



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, March 12, 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 **March 12, 2013** - including any deletions or corrections.
  - e. Approval of minutes of **February 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  
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

1. **WS-0596-11 (ET-0015-13) – FRANLEN AIRPORT CENTER, LLC:(1705 E. Sunset Rd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to review the following: 1) parking lot landscaping requirements; and 2) screening mechanical equipment for an office and retail building.  
**DESIGN REVIEW** for a modular office and retail building on 3.5 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. MBS/jt/ml (For possible action) **PC 4/2/13**
2. **UC-0070-13 – HARSCH INVESTMENT PROPERTIES-NV, LLC:(6000 S. Eastern)**  
**USE PERMIT** for office as a principal use within an existing office warehouse building in conjunction with a business park on a portion of 12.0 acres in an M-D (Designed Manufacturing) (AE-65, AE-70, & AE-75) Zone. Generally located on the east side of Eastern Avenue and the north side of Patrick Lane within Paradise. MBS/mk/ml (For possible action) **PC 4/2/13**
3. **UC-0076-13 – TYRE APARTMENTS, LLC:(2530 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 overhead doors to face a public right-of-way (Tropicana Avenue); 4) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 5) allow alternative design standards.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce 2-way drive aisle width; and 2) eliminate parking lot landscaping.  
**DESIGN REVIEW** for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 400 feet west of Topaz Street within Paradise. CG/gc/ml (For possible action) **PC 4/2/13**
4. **UC-0079-13 – AMICK, GARY C.:(3339 S. Eastern Ave.)**  
**USE PERMIT** for personal services (beauty salon/day spa) within an existing office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 650 feet south of Desert Inn Road within Paradise. CG/gc/ml (For possible action) **PC 4/2/13**
5. **UC-0081-13 – FUTURE SOUNDS, LLC:(2770 E. Flamingo Rd.)**  
**USE PERMIT** for second hand sales in conjunction with an existing retail/commercial building on a portion of 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 350 feet east of Topaz Street within Paradise. CG/mk/ml (For possible action) **PC 4/2/13**
6. **WS-0026-13 – SUMMIT SECURITIES, LLC:(3393 S. Maryland Parkway)**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative standards for temporary signs.  
**DESIGN REVIEW** for temporary signs in conjunction with a retail establishment within an existing shopping center on a portion of 0.4 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Maryland Parkway, 550 feet north of Flamingo Road within Paradise. CG/dg/ml (For possible action) **PC 4/2/13**
7. **WS-0067-13 – VALERIE DE PASQUALE REVOCABLE LIVING TRUST:(1688 E. Twain Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear yard setback for an existing room enclosure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Twain Avenue, 350 feet west of Spencer Street (alignment) within Paradise. CG/rk/ml (For possible action) **PC 4/2/13**

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8. **WS-0087-13 – SOUTHPOINTE INDUSTRIAL CENTER, LLC:(6355 Windy Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.  
**DESIGN REVIEW** for a commercial accessory structure (dust collector) in conjunction with a light manufacturing business on 3.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the southwest corner of Post Road and Windy Road within Paradise. SS/mk/ml (For possible action) **PC 4/2/13**
9. **DR-0071-13 – HARRAHS LAS VEGAS PROPCO, LLC:(3475 S. Las Vegas Blvd.)**  
**DESIGN REVIEW** for exterior modifications to a previously approved outside dining and drinking area in conjunction with an existing resort hotel (Harrah's) on 17.8 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, 1,500 feet north of Flamingo Road within Paradise. CG/al/ed (For possible action) **BCC 4/3/13**
10. **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 4/3/13**
11. **WS-0002-13 – FERNANDEZ, JULIO:(1751 E. Desert Inn Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping.  
**DESIGN REVIEW** for an office building on 0.3 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the southeast corner of Desert Inn Road and Pawnee Drive within Paradise. CG/mk/ml (For possible action) **PC 3/19/13**
- 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: **March 26, 2013**
- XII. ADJOURNMENT:

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