



Paradise Town Advisory Board



MINUTES

Date: Tuesday, March 27, 2012
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: Robert Orgill – Chair, - Susan Philipp, Vice Chair
John S. Williams – Roger Smith - Morton Friedlander
Secretary: Maureen Helm 606-0747**

- I. Call to Order. Meeting was called to order by Chair ORGILL at 7:00 p.m.
- II. Pledge of Allegiance. The Pledge of Allegiance was recited.
- III. Roll Call.
 - Robert Orgil, Chair – PRESENT
 - Susan Philipp, Vice Chair - PRESENT
 - John Williams - EXCUSED
 - Roger Smith - PRESENT
 - Morton Friedlander - PRESENT
- IV. Procedures & Conduct.
 - a. Conformance with the Open Meeting Law. Chair ORGILL 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 27, 2012 - including any deletions or corrections. . **MOTION BY ORGILL WAS MADE TO APPROVE THE AGENDA WITH CHANGES; ITEM # 7 AND ITEM # 10 TO BE HELD UNTIL THE 4/10/12 PTB MEETING. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of March 13, 2012. **A MOTION BY FRIEDLANDER WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
- V. County Staff Introductions & Presentations. Jason Allswang, PLANNING, Blanca Vazquez, Dana Unguren, IN ATTENDANCE.

ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

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-0081-12 – PARKER, BRIAN GARRETH: (5485 S. Eastern Ave.)**
ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) Zone to C-P (Office & Professional) Zone to convert an existing single family residence into an office building.
USE PERMIT to allow a personal service business (barber shop) in conjunction with an office building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping and screening requirements; **2)** reduced drive aisle width; **3)** trash enclosure; **4)** mechanical equipment screening; **5)** access to a residential local street; and **6)** allow non-standard improvements.
DESIGN REVIEW to convert an existing single family residence into an office building. Generally located on the northwest corner of Eastern Avenue and Rawhide Street within Paradise (description on file).MBS/al/xx(For possible action) **BCC 4/4/12**
MOTION WAS MADE BY PHILIPP FOR DENIAL WAIVER OF STANDARDS 1.a, DENIAL WAIVER OF STANDARDS 1.b DENIAL WAIVER OF STANDARDS 2.a, DENIAL WAIVER OF STANDARDS, DENIAL WAIVER OF STANDARDS 2.b, APPROVAL WAIVER OF STANDARDS 3. & 4. DENIAL WAIVER OF STANDARDS 5. & 6. APPROVAL ZONE CHANGE, APPROVAL USE PERMIT, APPROVAL DESIGN REVIEW SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **UC-0533-11 – NINA K. ROBERTS REVOCABLE TRUST:(5000 Boulder Highway)**
AMENDED HOLDOVER USE PERMIT to allow automobile maintenance (window tinting and repair).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** allow automobile maintenance uses outdoors; **3)** alternative design standards; and **4)** allow a roof sign.
DESIGN REVIEW for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/bk/ml (For possible action) **PC 4/17/12**
MOTION WAS MADE BY ORGILL FOR DENIAL. VOTING WAS UNANIMOUS.

3. **UC-0092-12 – SOUTH 7, LLC, ET AL:(6835 Escondido St.)**
USE PERMITS for the following: **1)** a place of worship; **2)** child care; and **3)** recreational facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** permit a place of worship to not be adjacent to and accessed from a collector or arterial street; and **2)** reduce required parking.
DESIGN REVIEW for a place of worship, child care, recreational facility (youth center) and offices on 4.8 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east and west sides of Escondido Street and the south side of Pama Lane within Paradise. MBS/mk/ml (For possible action) **PC 4/17/12**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0094-12 – YFANTIS EVANGELOS A., ET AL:(2170 E. Maule Ave.)**
USE PERMIT for a private school (K-8th grade).
DESIGN REVIEW for a school in an existing office building on 2.0 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Maule Avenue, 1,040 feet west of Eastern Avenue within Paradise. MBS/mk/xx (For possible action) **PC 4/17/12**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH A ONE-YEAR REVIEW AS A PUBLIC HEARING; AND A REQUEST THAT STAFF LOWER SPEED LIMIT TO 25 MPH; AND ADD A CROSSWALK, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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DON BURNETTE, County Manager

5. **UC-0098-12 – CAESARS PALACE REALTY CORP:(3570 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) allow temporary events longer than 10 days per event; and 2) deviations to development standards per plans on file.
DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanent enclosed building; and 3) all other deviations per plans on file.
DESIGN REVIEW for 1 fabric structure (tent) in conjunction with an existing resort hotel (Caesar’s Palace) on 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/pb/ml (For possible action) **PC 4/17/12**
MOTION WAS MADE BY SMITH FOR APPROVAL, CHANGE THE RECOMMENDED 3 YEAR REVIEW TO A 5 YEAR REVIEW, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **UC-0102-12 – VICTORIA PARTNERS:(3770 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) allow temporary events longer than 10 days per event; and 2) deviations to development standards per plans on file.
DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanent enclosed building; and 3) all other deviations per plans on file.
DESIGN REVIEW for 1 membrane structure (tent) in conjunction with an existing resort hotel (Monte Carlo) on 27.6 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 west side of Las Vegas Boulevard South, 680 feet north of Tropicana Avenue within Paradise. MBS/pb/xx (For possible action) **PC 4/17/12**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **WS-0091-12 – YOMTUBI, RABIN:(943 Westminster Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side and rear setbacks of existing building additions in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Westminster Avenue, 380 feet west of Wilbur Street within Paradise. MBS/mk/ml (For possible action) **PC 4/17/12**
ITEM HELD PER APPLICANT. RETURN TO PTB 4/10/12. ONE RESIDENT PRESENT – SPOKE AGAINST.
8. **WS-0095-12 – NAVARRO, GERARDO & ROSA:(3466 Sunny Dunes Dr.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an accessory structure (casita) that is not architecturally compatible with the existing principal structure; and 2) permit an overhead power line in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sunny Dunes Court, 250 feet west of Sunny Dunes Drive within Paradise. CG/mk/ml (For possible action) **PC 4/17/12**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS, AND APPLICANT WITHDRAWING WAIVER OF STANDARDS # 2. VOTING WAS UNANIMOUS.
9. **DR-0103-12 – MGM GRAND HOTEL, LLC:(No address)**
DESIGN REVIEW for the expansion and interior modifications of a resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/pb/xx (For possible action) **BCC 4/18/12**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

10. **UC-0427-11 – LEV & OKSANA AMUSIN'S, LLC:(No address)**
USE PERMIT for an assisted/independent living facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the minimum lot size for an assisted/independent living facility.
WAIVERS OF CONDITIONS of a zone change (ZC-1382-06) requiring the following: **1)** change the product from for-rent multi-family to for-sale condominiums; and **2)** reduce 15 units to 2 story units with only 9, three story units remaining.
DESIGN REVIEWS for the following: **1)** an assisted/independent living facility; and **2)** project amenities on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of the Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. CG/dg/ml (For possible action) **BCC 4/18/12**
ITEM HELD PER APPLICANT. RETURN TO PTB 4/10/12. 4 RESIDENTS PRESENT – SPOKE AGAINST.
11. **UC-0087-12 – FLAMINGO LAS VEGAS PROPCO, LLC:(3555 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** permit more projecting signs than permitted; and **2)** permit all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** revisions and additions to a previously approved comprehensive sign package; **2)** increase projecting sign height; and **3)** increase the projection of a projecting sign in conjunction with an existing a resort hotel (Flamingo) on 26.6 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, 160 feet north of Flamingo Road within Paradise. CG/pb/ml (For possible action) **BCC 4/18/12**
MOTION WAS MADE BY PHILIPP FOR DENIAL, VOTING WAS 3-1, ORGILL FOR.

VII. Correspondence:

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

- a. **Board requested Blanca to have the DA look at the CLV ordinance on massage establishments and request Clark County to pass similar standards for massage establishments and reflexology.**

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: April 10, 2012. THE NEXT MEETING WAS SET FOR 04/10/12.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:27 P.M.

Respectfully Submitted,

Maureen Helm