



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday May 12, 2015  
**Time:** 7:00 P. M.  
**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

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 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

**BOARD MEMBERS:**

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

Internet Address: [WWW.CLARKCOUNTYNV.GOV](http://WWW.CLARKCOUNTYNV.GOV)

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
  - John S. Williams – Chair – PRESENT**
  - Robert Orgill – Vice Chair – PRESENT**
  - Susan Philipp - EXCUSED**
  - Bart Donovan - PRESENT**
  - Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been property noticed and that a quorum is present.**
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations: **Al Laird – PLANNING; Blanca Vazquez – TOWN LIAISON IN ATTENDANCE.**
- V. Regular Business
  - a. Approval of Agenda for May 12, 2015 - including any deletions or corrections  
**MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA WITH ITEM #2 BEING HELD FOR 30 DAYS. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

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DON BURNETTE, County Manager

- b. Approval of Minutes of April 28, 2015.

**MOTION WAS MADE BY DONOVAN TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **WS-0221-15 – HORN, JEFF: ( 5242 Jane Way )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following 1) reduced rear setback; and 2) reduced roof pitch for an addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone and an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the east side of Jane Way, 320 feet north of Hacienda Avenue within Paradise. MBS/mk/ml (For possible action)  
**PC 5/19/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
2. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL: ( 1405 E. Sunset Rd. )**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: 1) first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and 2) second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action)  
**ITEM HELD PER THE APPLICANT, RETURN TO THE 6/9/15 TAB.**
  
3. **UC-0183-13 (ET-0026-15) – RASSOL, LLC: ( 4700 Deckow Lane )**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; and 3) reduce the setback from a communication tower to a street.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for a communication tower and associated equipment on a portion of 0.5 acres in an R-T (Manufactured Home Residential) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Tompkins Avenue and Deckow Lane within Paradise. MBS/co/ml (For possible action)  
**PC 6/2/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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4. **NZC-0228-15 – HELP OF SOUTHERN NEVADA: ( 1650 E. Flamingo Rd. )**  
**ZONE CHANGE** to reclassify 1.5 acres from C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone to R-5 (Apartment Residential) Zone and R-5 (Apartment Residential) (AE-60) Zone in the MUD-3 Overlay District.  
**USE PERMIT** for a boarding house.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking lot landscaping.  
**DESIGN REVIEW** for a youth center. Generally located 430 feet north of Flamingo Road and 320 feet east of Algonquin Drive within Paradise (description on file). CG/rk/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS.**
5. **NZC-0258-15 – MONARCH ENTERPRISES, INC: ( 5032 Palo Verde Rd. )**  
**ZONE CHANGE** to reclassify 1.7 acres from C-2 (General Commercial) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.  
**USE PERMIT** for a commercial vehicle maintenance facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation to residential uses; **2)** reduced setbacks; **3)** landscaping; and **4)** design standards per Table 30.64-2.  
**DESIGN REVIEW** for a commercial vehicle maintenance facility and transportation service. Generally located on the east side of Palo Verde Road, 820 feet south of Tropicana Avenue within Paradise (description on file). MBS/al/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE AGAINST PROJECT.**
6. **UC-0235-15 – 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/gc/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH 1 YEAR REVIEW AS PUBLIC HEARING, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **UC-0238-15 – YORK DECATUR CROSSINGS, LLC: ( 6420 Cameron St. )**  
**USE PERMIT** to allow sporting goods sales with firearms in conjunction with an existing office/warehouse complex on 9.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the east side of Cameron Street within Paradise. SS/dg/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **UC-0241-15 – RENHAVEN EQUITY, LP: ( 105 E. Reno Ave. )**  
**USE PERMIT** for a place of worship in conjunction with a commercial and industrial complex.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Haven Street and the south side of Reno Avenue within Paradise. MBS/al/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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9. **UC-0245-15 – FLAMINGO WEST INVESTMENTS, LLC: ( 4850 W. Flamingo Rd. )**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 7.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Flamingo Road within Paradise. SB/rk/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 4 NEIGHBORS FOR PROJECT IN ATTENDANCE.**
10. **VS-0246-15 – INVESTORS COMMERCIAL CAPITAL, LLC, ET AL: ( Boulder Hwy/Mountain Vista)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Indios Avenue and between Boulder Highway and Mountain Vista Street within Paradise (description on file). CG/co/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **WS-0227-15 – TODAH, LLC: ( 7715 Wishing Well Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for additions in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Robindale Road and Wishing Well Road within Paradise. SS/rk/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
12. **WS-0229-15 – HERNANDEZ, JOAQUIN & EDITH: ( 5139 Reeder Cir. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a building addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone and an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the west side of Reeder Circle, 1,000 feet north of Hacienda Avenue within Paradise. MBS/gc/ml (For possible action) **PC 6/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0427-11 (ET-0025-15) – LEGACY CARE, LLC: ( E. Desert Inn Rd./Pecos McLeod Dr. )**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence an assisted/independent living facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the minimum lot size for an assisted/independent living facility.  
**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/co/ml (For possible action) **BCC 6/3/15**  
**MOTION WAS MADE WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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14. **UC-0147-13 (ET-0029-15) LAS VEGAS LUCKY INVESTMENT, LLC: 325 E. Flamingo Rd. )**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** expand/enlarge the Gaming Enterprise District; **2)** a High Impact Project; **3)** a resort hotel; **4)** public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, convention and meeting areas, recreational areas, outside dining, and live entertainment; **5)** all associated back-of-house areas, incidental and accessory buildings, and uses; **6)** increased building height; **7)** permit all other uses on file; and **8)** deviations to development standards for a resort hotel.  
**DEVIATIONS** for the following: **1)** reduced parking; **2)** reduced loading spaces; **3)** permit encroachment into airspace; and **4)** all other deviations as shown per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard improvements in the right-of-way.  
**DESIGN REVIEW** for a resort hotel with live gaming, restaurants, retail sales, convention facilities and all other associated and incidental buildings and structures on 5.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road, 900 feet west of Paradise Road within Paradise. MBS/rk/ml (For possible action) **BCC 6/3/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH A CHANGE TO THE COMMENCE DATE OF 6/19/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **UC-0244-15 – CAESARS LINQ, LLC, ET AL: ( 3545 Las Vegas Blvd. )**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** roof sign; **2)** increase the allowed projection for projecting signs; and **3)** all other deviations as shown per plans on file.  
**DESIGN REVIEW** for modifications to a previously approved comprehensive sign package in conjunction with a commercial/retail/dining and entertainment center (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah's) on a portion of 48.3 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, 150 feet north of Flamingo Road within Paradise. CG/mk/ml (For possible action) **BCC 6/3/15**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
16. **UC-0262-15 – PARBALL NEWCO, LLC: ( 3645 S. Las Vegas Blvd. )**  
**USE PERMIT** to allow temporary events longer than 10 days in conjunction with the Bally's Grand Bazaar and Bally's Resort Hotel.  
**DESIGN REVIEW** for temporary outdoor events with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with the Bally's Grand Bazaar and Bally's Resort Hotel on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 6/3/15**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
17. **WS-0234-15 – NEVADA GREENLEAF, INC., ET AL: ( 3580 Spencer St. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for an existing office warehouse complex on 4.7 acres in an M-D (Designed Manufacturing) (AE-65) Zone.  
**DESIGN REVIEW** to expand an approved medical marijuana establishment (cultivation) on 0.2 acres. Generally located on the east side of Spencer Street, 310 feet south of Sunset Road within Paradise. MBS/al/ml (For possible action) **BCC 6/3/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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18. **WS-0253-15 – JENNIFER PARK, LLC; ( 530 E. Pamalyn Ave. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced setback.  
**DESIGN REVIEW** for a second floor addition and other modifications to an approved medical marijuana establishment (cultivation and production) in an existing office/warehouse building on 1.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue and the west side of Caballo Street within Paradise. SS/pb/ml (For possible action) **BCC 6/3/15**  
**WAIVER # 2 REDUCED SETBACK WAS WITHDRAWN BY APPLICANT. MOTION WAS MADE BY ORGILL FOR APPROVAL WITH A 1 YEAR REVIEW AS PUBLIC HEARING, SUBJECT TO ALL OTHER IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
- VIII. Correspondence:  
a. Thank you card from Chris Giunchigliani  
b. Thank you letter from ASAS for the donation in memory of Gary Gray
- IX. General Business: Items for discussion: **NONE**
- X. 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 as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**
- XI. NEXT MEETING: May 26, 2015. **NEXT MEETING WAS SET FOR 5/26/15**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:31 P.M.**

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