



# Paradise Town Advisory Board



## MINUTES

**Date:** Tuesday, February 12, 2013  
**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](http://WWW.ACCESSCLARKCOUNTY.COM)

**Board members: Susan Philipp – Chair, - John S. Williams, Vice Chair  
Robert Orgill – Joan LeMere - William Lucas  
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
  - William Lucas - 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 February 12, 2013 - including any deletions or corrections. **MOTION BY ORGILL WAS MADE TO APPROVE THE AGENDA, WITH ITEM # 11 UC-0521-10 HOLD TILL THE 2/26/13 MEETING PER THE APPLICANT A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
  - e. Approval of minutes of January 29, 2013. **A MOTION BY WILLIAMS WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
- V. County Staff Introductions & Presentations. **Lebene Ohene, 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. **NR-0016-13 – LV TOWER 52, LLC:(No address)**  
**DESIGN REVIEW** to amend the comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 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 and the north side of Harmon Avenue within Paradise. MBS/pb/ml (For possible action) **BCC 3/6/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS.**  
**VOTING WAS UNANIMOUS.**
  
2. **NZC-0023-13 – DOLAR, MICHAEL & STEFFANIE:(4852 S. Pearl St.)**  
**ZONE CHANGE** to reclassify 0.9 acres from R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for a vehicle repair facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation to a residential use; 2) reduced setbacks; and 3) alternative landscaping and screening adjacent to a less intense use.  
**DESIGN REVIEW** for a vehicle repair facility. Generally located on the east side of Pearl Street, 140 feet north of Tropicana Avenue within Paradise (description on file). CG/al/ml (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL TO A C1 ZONE, DENIAL ON THE USE PERMIT, DESIGN REVIEW, AND THE WAIVER OF STANDARDS. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **UC-0012-13 – RENO WAREHOUSE, LLC:(3680 W. Reno Ave.)**  
**USE PERMIT** to reduce the setback between a recycling center and a non-industrial use on 0.1 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located 200 feet north of Reno Avenue and 300 feet east of Valley View Boulevard within Paradise. SS/mk/ml (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS.**  
**VOTING WAS UNANIMOUS.**
  
4. **UC-0013-13 – ESTEBAN, MARYANA:(4348 La Jara Dr.)**  
**USE PERMIT** to allow employees for a home occupation (personal care agency) 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 La Jara Drive, 300 feet west of Palm Street within Paradise. MBS/gc/ml (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL WITH CONDITION TO RETURN TO TAB FOR A 1 YEAR PUBLIC REVIEW. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
5. **UC-0017-13 – METROFLAG BP, LLC:(3729 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: 1) outside display of merchandise; and 2) allow outside display of merchandise to be located in front of the building in conjunction with existing modular retail buildings.  
**WAIVER OF DEVELOPMENT STANDARDS** to provide alternative landscaping along a street frontage (Las Vegas Boulevard South) for an existing motel (Travelodge South Strip) and retail buildings on 5.3 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, 100 feet south of Harmon Avenue within Paradise. MBS/al/ed (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.**

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6. **UC-0019-13 – ARVILLE STREET EQUITY PARTNERS:(4970 Arville St.)**  
**USE PERMIT** to allow office as a primary use in conjunction with an existing office warehouse facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking on 2.0 acres in an M-1 (Light Manufacturing) Zone in an MUD-1 Overlay District. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/al/ml (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE CONDITION APPLICANT TO SUBMIT AN UPDATED PARKING STUDY HELD FOR 1 BUSINESS WEEK TO PLANNING BETWEEN 2/12 AND 3/5. SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1 PHILIPP AGAINST.**
7. **UC-0020-13 – PAWNEE, LP:(4660 Boulder Highway)**  
**USE PERMIT** to reduce the separation between a residential use and an existing tavern on 3.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 300 feet south of Indios Avenue within Paradise. CG/al/ml (For possible action) **PC 3/5/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE CONDITION THAT THE LANDSCAPING ALONG THE WEST BE COMPLETED WITHIN 1 YEAR, IF UNABLE TO COMPLETE APPLICANT TO RETURN TO TAB AS A PUBLIC HEARING. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **UC-0729-06 (ET-0002-13) – R & G HOLDINGS, LLC:(4350 Spring Mountain Rd.)**  
**USE PERMIT FIFTH 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 MUD-2 and Asian Design Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. SB/co/ml (For possible action) **BCC 3/6/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL. WITH THE CONDITION APPLICANT RETURN TO TAB FOR A PUBLIC HEARING. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **ZC-0396-11 (WC-0008-13) - GOYAL, GAURAV, ET AL:(8460 Maryland Parkway)**  
**WAIVER OF CONDITIONS** of a zone change requiring development per plans submitted on December 6, 2011 in conjunction with an approved commercial development consisting of a convenience store, gasoline station, and future development on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Wigwam Avenue within Paradise. SS/dg/ml (For possible action) **BCC 3/6/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **WS-0706-12 – MCDONALD’S REAL ESTATE COMPANY:(4934 Boulder Highway)**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow drive-thru talk boxes to face a residential development.  
**DESIGN REVIEW** for drive-thru lanes in conjunction with an existing restaurant (McDonald’s) on 1.0 acre in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 270 feet south of Flamingo Road within Paradise. CG/gc/ml (For possible action) **PC 3/5/13**  
**APPLICANT NO SHOW. RETURN TO TAB 2/26/13.**

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11. **UC-0521-10 (ET-0155-12) – RUSSELL & ROGERS, LLC:(No address)**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence and review an office as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** allow a flat roof not screened by parapet walls; and **3)** eliminate the trash enclosure.  
**DESIGN REVIEWS** for the following: **1)** a modular office building; and **2)** outdoor storage for a proposed contractor's storage yard on a portion of 1.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. SS/jt/ml (For possible action)  
**ITEM HELD RETURN TO TAB 2/26/13 PER THE APPLICANT.**

**VII. Correspondence:**  
**NONE**

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

- a. Motion was made by Williams to accept the TAB 2013-2014 Bylaws as presented. 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: February 26, 2013 NEXT MEETING WAS SET FOR 2/26/13.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:10 P.M.**

Respectfully Submitted,

Maureen Helm

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