



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, October 11, 2011  
**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: Robert Orgill – Chair, - Susan Philipp, Vice Chair  
John S. Williams – Roger Smith - Morton Friedlander  
Secretary: Maureen Helm 606-0747**

- 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, pagers & other electronic devices. Please take all private conversations outside the room.
  - c. Meeting Guidelines.
  - d. Approval of Agenda for October 11, 2011 - including any deletions or corrections.
  - e. Approval of minutes of September 27, 2011.

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  
SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair  
LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

1. **ZC-0408-11 – GUTIERREZ, MIGUEL: (No address, Tropicana & Swenson)**  
**ZONE CHANGE** to reclassify 0.8 acres from C-1 (Local Business) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.  
**USE PERMIT** to allow a temporary commercial office prior to the issuance of building permits for a permanent office.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; **2)** reduced height setback ratio; **3)** reduced landscaping; **4)** reduce the separation between a trash enclosure and a residential use; **5)** allow vertical metal siding; and **6)** allow overhead power lines.  
**DESIGN REVIEW** for a retail building. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 10/19/11**
  
2. **UC-0956-07 (ET-0094-11) – TWAIN VENTURE, LLC: (3663 Polaris Ave.)**  
**USE PERMIT SECOND EXTENSION OF TIME** to commence a banquet facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a banquet facility on 0.6 acres where a minimum of 2.0 acres is required in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 100 feet north of Twain Avenue within Paradise SB/dm/xx (For possible action) **PC 11/1/11**
  
3. **UC-0413-11 – LEVINE INVESTMENTS, LP: (169 E. Tropicana Ave.)**  
**USE PERMITS** for the following: **1)** alcohol sales (liquor - packaged only); **2)** alcohol sales (beer and wine - packaged only) within a portion of an existing building; and **3)** a retail store on 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. MBS/bk/ml (For possible action) **PC 11/1/11**
  
4. **UC-0415-11 – 4175, LLC: (4175 Arville St.)**  
**USE PERMIT** for on-premise consumption of alcohol (service bar) in conjunction with an existing indoor recreational facility (go-kart track) on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street and the north side of Nevso Drive within Paradise. SS/dg/xx (For possible action) **PC 11/1/11**
  
5. **UC-0421-11 – J.S.F.1, LLC: (1405 E. Sunset Rd.)**  
**USE PERMITS** for the following: **1)** on-premise consumption of alcohol (supper club); and **2)** a restaurant within a portion of an existing office/retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the southeast corner of Sunset Road and Escondido Street within Paradise. MBS/bk/xx (For possible action) **PC 11/1/11**

**BOARD OF COUNTY COMMISSIONERS**

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair  
LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

6. **UC-0425-11 – THREE STICKS, LLC: (3745 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** alcohol sales (liquor - packaged only); and **2)** alcohol sales (beer and wine - packaged only) within an existing retail store in conjunction with Polo Towers hotel/timeshare on 2.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 350 feet south of Harmon Avenue, and 350 feet east of Las Vegas Boulevard South within Paradise. MBS/mk/xx (For possible action) **PC 11/1/11**
7. **UC-0428-11 – DLC HOLDINGS, LLC: (5150 S. Decatur Blvd.)**  
**USE PERMIT** for a major training facility within an existing office warehouse building on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 310 feet south of Reno Avenue within Paradise. SS/al/xx (For possible action) **PC 11/1/11**
8. **UC-0432-11 – WIMBLEDON TENNIS CLUB HOMEOWNERS ASSOCIATION: (3930 Swenson St.)**  
**USE PERMIT** to install communication antennas and other communication equipment on an existing building.  
**DESIGN REVIEW** for installing communication antennas on an existing multiple story multi-family residential development on 3.7 acres in an R-5 (Apartment Residential) (AE-60) Zone in the MUD-2 Overlay District. Generally located 420 feet east of Swenson Street, and 1,050 feet north of Flamingo Road within Paradise. CG/al/xx (For possible action) **PC 11/1/11**
9. **UC-0433-11 – STT LAND, LLC, ET AL: (4501 Paradise Rd.)**  
**USE PERMITS** for the following: **1)** a recreational facility (indoor miniature golf); and **2)** an arcade in conjunction with an existing shopping center on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Harmon Avenue and the west side of Paradise Road within Paradise. CG/dg/xx (For possible action) **PC 11/1/11**
10. **UC-0434-11 – HACIENDA-ARVILLE, LLC: (4005 W. Hacienda Ave.)**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking for a place of worship within a portion of an office/warehouse complex on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 295 feet west of Arville Street within Paradise. SS/bk/xx (For possible action) **PC 11/1/11**
11. **UC-0436-11 – MARIANO, EMMANUEL M.: (3841 E. Twain Ave.)**  
**USE PERMIT** to reduce the separation between 2 community residences.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** exceed the hardscape requirement in the front yard; **2)** reduced rear setback; and **3)** reduce the gate setback for a proposed community residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Twain Avenue, 276 feet east of Sandhill Road within Paradise. CG/bk/xx (For possible action) **PC 11/1/11**
12. **WS-0420-11 – STEINBERG, SPENCER M. & RUTTENBERG, CAROLYN J: (7410 Picardie Ln.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Picardie Lane and Edgewater Lane within Paradise. SS/bk/xx (For possible action) **PC 11/1/11**

**BOARD OF COUNTY COMMISSIONERS**

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair

LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager

13. **WS-0437-11 – EASTERN RANCH I, LLC: (8725 S. Eastern Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased fence height in conjunction with an existing plant nursery.  
**DESIGN REVIEW** for a decorative fence on a portion of 6.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Ford Avenue and Eastern Avenue within Paradise. SS/al/xx (For possible action) **PC 11/1/11**
14. **WS-0444-11 – WCCP SDWM, LLC: (4851 W. Hacienda Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking and allow automobile repair for the entire existing office/warehouse complex on 2.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard and the south side of Hacienda Avenue within Paradise. SS/dg/ml (For possible action) **PC 11/1/11**
15. **DR-0431-11 – DESERT CLUB, LLC: (3950 Koval Ln.)**  
**DESIGN REVIEW** for a manmade decorative water feature in conjunction with a hotel/timeshare (Summer Bay Resorts) on 19.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Koval Lane, 1,200 feet north of Flamingo Road within Paradise. CG/bk/xx (For possible action) **BCC 11/2/11**
16. **DR-0435-11 – CSD, LLC: (3310 E. Sunset Rd.)**  
**DESIGN REVIEWS** for the following: **1)** expansion and revisions to plans for the visitor’s center and theater; **2)** expansion and revision of the car/truck wash; and **3)** revised parking calculations in conjunction with an approved recreational facility and museum with ancillary structures and uses on portions of 51.0 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65) Zone, and an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road, between Pine Street and Pecos Road, and the south side of Sunset Road between Tomiyasu Lane and Pecos Road within Paradise. MBS/dg/xx (For possible action) **BCC 11/2/11**
17. **UC-0772-07 (ET-0089-11) – RJP LV II, LLC: (3686 Highland Dr.)**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel/casino consisting of 312 hotel rooms; **3)** 1,150 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, entertainment, offices, convention and back-of-house areas, and parking structures; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** allow a high impact project; and **8)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduced on-site parking; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in the units; and **2)** all other accessory and incidental buildings and structures on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Cinder Lane within Paradise. SB/bk/ml (For possible action) **BCC 11/2/11**

**BOARD OF COUNTY COMMISSIONERS**

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair

LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
 DON BURNETTE, County Manager

18. **UC-0068-10 (ET-0093-11) – DC SUITES, LLC: (4055 Swenson St.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to submit a design review and commence the sale of beer and wine in conjunction with a convenience store and motel on 6.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise. CG/mc/xx (For possible action) **BCC 11/2/11**
19. **UC-0414-11 – PARIS LAS VEGAS PROPCO, LLC: (3655 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** roof sign with animation; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEW** for a roof sign with animation in conjunction with a resort hotel (Paris) on 24.0 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, 760 feet south of Flamingo Road within Paradise. MBS/al/ml (For possible action) **BCC 11/2/11**
20. **WS-0419-11 – CSD, LLC: (6629 S. Pecos Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard improvements (concrete pavement) within the right-of-way of Smoke Tree Lane in conjunction with an approved recreational facility and museum on a portion of 40.0 acres in an R-E (Rural Estates Residential) Zone. Generally located at the west terminus cul-de-sac of Smoke Tree Lane, 520 feet west of Pecos Road within Paradise. MBS/dg/xx (For possible action) **BCC 11/2/11**
21. **WS-0426-11 – WARM SPRINGS ROAD CVS, LLC: (3758 S. Las Vegas Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the special setback from the future right-of-way; **2)** reduce the setback from the existing right-of-way (Las Vegas Boulevard South); **3)** increase the projection of a sign; and **4)** reduce the separation between signs.  
**DESIGN REVIEWS** for the following: **1)** increase sign area; and **2)** proposed signs on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,625 feet north of Tropicana Avenue within Paradise. MBS/bk/xx (For possible action) **BCC 11/2/11**

### 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: October 25, 2011

### XII. ADJOURNMENT:

**BOARD OF COUNTY COMMISSIONERS**  
 SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair  
 LAWRENCE L BROWN, III • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
 DON BURNETTE, County Manager