



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday, April 10, 2012
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
Roger Smith
Morton Friedlander

Internet Address: WWW.ACCESSCLARKCOUNTY.COM

- 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 10, 2012** - including any deletions or corrections.
 - e. Approval of minutes of **March 27, 2012**.
- V. County Staff Introductions & 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
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LAWRENCE L. BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

1. **WS-0091-12 – YOMTUBI, RABIN: (943 Westminster Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side and rear setbacks of existing building additions in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Westminster Avenue, 380 feet west of Wilbur Street within Paradise. MBS/mk/ml (For possible action) **PC 4/17/12**

2. **UC-0427-11 – LEV & OKSANA AMUSIN'S, LLC: (No address)**
USE PERMIT for an assisted/independent living facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the minimum lot size for an assisted/independent living facility.
WAIVERS OF CONDITIONS of a zone change (ZC-1382-06) requiring the following: **1)** change the product from for-rent multi-family to for-sale condominiums; and **2)** reduce 15 units to 2 story units with only 9, three story units remaining.
DESIGN REVIEWS for the following: **1)** an assisted/independent living facility; and **2)** project amenities on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of the Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. CG/dg/ml (For possible action) **BCC 4/18/12**

3. **UC-0128-12 – PARBALL CORPORATION, ET AL:(185 E. FlamingoRd.)**
USE PERMIT for a temporary construction storage facility.
DESIGN REVIEW for a temporary construction storage facility on 11.8 acres 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. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. MBS/al/xx (For possible action) **PC 5/1/12**

4. **WS-0560-10 (ET-0026-12) – IBRAHIM, FAYE:(4921 Rita Dr.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to complete the following: **1)** reduced setbacks for additions; **2)** reduced setbacks for architectural intrusions; **3)** reduced setbacks from a street in conjunction with an addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Rita Drive, 370 feet west of Nellis Boulevard within Paradise. CG/co/ml (For possible action) **PC 5/1/12**

5. **NZC-0135-12 – FOUNTAIN OF HOPE AFRICAN METHODIST EPISCOPAL CHURCH:(2955 Russell)**
ZONE CHANGE to reclassify 0.3 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) Zone and C-P (Office & Professional) (AE-60) Zone within a portion of the Russell Road Transition Corridor Overlay District for the expansion of an existing place of worship.
USE PERMIT for a place of worship in a C-P zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping and screening; and **3)** increased building height.
DESIGN REVIEW for an addition to an existing place of worship. Generally located on the southwest corner of Russell Road and McLeod Drive within Paradise (description on file). MBS/al/ml(For possible action) **PC 5/1/12**

6. **UC-0112-12 – ARVILLE STREET EQUITY PARTNERS:(4970 Arville St.)**
USE PERMIT to allow a personal service business (hair salon) in conjunction with an existing office/warehouse development on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/dg/ml (For possible action) **PC 5/1/12**

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7. **UC-0116-12 – PARADISE BIBLE BAPTIST CHURCH:(2525 Emerson Ave.)**
USE PERMIT to waive design standards for proposed accessory modular buildings per Table 30.56-2.
DESIGN REVIEW for modular classrooms in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. CG/dg/ml (For possible action) **PC 5/1/12**
8. **UC-0124-12 – MARINO, RONALD J.:(3369 Frontier St.)**
USE PERMIT for a reduced roof pitch for an accessory structure (storage building) in conjunction with an existing single family home on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Frontier Street, 130 feet north of Pioneer Avenue within Paradise. CG/mk/ml (For possible action) **PC 5/1/12**
9. **UC-0126-12 – SUNSET VENTURE PARTNERS, LLC:(3460 E. Sunset Rd.)**
USE PERMIT for second hand sales in conjunction with a commercial and industrial development on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 230 feet east of Pecos Road and 210 feet north of Sunset Road within Paradise. MBS/al/ml (For possible action) **PC 5/1/12**
10. **UC-0136-12 – W. S. L. CENTURY PARK PROPERTY, LLC:(5850 Polaris Ave.)**
USE PERMIT for an office as a principal use within an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Oquendo Road and Polaris Avenue within Paradise. SS/bk/ml(For possible action) **PC 5/1/12**
11. **UC-0137-12 – QUAKER CORNER PARTNERS:(4545 Cameron St.)**
USE PERMIT for retail furniture sales and second hand sales in conjunction with an office/warehouse development on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Cameron Street and the south side of Harmon Avenue within Paradise.SS/rk/ml (For possible action) **PC 5/1/12**
12. **UC-0138-12 – TROCAM, LLC:(4650 W. Tropicana Ave.)**
USE PERMIT for a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/dg/xx (For possible action)**PC 5/1/12**
13. **UC-0140-12 – HARJO INVESTMENT COMPANY:(6205 Dean Martin Dr.)**
USE PERMIT for a photographic studio in conjunction with an existing office/warehouse building within an industrial complex on a portion of 7.9 acres in an M-1 (Light Manufacturing) Zone and an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. SS/mk/ml (For possible action) **PC 5/1/12**
14. **UC-0141-12 – WARM SPRINGS PLAZA, LLC:(7350 S. Eastern Ave.)**
USE PERMIT for a massage establishment as a principal use within an existing shopping center on 6.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue and the south side of Warm Springs Road within Paradise. MBS/dg/ml (For possible action) **PC 5/1/12**
15. **VS-0133-11 – UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF NV:(Swenson St./E. Naples)**
VACATE AND ABANDON a portion of right-of-way being Naples Drive located 495 feet east of Swenson Street in an R-4 (Multiple Family Residential - High Density) (AE-65) Zone and an R-5 (Apartment Residential) (AE-65) Zone within Paradise (description on file). MBS/mk/xx (For possible action) **PC 5/1/12**

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16. **WS-0114-12 – OAKCREST DEVELOPMENT(Hacienda/Polaris/Ali Baba)**
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with an existing office and industrial development on 11.3 acres in an M-1 (Light Manufacturing District) Zone and an M-1 (Light Manufacturing District) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the south side of Ali Baba Lane, the north side of Hacienda Avenue, and the east side of Polaris Avenue within Paradise. SS/dg/ml (For possible action) **PC 5/1/12**

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: **April 24, 2012**

XII. ADJOURNMENT:

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