



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**Date:** Tuesday, November 13, 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.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 **November 13, 2012** - including any deletions or corrections.
  - e. Approval of minutes of **October 30, 2012**.
- V. County Staff Introductions, Announcements & Presentations:
  - a. Zappos.com Rock ‘n’ Roll Las Vegas Marathon event. December 2, 2012 road closures.
  - b. Blanca’s announcement regarding TAB opportunity. Applications due December 7, 2012

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. **UC-0583-12 – CROCKETT, JOHN D, & PHYLLIS M,:(4195 Pioneer Ave.)**  
**USE PERMITS** for the following: 1) allow the storage of hazardous materials; and 2) allow a metal building that is not compatible with the existing office/warehouse building.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for an accessory metal building in conjunction with an existing office/warehouse on 0.5 acres in an M-1 (Light Manufacturing District) Zone in the MUD-2 and Asian Design Overlay Districts. Generally located on the south side of Pioneer Avenue, 360 feet west of Wynn Road within Paradise. SB/mk/ml (For possible action) **PC 11/20/12**
  
2. **UC-0406-11 (ET-0128-12) - CV PROPCO, LLC, HERITAGE INN NUMBER LIX, LP, ET AL:(No address**  
**USE PERMITS FIRST EXTENSION OF TIME** to review the following: 1) a recreational facility (indoor shooting range) with accessory commercial uses; 2) retail sales; 3) sporting goods sales with firearms; 4) a snack bar and other incidental commercial uses; and 5) a minor training facility (shooting and safety classes).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking in conjunction with a proposed recreational facility (indoor shooting range) and sporting goods retail store within an existing industrial building on a portion of 3.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Tompkins Avenue within Paradise. SS/jt/ml (For possible action) **PC 12/4/12**
  
3. **UC-0138-12 (ET-0127-12) – TROCAM, LLC:(4650 W. Tropicana Ave.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to review 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/dm/ml (For possible action) **PC 12/4/12**
  
4. **UC-0141-12 (ET-0125-12) – WARM SPRINGS PLAZA, LLC:(7380 S. Eastern Ave.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to review a massage establishment as a principal use within an existing shopping center on a portion of 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/co/ml (For possible action) **PC 12/4/12**
  
5. **UC-0612-12 – NEVADA STATE BANK:(5373 Arville St.)**  
**USE PERMIT** to allow offices as a principal use in conjunction with an existing office and warehouse building on 3.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street, 350 feet south of Hacienda Avenue within Paradise. SS/dg/ml (For possible action) **PC 12/4/12**
  
6. **UC-0613-12 – YORK NEVADA MANAGEMENT, LLC, ET AL:(6280 S. Valley View)**  
**USE PERMIT** for second hand sales in conjunction with an office warehouse complex on a portion of 14.5 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Valley View Boulevard and Post Road within Paradise. SS/rk/ml (For possible action) **PC 12/4/12**
  
7. **UC-0626-12 – AGNES SILVESTRI BROWN TRUST, ET AL:(2995 E. Flamingo Rd.)**  
**USE PERMIT** to allow the sale of packaged liquor within an existing pharmacy (Walgreens) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road and the west side of McLeod Drive within Paradise. CG/dg/ml (For possible action) **PC 12/4/12**

8. **UC-0628-12 – ARTHUR ADAMS & SONS, LLC:(2400 E. Tropicana Ave.)**  
**USE PERMIT** to allow the sale of packaged liquor within an existing pharmacy (Walgreens) in conjunction with a shopping center on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the north side of Tropicana Avenue and the east side of Eastern Avenue within Paradise. CG/dg/ml (For possible action) **PC 12/4/12**
9. **UC-0630-12 – FF - 3808 ENTERPRISES, LLC:(3808 E. Tropicana Ave.)**  
**USE PERMIT** to allow the sale of packaged liquor within an existing pharmacy (Walgreens) on of 2.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Sandhill Road and the north side of Tropicana Avenue within Paradise. CG/dg/ml (For possible action) **PC 12/4/12**
10. **UC-0638-12 – PATRICK AIRPORT BUSINESS CENTER:(3065 Patrick Ln.)**  
**USE PERMITS** for the following: **1)** recreational facility (rock climbing); and **2)** minor training facility within an existing office warehouse complex on 1.7 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located 290 feet east of McLeod Drive and 340 feet south of Patrick Lane within Paradise. MBS/al/ml (For possible action) **PC 12/4/12**
11. **WS-0609-12 – BENCHMARK ENTERPRISES, LLC, ET AL:(3824 Paradise Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in conjunction with an existing supper club on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Paradise Road, 300 feet south of Twain Avenue within Paradise. CG/al/ml (For possible action) **PC 12/4/12**
12. **DR-0639-12 – 3535 LV CORP:(3535 S. Las Vegas Blvd.)**  
**DESIGN REVIEW** for an additional roof deck and an exterior modification to the front of a building for an existing resort hotel (Imperial Palace) on 8.2 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, 1,125 feet north of Flamingo Road within Paradise. CG/bk/ed (For possible action) **BCC 12/5/12**
13. **DR-0484-10 - (ET-0126-12) – CITYCENTER LAND, LLC, ET AL:(3730 S. Las Vegas Blvd.)**  
**DESIGN REVIEWS FIRST EXTENSION OF TIME** to review the following: **1)** increase wall sign area for the western elevation of the Aria Resort Hotel; **2)** increase wall sign area for the eastern elevation of the Harmon Hotel; and **3)** allow 3 wall signs (building wraps) in conjunction with a resort hotel (CityCenter) on 79.0 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 south of Harmon Avenue and west of Las Vegas Boulevard South within Paradise. MBS/mc/ml (For possible action) **BCC 12/5/12**
14. **WS-0281-12 (ET-0131-12) – JACKSON-SHAW/PARADISE LV II, LP:(3400 Paradise Rd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to review the increase in area of wall signs.  
**DESIGN REVIEW** for wall signs in conjunction with an existing hotel on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Sierra Vista Drive within Paradise. CG/dm/ml (For possible action) **BCC 12/5/12**

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15. **UC-0618-12 – CASINO ROYALE:(3397 Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** permit a pharmacy and restaurant in conjunction with a resort hotel (Casino Royale); and **2)** deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** reduced special setbacks; **2)** reduce the height setback ratio along Las Vegas Boulevard South; **3)** permit primary means of access from the exterior of a resort hotel; **4)** permit alternative landscaping along the street frontage; and **5)** all other deviations per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** permit non-standard improvements within the right-of-way.  
**DESIGN REVIEW** for an addition and modifications to a portion of 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/al/ed (For possible action) **BCC 12/5/12**
16. **WS-0606-12 – BPS PARTNERS, LLC:(3717 S. Las Vegas Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the area for wall signs; and **2)** increase the area for animated signs including video units.  
**DESIGN REVIEWS** for modifications to a comprehensive sign package by: **1)** adding wall signs; and **2)** adding animated signs (including video units) in conjunction with a shopping center and pharmacy 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/al/ed (For possible action) **BCC 12/5/12**
17. **ZC-0630-09 (ET-0130-12) - VENTURA VILLAGE LB SUB, LLC AND VENTURA R, LLC:(1055 Trop.)**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 4.6 acres from C-2 (General Commercial) (AE-60) Zone to U-V (Urban Village - Mixed Use) (AE-60) Zone in the MUD-3 Overlay District.  
**USE PERMITS** for the following: **1)** increased building height; **2)** increased density; and **3)** reduce the residential proximity standard (3:1 height setback ratio). Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise (description on file). MBS/jt/ml (For possible action) **BCC 12/5/12**
18. **UC-0601-12 – CV PROPCO, LLC:(4750 Procyon St.)**  
**USE PERMITS** for the following: **1)** a recreational facility (198 foot high crane with 2 dining platforms); **2)** a banquet facility; **3)** on-premise consumption of alcohol (service bar); and **4)** increased structure height (metal dining structure and platform).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative external building materials; **2)** permit a use not within a permanent enclosed building; and **3)** eliminate landscaping.  
**WAIVER OF CONDITIONS** of a zone change (NZC-1135-04) which required providing a minimum of a 10 foot wide landscaping with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Tompkins Avenue.  
**DESIGN REVIEWS** for the following: **1)** conversion of an office with truck bays into a recreational facility and banquet facility (Dinner in the Sky) with accessory uses; and **2)** a fabric membrane structure (tent) on 9.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeastern corner of Procyon Street and Tompkins Avenue within Paradise. SS/dm/ml (For possible action) **BCC 12/5/12**

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19. **UC-0635-12 – C4HNM, LLC:(115 E. Tropicana Ave.)**  
**USE PERMIT** for deviations to development standards in conjunction with a resort hotel (Hooters).  
**DEVIATIONS** for the following: **1)** allow roof signs; and **2)** all other deviations per plans on file.  
**DESIGN REVIEW** for a comprehensive sign package for a resort hotel (Hooters) on 6.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Tropicana Avenue and Duke Ellington Way within Paradise. MBS/mk/ml (For possible action) **BCC 12/5/12**
20. **UC-0641-12 – METROFLAG CABLE, LLC:(3759 S. Las Vegas Blvd.)**  
**USE PERMIT** for the following: **1)** on-premise consumption of alcohol (freestanding outside bar); and **2)** allow on-premise consumption of alcohol without primary means of access through the interior of the restaurant.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a use not within a permanent enclosed building; **2)** allow alternative landscaping; and **3)** reduced setbacks.  
**WAIVER OF CONDITIONS** of a use permit (UC-0322-11) requiring compliance with MUD-1 pedestrian realm requirements depicting a minimum 15 foot wide sidewalk with 5 feet of landscaping on each side.  
**DESIGN REVIEW** for a freestanding outside bar in conjunction with an existing restaurant (Fatburger) within a shopping center (Captor Plaza) on a portion of 2.7 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, 650 feet south of Harmon Avenue within Paradise. MBS/dm/ed (For possible action) **BCC 12/5/12**
21. **UC-0643-12 – METROFLAG CABLE, LLC:(3767 S. Las Vegas Blvd.)**  
**USE PERMIT** for on-premise consumption of alcohol (outside bar) in conjunction with a restaurant.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the front setback from the property line; **2)** reduce the setback from a right-of-way; and **3)** reduce the special setback required along Las Vegas Boulevard South.  
**DESIGN REVIEW** for a second floor outside dining/drinking (terrace) and outside bar in conjunction with an existing restaurant (Smith & Wollensky) on 1.9 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 east side of Las Vegas Boulevard South, 1,150 feet south of Harmon Avenue within Paradise. MBS/bk/ed (For possible action) **PC 12/4/12**
22. **TA-0603-12 – GATSKI COMMERCIAL**  
**TEXT AMENDMENT** to amend Chapter 30.72, Table 30.72-1 to allow wall signs to exceed 50 square feet per elevation with the submission of a master sign package. (For possible action) **BCC 12/5/12**
- 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: **November 27, 2012**
- XII. ADJOURNMENT: