



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, January 15, 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:**

Robert Orgill - Chair  
Susan Philipp, Vice Chair  
John S. Williams  
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 **January 15, 2013** - including any deletions or corrections.
  - e. Approval of minutes of **December 11, 2012**.
  - f. Members to elect Chairman and Vice-Chairman

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  
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

1. **UC-0696-12 – CARE HOLDINGS LLC, ET AL:(1310 E. Silverado Ranch Blvd.)**  
**USE PERMITS** for the following: **1)** on-premise consumption of alcohol (service bar); and **2)** reduce the separation for outside dining from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking in conjunction with a restaurant within an existing retail center on 2.3 acres in a C-1 (Local Business) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Maryland Parkway within Paradise. SS/gc/ml (For possible action) **PC 1/22/13**
2. **UC-0699-12 – GIL DICKSON:(2725 Thurman Ave.)**  
**USE PERMITS** for the following: **1)** allow an accessory building (garage) to exceed one-half the footprint of the principal dwelling; **2)** allow an accessory building not architecturally compatible with the principal building; and **3)** waive applicable design standards per Table 30.56-2 for a proposed accessory building on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Thurman Avenue, 350 feet east of Topaz Street within Paradise. MBS/mk/ml (For possible action) **PC 1/22/13**
3. **UC-0712-12 – STT LAND, LLC:(4501 Paradise Rd.)**  
**USE PERMITS** for the following: **1)** a banquet facility; **2)** allow outside uses for a banquet facility; **3)** a restaurant; and **4)** on-premise consumption of alcohol (service bar) in conjunction with an existing recreational facility (mini-golf) within a 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/gc/ml (For possible action) **PC 1/22/13**
4. **UC-0726-12 – CV PROPCO, LLC:(3485 W. Harmon Ave.)**  
**USE PERMIT** for a major training facility (music) in conjunction with an existing recording studio within an office warehouse building on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Polaris Avenue within Paradise. SS/al/ml (For possible action) **PC 1/22/13**
5. **VS-0697-12 – BARTSAS, MARY 15, LLC:(4895 E. Tropicana Ave.)**  
**VACATE AND ABANDON** portions of a right-of-way being Tropicana Avenue located between San Anselmo Street and Nellis Boulevard, Nellis Boulevard located between Tropicana Avenue and San Rafael Avenue, San Rafael Avenue located between Nellis Boulevard and San Anselmo Street, and San Anselmo Street located between San Rafael Avenue and Tropicana Avenue in a C-2 (General Commercial) Zone within Paradise (description on file). MBS/jt/ed (For possible action) **PC 1/22/13**
6. **UC-0736-12 – 5473 S. EASTERN AVE, LLC:(5473 S. Eastern Ave.)**  
**USE PERMIT** for retail sales (bookstore) in conjunction with an existing office building on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 80 feet north of Rawhide Street within Paradise. MBS/pb/ml (For possible action) **PC 2/5/13**
7. **UC-0521-10 (ET-0155-12) – RUSSELL & ROGERS, LLC:(No address)**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence and review an office as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** allow a flat roof not screened by parapet walls; and **3)** eliminate the trash enclosure.  
**DESIGN REVIEWS** for the following: **1)** a modular office building; and **2)** outdoor storage for a proposed contractor's storage yard on a portion of 1.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. SS/jt/ml (For possible action) **BCC 2/6/13**

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8. **UC-0709-12 – PHW LAS VEGAS, LLC:(3667 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations to development standards per plans for an existing resort hotel.  
**DEVIATIONS** for the following: **1)** permit primary means of access to a restaurant with on-premise consumption of alcohol and outside dining and drinking from the exterior of the resort hotel; **2)** allow a projecting sign to extend farther from a building; and **3)** permit deviations to developments standards per plans on file.  
**DESIGN REVIEWS** for the following: **1)** exterior modifications to an existing resort hotel (Planet Hollywood); and **2)** modifications to a comprehensive sign package for additional animated, wall, and projecting signs on 35.1 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, 270 feet north of Harmon Avenue within Paradise. MBS/al/ed (For possible action) **BCC 1/23/13**
9. **UC-0549-10 (ET-0149-12) – T & T VENTURE PARTNERS, LLC:(4990 Topaz St.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a communication tower.  
**DESIGN REVIEW** for a communication tower and associated ground equipment in conjunction with a multi-family residential development on a portion of 2.2 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the east side of Topaz Street, 250 feet south of Tropicana Avenue within Paradise. MBS/jt/ml (For possible action) **PC 2/5/13**
10. **UC-0518-11 (ET-0157-12) – BPS PARTNERS, LLC:(3717 S. Las Vegas Blvd.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to review on-premise consumption of alcohol (tavern) in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/bk/ml (For possible action) **PC 2/5/13**
11. **SC-0765-12 – CAESARS LINQ, LLC, ET AL:(4009 Audrie St.)**  
**STREET NAME CHANGE** to rename Audrie Street between Flamingo Road and Albert Avenue to LINQ Lane, High Roller Way, or Casino Center Drive for an approved commercial, retail, entertainment, restaurant, and recreational facility in conjunction with the adjacent resort hotels (Flamingo Hilton, Imperial Palace, and Harrah's) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road between Las Vegas Boulevard South and Koval Lane within Paradise. CG/lg/ml (For possible action) **PC 2/5/13**
12. **UC-0738-12 – VALLEY VIEW-RUSSELL, LLC:(5725 S. Valley View Blvd.)**  
**USE PERMITS** for the following: **1)** retail sales as a principal use; **2)** sporting goods; and **3)** sporting goods – firearms in conjunction with an existing office/warehouse building on 1.8 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Russell Road and the west side of Valley View Boulevard within Paradise. SS/pb/ml (For possible action) **PC 2/5/13**
13. **UC-0742-12 – CJAC II, LLC:(2895 N. Green Valley Parkway)**  
**USE PERMITS** for the following: **1)** restaurant; and **2)** on-premise consumption of alcohol (supper club) in conjunction with an existing commercial building on 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue (alignment) within Paradise. MBS/gc/ml (For possible action) **PC 2/5/13**

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14. **UC-0749-12 – PODDAR, ANAND & PRATIMA:(1325 Torino Ave.)**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access to a local street (Escondido Street).  
**DESIGN REVIEW** for a place of worship and accessory buildings and uses on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Escondido Street, 300 feet north of Pebble Road within Paradise. SS/dg/ml (For possible action) **PC 2/5/13**
15. **UC-0766-12 – SUNSET CORPORATE CENTER, LLC:(3170 E. Sunset Rd.)**  
**USE PERMITS** for the following: 1) secondhand sales; and 2) an art gallery in conjunction with an existing office/warehouse building on 2.3 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Sunset Corporate Drive within Paradise. MBS/gc/ml (For possible action) **PC 2/5/13**
16. **WS-0734-12 – CARRERA, JUAN & AURORA:(3341 Rome St.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced side setback; and 2) alternative design standards in conjunction with a multiple family residential building on 0.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Rome Street, 225 feet south of Desert Inn Road within Paradise. CG/gc/ml (For possible action) **PC 2/5/13**
17. **WS-0750-12 – FOUNTAIN OF HOPE AFRICAN METHODIST EPISCOPAL CHURCH:(2955 E. Russell)**  
**WAIVER OF DEVELOPMENT STANDARDS** for an animated sign (electronic message unit) where not permitted.  
**DESIGN REVIEW** for an animated monument sign in conjunction with an existing place of worship on 0.8 acres in a C-P (Office & Professional) Zone and a C-P (Office & Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the southwest corner of Russell Road and McLeod Drive within Paradise. MBS/gc/ml (For possible action) **PC 2/5/13**
18. **WS-0751-12 – 7412 MCLEOD, LLC & ELDORADO SPRINGS, LLC:(7412 McLeod Dr.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced lot size in conjunction with a single family residential subdivision on a portion of 8.8 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of McLeod Drive, 200 feet north of Eldorado Lane within Paradise. MBS/pb/ml (For possible action) **PC 2/5/13**
19. **WS-0762-12 – KW LOAN PTNRS II – PARAMOUNT, LLC:(3218 E. Sunset Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between an animated sign and a residential development within a shopping center/industrial complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Pine Street within Paradise. MBS/pb/ml (For possible action) **PC 2/5/13**
20. **UC-0338-11 (ET-0150-12) - CASINO ROYALE:(3411 S. Las Vegas Blvd.)**  
**USE PERMITS FIRST EXTENSION OF TIME** to review the following: 1) allow a use not within an enclosed building (coupon dispensing machines); and 2) deviations to development standards per plans on file.  
**DEVIATIONS** for the following: 1) reduced special setbacks along Las Vegas Boulevard South; and 2) all other deviations per plans on file.  
**DESIGN REVIEW** for modifications to the frontage along a resort hotel (sidewalk/pedestrian access easement) in conjunction with an existing resort hotel (Casino Royale) on 3.3 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, 1,600 feet south of Sands Avenue within Paradise. CG/jt/ed (For possible action) **BCC 2/6/13**

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21. **UC-0744-12 – NEW YORK-NEW YORK HOTEL, LLC:(3790 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVATIONS** for the following: **1)** allow primary access to an outside dining and drinking area from the exterior of a resort hotel (New York, New York); and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** increase wall sign area; and **2)** changes and modifications to the exterior of the New York, New York Resort Hotel on 19.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Las Vegas Boulevard South within Paradise. MBS/al/ed (For possible action) **BCC 2/6/13**
22. **DR-0662-12 – MGM GRAND HOTEL, LLC:( No address)**  
**DESIGN REVIEWS** for the following: **1)** a comprehensive sign package; and **2)** increase the number of animated signs and video units in conjunction with a resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/pb/ml (For possible action) **BCC 1/9/13**
23. **UC-0472-10 (ET-0142-12) – CHETAK DEVELOPMENT, INC:(3999 S. Las Vegas Blvd.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a museum in conjunction with an existing shopping center on 4.4 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 Las Vegas Boulevard South and Four Seasons Drive within Paradise. MBS/jt/ml (For possible action) **BCC 1/23/13**
24. **ZC-1361-06 (ET-0148-12) – TYEB, LLC:(3415 Industrial Rd.)**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2.5 acres from M-1 (Light Manufacturing) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-1 Overlay District.  
**USE PERMITS** for the following: **1)** increased building height; **2)** resort condominiums; **3)** reduced height setback ratio from arterial streets; **4)** reduced parking; and **5)** reduced loading spaces.  
**DESIGN REVIEW** for a mixed used development consisting of residential condominiums, resort condominiums with kitchens, commercial uses, associated open space, recreational uses, and pedestrian realm areas. Generally located on the west side of Industrial Road and the north side of Spring Mountain Road within Paradise (description on file). CG/mc/ml (For possible action) **BCC 1/23/13**
25. **UC-0704-12 – FC INCOME PROPERTIES, LLC:(Flamingo Rd. & Howard Hughes Parkway)**  
**USE PERMIT** for a restaurant.  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping along a street frontage.  
**DESIGN REVIEW** for a restaurant with drive-thru on a portion of 1.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 350 feet east of Howard Hughes Parkway within Paradise. CG/gc/ml (For possible action) **PC 1/22/13**

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DON BURNETTE, County Manager

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 29, 2013**

XII. ADJOURNMENT:

**BOARD OF COUNTY COMMISSIONERS**  
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