



# Paradise Town Advisory Board

## MINUTES

**Date:** Tuesday, April 10, 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 – 4775 McLeod Drive- Clark- County Library – 1401 E. Flamingo Road - Sunset Park-Sunset & Eastern Fire Station 38 - 1755 Silver Hawk Ave Internet Address: [WWW.ACCESSCLARKCOUNTY.COM](http://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 - EXCUSED
  - John Williams - PRESENT
  - 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 April 10, 2012 - including any deletions or corrections. . **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
  - e. Approval of minutes of March 27, 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. **Darci Mayer, 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. **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**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.**
  
2. **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**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.**
  
3. **UC-0128-12 – PARBALL CORPORATION, ET AL:(185 E. FlamingoRd.)**  
**USE PERMIT** for a temporary construction storage facility.  
**DESIGN REVIEW** for a temporary construction storage facility on 11.8 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 southwest corner of Flamingo Road and Koval Lane within Paradise. MBS/al/xx (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
4. **WS-0560-10 (ET-0026-12) – IBRAHIM, FAYE:(4921 Rita Dr.)**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to complete the following: **1)** reduced setbacks for additions; **2)** reduced setbacks for architectural intrusions; **3)** reduced setbacks from a street in conjunction with an addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Rita Drive, 370 feet west of Nellis Boulevard within Paradise. CG/co/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
5. **NZC-0135-12 – FOUNTAIN OF HOPE AFRICAN METHODIST EPISCOPAL CHURCH:(2955 Russell )**  
**ZONE CHANGE** to reclassify 0.3 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) Zone and C-P (Office & Professional) (AE-60) Zone within a portion of the Russell Road Transition Corridor Overlay District for the expansion of an existing place of worship.  
**USE PERMIT** for a place of worship in a C-P zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** alternative landscaping and screening; and **3)** increased building height.  
**DESIGN REVIEW** for an addition to an existing place of worship. Generally located on the southwest corner of Russell Road and McLeod Drive within Paradise (description on file). MBS/al/ml(For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE CONDITION OF ADDING ON TO THE WEST SIDE WALL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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6. **UC-0112-12 – ARVILLE STREET EQUITY PARTNERS:(4970 Arville St.)**  
**USE PERMIT** to allow a personal service business (hair salon) in conjunction with an existing office/warehouse development on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/dg/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **UC-0116-12 – PARADISE BIBLE BAPTIST CHURCH:(2525 Emerson Ave.)**  
**USE PERMIT** to waive design standards for proposed accessory modular buildings per Table 30.56-2.  
**DESIGN REVIEW** for modular classrooms in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. CG/dg/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH ONE YEAR TO COMMENCE, REVIEW TRAFFIC AS A PUBLIC HEARING IN ONE YEAR; SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **UC-0124-12 – MARINO, RONALD J.:(3369 Frontier St.)**  
**USE PERMIT** for a reduced roof pitch for an accessory structure (storage building) in conjunction with an existing single family home on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Frontier Street, 130 feet north of Pioneer Avenue within Paradise. CG/mk/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **UC-0126-12 – SUNSET VENTURE PARTNERS, LLC:(3460 E. Sunset Rd.)**  
**USE PERMIT** for second hand sales in conjunction with a commercial and industrial development on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 230 feet east of Pecos Road and 210 feet north of Sunset Road within Paradise. MBS/al/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **UC-0136-12 – W. S. L. CENTURY PARK PROPERTY, LLC:(5850 Polaris Ave.)**  
**USE PERMIT** for an office as a principal use within an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Oquendo Road and Polaris Avenue within Paradise. SS/bk/ml(For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **UC-0137-12 – QUAKER CORNER PARTNERS:(4545 Cameron St.)**  
**USE PERMIT** for retail furniture sales and second hand sales in conjunction with an office/warehouse development on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Cameron Street and the south side of Harmon Avenue within Paradise.SS/rk/ml (For possible action **PC 5/1/12**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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12. **UC-0138-12 – TROCAM, LLC:(4650 W. Tropicana Ave.)**  
**USE PERMIT** for 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/dg/xx (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH A 6 MONTH REVIEW, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0140-12 – HARJO INVESTMENT COMPANY:(6205 Dean Martin Dr.)**  
**USE PERMIT** for a photographic studio in conjunction with an existing office/warehouse building within an industrial complex on a portion of 7.9 acres in an M-1 (Light Manufacturing) Zone and an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. SS/mk/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **UC-0141-12 – WARM SPRINGS PLAZA, LLC:(7350 S. Eastern Ave.)**  
**USE PERMIT** for a massage establishment as a principal use within an existing shopping center on 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/dg/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH A 6 MONTH REVIEW, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **VS-0133-11 – UNIVERSITY AND COMMUNITY COLLEGE SYSTEM OF NV:(Swenson St./E. Naples)**  
**VACATE AND ABANDON** a portion of right-of-way being Naples Drive located 495 feet east of Swenson Street in an R-4 (Multiple Family Residential - High Density) (AE-65) Zone and an R-5 (Apartment Residential) (AE-65) Zone within Paradise (description on file). MBS/mk/xx (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
16. **WS-0114-12 – OAKCREST DEVELOPMENT(Hacienda/Polaris/Ali Baba)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking in conjunction with an existing office and industrial development on 11.3 acres in an M-1 (Light Manufacturing District) Zone and an M-1 (Light Manufacturing District) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the south side of Ali Baba Lane, the north side of Hacienda Avenue, and the east side of Polaris Avenue within Paradise. SS/dg/ml (For possible action) **PC 5/1/12**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

## VII. Correspondence:

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

- a. **Board discussed the differences in the ordinances on massage establishments, and requested Blanca to draft a letter to be sent to Clark County Business License requesting that specific items within the Clark County Code Chapter 7.08 – Massage Establishment, be changed to closely mirror City of Las Vegas Massage Establishment Code Requirements, in order to provide Metro with equal enforcement abilities in both jurisdictions.**

**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 24, 2012. THE NEXT MEETING WAS SET FOR 04/24/12.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:30 P.M.**

**Respectfully Submitted,**

**Maureen Helm**

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