Eastern. **A MOTION BY ORGILL WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
SS/pb/mb

6. **UC-WS-0431-2010** First Investment Property, LLC, ETAL owner & applicant, a use permit to allow retail as a principal use, allow offices as a principal use & allow personal services as a principal use. Also a waiver to reduce parking. 4510 Arville. **A MOTION BY PHILIPP WAS MADE TO DENY THIS APPLICATION. DENIAL BASED ON EXCESSIVE PARKING REDUCTION FOR PROPOSED USES, MOTION ALSO INCLUDED THAT THE APPLICANT PROVIDE A ONE WEEK TRAFFIC STUDY & PROVIDE TO STAFF & PLANNING COMMISSION BY THE 10/19/2011 PLANNING COMMISSION MEETING. A UNANIMOUS VOTE OF DENIAL IS RECORDED.** PC 10-19-2010  
SB/gc/ml

7. **UC-0440-2010** Siefert Investments, LP owner, Marty Kraft applicant, a use permit for a recreational facility (senior lifestyle center) in conjunction with an existing office building. 5820 S. Eastern. **A MOTION BY PHILIPP WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
RR/gc/xx

8. **VS-0403-2010** Color reflections, LLC ET AL owner & applicant, a request to vacate & abandon easements located between Spring Mountain & Twain & between Valley View & Procyon. **A MOTION BY ORGILL WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
SB/gc/ml

9. **VS-0405-2010** Harsch Investment Properties, LLC owner & applicant, a request to vacate & abandon easements between Paradise & Tamarus & between the Union Pacific Railroad & Finale Lane. **A MOTION BY FRIEDLANDER WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.** PC 10-19-2010  
RR/mc/xx

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**10. WS-DR-0404-2010** Harsch Investment Properties-NV, LLC owner & applicant, a waiver for increased wall height & a design review for a parking lot. Located on the south side of the Union Pacific Railroad right-of-way, 1,300' east of Paradise Road, & 150' south of Pama Lane. **A MOTION BY WILLIAMS WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED. 2 NEIGHBORS PRESENT FOR INFORMATION REGARDING PROJECT & BLOCK WALLS.**

PC 10-19-2010  
RR/mc/ml

**11. VS-0426-2010** CCR/AG Showcase Phase III owner, LLC owner, Hard Rock Café International applicant, a request to vacate & abandon easements located along the east side of Las Vegas Blvd., 1,060' north of Tropicana. **A MOTION BY SMITH WAS MADE TO DENY THIS APPLICATION. PROPOSED VACATION COULD HAVE FUTURE NEGATIVE POSSIBILITIES. TOO MANY SIGNS AT THIS LOCATION ALREADY IN PLACE. A VOTE OF 4 TO 1 FOR DENIAL IS RECORDED. WILLIAMS AGAINST.**

BCC 10-20-2010  
RR/dm/ed

**12. WS-DR-0425-2010** CCR/AG Showcase Phase III owner, LLC owner, Hard Rock Café International applicant, a waiver for increased wall sign area, reduced setbacks, allow more than one animated sign, increased animated sign area & increased projection of wall signs. Also a design review for signs. 3771 Las Vegas Blvd. **A MOTION BY SMITH WAS MADE TO DENY THIS APPLICATION. DENIAL BASED ON TOO MANY SIGNS & THE NEED TO VACATE AIR SPACE FOR SIGN. A VOTE OF 4 TO 1 FOR DENIAL IS RECORDED. WILLIAMS AGAINST.**

BCC 10-20-2010  
RR/dm/ed

**13. ZC-WS-0430-2010** St. Jude's Ranch for Children, Inc. owner & applicant, a zone change from R-E to R-3 for an apartment complex. Also a waiver for reduced parking, reduced setback, reduced height setback ratio & reduce the landscaping adjacent to a collector street. Located on the west side of McLeod, 520' south of Tropicana. **A MOTION BY ORGILL WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED. NEIGHBORS CONCERNS WERE FOR THE FOR RENT DEVELOPMENT. SURROUNDING MULTIFAMILY ARE TOWN HOMES THAT**

**ARE INDIVIDUALLY OWNED. CONCERNS ALSO INCLUDED THAT PROJECT WAS TOO DENSE FOR SIZE OF PARCEL. 6 NEIGHBORS PRESENT 1 FOR, 5 AGAINST.**

BCC 10-20-2010  
RR/pb/e

**14. UC-WS-0424-2010** CV Propco, LLC owner, Westside 15, LLC applicant, a use permit for retail sporting goods sales within an existing office/warehouse building including a waiver to reduce on-site parking. S/W corner of Tompkins & Dean Martin Drive. **A MOTION BY PHILIPP WAS MADE TO APPROVE THIS APPLICATION SUBJECT TO STAFF CONDITIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**

PC 10-19-2010  
SB/mc/mb

**VII. Correspondence: NONE**

**VIII. General Business: Items for Discussion & Possible Action: NONE.**

**IX. 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. NEIGHBOR ADDRESSED THE BOARD REGARDING THE PROGRESS ON A VACANT HOUSE ON HACIENDA. PROPERTY WAS CLEANED UP & IN CONSIDERATION FOR A NEW USE OF PROPERTY.**

**X. NEXT MEETING: October 12, 2010. THE NEXT MEETING WAS SET FOR 10/12/10.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:20 P.M.**

**Respectfully Submitted,**

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