



Paradise Town Advisory Board



MINUTES

Date: Tuesday, March 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

**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 Vice Chair Willams at 7:00 p.m.
- II. Pledge of Allegiance. The Pledge of Allegiance was recited.
- III. Roll Call.
Susan Philipp, Chair – EXCUSED
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 March 12, 2013 - including any deletions or corrections. **MOTION BY ORGILL WAS MADE TO APPROVE THE AGENDA, WITH CHANGES, ITEM # 6 WS-0026-13 HELD TILL 4/30/26, PER THE APPLICANT, ITEM #10 HELD TILL 3/26/13 PER THE APPLICANT. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of February 26, 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. Rob Kilarski; PLANNING, and 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-0596-11 (ET-0015-13) – FRANLEN AIRPORT CENTER, LLC:(1705 E. Sunset Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to review the following: 1) parking lot landscaping requirements; and 2) screening mechanical equipment for an office and retail building.
DESIGN REVIEW for a modular office and retail building on 3.5 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. MBS/jt/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH CONDITION OF A 6 MONTH PUBLIC REVIEW, ALSO A CONDITION THAT CC PRO CHECK ON A TRAILER THAT IS ILLEGALLY PARKED ON THE PROPERTY AND REPORT TO BLANCA. IF NOT CORRECTED TAB REQUEST BUSINESS LICENSE TO BE PULLED AND BUSINESS SHUT DOWN. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **UC-0070-13 – HARSCH INVESTMENT PROPERTIES-NV, LLC:(6000 S. Eastern)**
USE PERMIT for office as a principal use within an existing office warehouse building in conjunction with a business park on a portion of 12.0 acres in an M-D (Designed Manufacturing) (AE-65, AE-70, & AE-75) Zone. Generally located on the east side of Eastern Avenue and the north side of Patrick Lane within Paradise. MBS/mk/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0076-13 – TYRE APARTMENTS, LLC:(2530 E. Tropicana Ave.)**
USE PERMITS for the following: 1) allow a tire sales and installation facility; 2) reduce the setback of a tire sales and installation facility from a residential use; 3) allow overhead doors to face a public right-of-way (Tropicana Avenue); 4) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 5) allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce 2-way drive aisle width; and 2) eliminate parking lot landscaping.
DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 400 feet west of Topaz Street within Paradise. CG/gc/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CONDITION OF A 6 MONTH PUBLIC REVIEW, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0079-13 – AMICK, GARY C.:(3339 S. Eastern Ave.)**
USE PERMIT for personal services (beauty salon/day spa) within an existing office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 650 feet south of Desert Inn Road within Paradise. CG/gc/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY LEMERE FOR DENIAL, VOTING WAS UNANIMOUS.

5. **UC-0081-13 – FUTURE SOUNDS, LLC:(2770 E. Flamingo Rd.)**
USE PERMIT for second hand sales in conjunction with an existing retail/commercial building on a portion of 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 350 feet east of Topaz Street within Paradise. CG/mk/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CONDITIONS THAT THERE WILL BE NO OUTSIDE SALES/DISPLAYS, NO NON PERMITTED SIGNS, 1 YEAR PUBLIC REVIEW. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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6. **WS-0026-13 – SUMMIT SECURITIES, LLC:(3393 S. Maryland Parkway)**
WAIVER OF DEVELOPMENT STANDARDS for alternative standards for temporary signs.
DESIGN REVIEW for temporary signs in conjunction with a retail establishment within an existing shopping center on a portion of 0.4 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the west side of Maryland Parkway, 550 feet north of Flamingo Road within Paradise. CG/dg/ml (For possible action) **PC 4/2/13**
- NOT HEARD. HOLD UNTILL THE 4/30/13 TAB, PER THE APPLAICANT.**
7. **WS-0067-13 – VALERIE DE PASQUALE REVOCABLE LIVING TRUST:(1688 E. Twain Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for an existing room enclosure 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 Twain Avenue, 350 feet west of Spencer Street (alignment) within Paradise. CG/rk/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **WS-0087-13 – SOUTHPOINTE INDUSTRIAL CENTER, LLC:(6355 Windy Rd.)**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEW for a commercial accessory structure (dust collector) in conjunction with a light manufacturing business on 3.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the southwest corner of Post Road and Windy Road within Paradise. SS/mk/ml (For possible action) **PC 4/2/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **DR-0071-13 – HARRAHS LAS VEGAS PROPCO, LLC:(3475 S. Las Vegas Blvd.)**
DESIGN REVIEW for exterior modifications to a previously approved outside dining and drinking area in conjunction with an existing resort hotel (Harrah's) on 17.8 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, 1,500 feet north of Flamingo Road within Paradise. CG/al/ed (For possible action) **BCC 4/3/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
10. **UC-0084-13 – PARBALL CORPORATION:(3645 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** allow outside sales/display (booth for show tickets); and **2)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** design standards; **2)** reduced special setback for Las Vegas Boulevard South; **3)** alternative landscaping and screening requirements; and **4)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** permit structures within the future right-of-way.
DESIGN REVIEWS for the following **1)** a sales booth for show tickets; and **2)** signage for a sales booth in conjunction with Bally's Resort Hotel on a 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 east side of Las Vegas Boulevard South, 400 feet south of Flamingo Road within Paradise. MBS/al/ml (For possible action) **BCC 4/3/13**
NOT HEARD. HOLD TILL THE 3/26/13 TAB, PER THE APPLICANT.

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11. **WS-0002-13 – FERNANDEZ, JULIO:(1751 E. Desert Inn Rd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEW for an office building on 0.3 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the southeast corner of Desert Inn Road and Pawnee Drive within Paradise. CG/mk/ml (For possible action) **PC 3/19/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO THE REVISED PLANS PRESENTED AT THE 3/12/13 TAB MEETING, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

VII. Correspondence:
NONE

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

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: March 26, 2013 NEXT MEETING WAS SET FOR 3/26/13.

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

Respectfully Submitted,

Maureen Helm

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