



Paradise Town Advisory Board



MINUTES

Date: Tuesday, January 14, 2014
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 Sunset Plaza Park-2301 Sunset Internet Address: WWW.ACCESSCLARKCOUNTY.COM

**Board members: Susan Philipp – Chair, - John S. Williams, Vice Chair
Robert Orgill – Joan LeMere – Amanda Boehmer
Secretary: Maureen Helm 606-0747**

- I. Call to Order. Meeting was called to order by CHAIR PHILIPP at 7:00 p.m.
- II. Pledge of Allegiance. The Pledge of Allegiance was recited.
- III. Roll Call.
 - Susan Philipp, Chair – PRESENT
 - John Williams, Vice Chair - PRESENT
 - Robert Orgill - PRESENT
 - Joan LeMere - PRESENT
 - Amanda Boehmer- PRESENT
- IV. Procedures & Conduct.
 - a. Conformance with the Open Meeting Law. Chair PHILIPP noted that this meeting has been properly noticed and that a quorum is present.
 - 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 January 14, 2014 - including any deletions or corrections. **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA WITH ITEM #1 WS-0790-13 TO BE HELD TILL THE 1/28/14 MEETING PER THE APPLICANT, A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of December 10, 2013. **A MOTION BY ORGILL WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
- V. County Staff Introductions & Presentations.
 - Al Laird; **PLANNING, Blanca Vazquez; TOWN LIAISON, Dana Unguren, IN ATTENDANCE.**

ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

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-0790-13 – BEAZER HOMES HOLDINGS CORP: (Spencer St./ Eldorado Lane)**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an approved 41 lot single family subdivision with common lots on 9.3 acres in an R-1 (Single Family Residential) Zone and an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Eldorado Lane, and the east and west sides of Bruce Street (alignment) within Paradise. SS/dm/ml (For possible action) **PC 1/21/14**
ITEM HELD TILL THE 1/28/14 MEETING PER THE APPLICANT.

2. **UC-0729-06 (ET-0119-13) – R & G HOLDINGS, LLC: (4350 Spring Mountain Rd.)**
USE PERMIT SIXTH EXTENSION OF TIME to review a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. SB/bk/ml (For possible action) **BCC 1/22/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0729-06 (WC-0120-13) - R & G HOLDINGS, LLC: (4350 Spring Mountain Rd.)**
WAIVER OF CONDITIONS of a use permit requiring hours of operations from 10:00 a.m. to 11:00 p.m. for a massage establishment in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. SB/bk/ml (For possible action) **BCC 1/22/14**
MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.

4. **WS-0788-13 – CORNER INVESTMENT PROPCO, LLC, ET AL: (3595 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking for an existing resort hotel (Bill's Gamblin' Hall).
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase animated sign area; and **3)** increase the number of animated signs in conjunction with an existing resort hotel (Bill's Gamblin' Hall) on 5.0 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 Flamingo Road within Paradise. CG/gc/ml (For possible action) **BCC 1/22/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH CONDITION THAT APPLICANT REVIEW INCREASING THE PARKING. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **DR-0810-13 – COUNTY OF CLARK (AVIATION): (575 Kitty Hawk Way)**
DESIGN REVIEW for modifications to an existing fuel storage facility in conjunction with an airport (McCarran International Airport) on 9.2 acres in a P-F (Public Facility) (AE-60 & AE-65) Zone. Generally located on the southwest corner of Kitty Hawk Way and Four Corners Road within Paradise. MBS/gc/ml (For possible action) **PC 2/4/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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6. **UC-0816-13 – CONRAD, RICHARD LEE & ROSEMARIE LIVING TRUST: (3500 Wisdom Court)**
USE PERMIT to increase the size of an accessory apartment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for an accessory apartment in conjunction with an existing single family dwelling on 0.6 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Wisdom Court and 470 feet west of Pearl Street within Paradise. MBS/mk/ml (For possible action) **PC 2/4/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS AGAINST PROJECT IN ATTENDANCE. 6 CARDS OPPOSING PROJECT AND 1 LETTER WERE PRESENTED TO THE BOARD.
7. **UC-0835-13 – LAG B'OMER REALTY ADA COMPLIANT, LLC: (5275 Arvill St.)**
USE PERMIT for a motion picture production studio with public viewing on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Hacienda Avenue and Arville Street within Paradise. SS/mk/ml (For possible action) **PC 2/4/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **ZC-0510-10 (ET-0128-13) – NEVADA PARTNERSHIP FOR HOMELESS YOUTH: (4981 Shirley St.)**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from R-1 (Single Family Residential) (AE-60) Zone and C-P (Office & Professional) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone.
USE PERMIT for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced landscaping; **3)** reduced separation from a trash enclosure to a residential development; **4)** increased wall height; and **5)** reduced throat depth.
DESIGN REVIEW for an expansion to an existing youth referral service. Generally located on northwest corner of Shirley Street and Radkovich Avenue within Paradise (description on file). MBS/jt/ml (For possible action) **BCC 2/5/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **UC-0826-13 – NEVADA PROPERTY 1, LLC: (3708 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards for a resort hotel.
DEVIATIONS for the following: **1)** allow a temporary outdoor commercial event (ice skating rink) longer than 10 days per event; and **2)** allow a temporary outdoor commercial event (temporary membrane structure) longer than 10 days per event.
DESIGN REVIEW for an ice skating rink and a temporary membrane structure in conjunction with a resort hotel (The Cosmopolitan of Las Vegas) on 8.7 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 and the north side of Harmon Avenue within Paradise. MBS/jt/ml (For possible action) **BCC 2/5/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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10. **UC-0847-13 – PARBALL CORPORATION: (3645 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow wall signs to project beyond the top of the wall to which the signs are attached; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase wall sign area; **3)** increase animated sign area; and **4)** increase the number of animated signs in conjunction with an approved shopping center (Grand Bazaar Shops) at an existing resort hotel (Bally's) on a 2.6 acre 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 southeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. MBS/gc/ml (For possible action) **BCC 2/5/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **WS-0805-13 – WN ARAMUS ARABIANS, LLC: (4169 E. Russell Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; **2)** drainage study; and **3)** off-site improvements in conjunction with a parcel map on 9.1 acres in an R-E (Rural Estates Residential) Zone in the Russell Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise. MBS/pb/ml (For possible action) **BCC 2/5/14**
MOTION WAS MADE BY BOEHMER FOR APPROVAL, WITH THE CONDITION THAT THE APPLICANT GET THE SHEDS AND SHADE COVER PERMITTED. SUBJECT TO STAFF CONDITIONS. VOTING WAS 3-1. ORGILL ABSTAINED FROM VOTING DUE TO HIM RECEIVING NOTIFICATION CARD. LEMERE WAS AGAINST. 1 NEIGHBOR AGAINST PROJECT IN ATTENDANCE.

VII. Correspondence:

- a. Letter from Department of Business License with updated notification of revisions to proposed amendments to Clark County code for the regulation of reflexology.

VIII. General Business: Items for Discussion & Possible Action:

- a. Members discussed and reviewed the 2014 TAB meeting calendar, Orgill motioned to cancel the 11/11/14 and 12/30/14 meetings. Voting was unanimous.

IX. 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.

X. NEXT MEETING: January 28, 2014 NEXT MEETING WAS SET FOR 1/28/14.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:16 P.M.

Respectfully Submitted,

Maureen Helm

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