



Paradise Town Advisory Board

MINUTES

Date: Tuesday, May 13, 2014
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 – Amanda Boehmer
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
 - Amanda Boehmer- 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 May 13, 2014 - 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 April 29, 2014 **A MOTION BY ORGILL WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
- V. County Staff Introductions & Presentations.
 - Greg Cerven; PLANNING, Blanca Vazquez; TOWN LIAISON, Dana Unguren, IN ATTENDANCE.**
 - a. Received a presentation from Brittany Marani on the Southern Nevada Strong project, planning initiative to better integrate transportation, housing and job opportunities throughout Southern Nevada. Upcoming community workshops in 4 areas of town starting 5/19/14-5/22/14.
 - b. Daniel Sinagra with the Planning department gave an update on the Community Plan Project. Philipp made a motion to select Philipp and Orgill as the Paradise representatives to serve on the Community Plan Project. Voting was unanimous first meeting set for May 22, 2014 at 6:30 p.m.

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

1. **VS-0195-14 – SUMMIT SILVERADO, LLC: (1303 E. Gary Ave.)**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Maryland Parkway and Silver View Street within Paradise (description on file).
SS/co/ml (For possible action) **PC 5/20/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE AGAINST PROJECT.

2. **UC-0196-14 – AJ SPRING MOUNTAIN, LLC: (4240 Spring Mountain Rd.)**
USE PERMITS for the following: 1) restaurant; 2) on-premise consumption of alcohol; and 3) banquet facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) interior parking lot landscaping.
DESIGN REVIEW for an addition and modifications to the exterior of an existing building on 1.2 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 630 feet east of Arville Street within Paradise. SB/pb/ml (For possible action)
PC 6/3/14
ITEM TO RETURN TO THE 5/27/14 TAB, APPLICANT TO GET WITH STAFF/PLANNER TO DISCUSS DIFFERENCES/CHANGES ON THE APPLICATION.

3. **UC-0213-14 – MONTE ALBERS AND LUCIA ALBERS LIVING TRUST: (4225 Fidus Dr.)**
USE PERMIT for a place of worship in conjunction with an existing office/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Fidus Drive and Nevso Drive within Paradise. SS/gc/ml (For possible action) **PC 6/3/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0216-14 – GARHARDT, CHARLES H. & SHARON A.: (3670 Tobias Ln.)**
USE PERMIT to allow an accessory structure (garage/storage building) to exceed one-half the footprint of an existing principal structure (single family residence).
DESIGN REVIEW for an accessory structure (garage/storage building) on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Tobias Lane, 1,770 feet east of Pecos Road within Paradise. MBS/mk/ml (For possible action) **PC 6/3/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **UC-0223-14 – VEGAS VENTURES, LLC: (3935 W. Reno Dr.)**
USE PERMIT for office as a principal use in conjunction with an existing industrial building on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Reno Avenue, 300 feet west of Valley View Boulevard within Paradise. SS/jt/ml (For possible action) **PC 6/3/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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6. **VS-0227-14 – TOWNHOUSE KAUFAM CENTER, LLC, ET AL: (3739 E. Desert Inn Rd.)**
VACATE AND ABANDON a portion of right-of-way being Sandhill Road located between Desert Inn Road and Edison Avenue within Paradise (description on file). CG/co/ml (For possible action) **PC 6/3/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR WITH QUESTIONS IN ATTENDANCE.
7. **WS-0210-14 – HARD CARBON, LLC: (75 E. Harmon Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to permit alternative landscaping and screening adjacent to a less intense use in conjunction with a timeshare hotel (Grand Chateau).
DESIGN REVIEW for landscaping and screening adjacent to a less intense use on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Harmon Avenue, 245 feet west of Audrie Street within Paradise. MBS/al/ml (For possible action) **PC 6/3/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **UC-0220-14 – TREASURE ISLAND, LLC: (3300 S. Las Vegas Blvd.)**
USE PERMIT for packaged liquor sales in conjunction with a pharmacy within an approved shopping center within an existing resort hotel (TI) on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 6/4/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **UC-0259-14 – FASHION SHOW MALL, LLC: (3200 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) retail sales and service; 2) restaurant; 3) on-premise consumption of alcohol; 4) alcohol sales, beer & wine – packaged only; 5) alcohol sales, liquor – packaged only; 6) arcade; 7) art gallery/studio; 8) bakery; 9) personal services (salon and spa); 10) billiard hall; 11) caterer; 12) day care; 13) club; 14) nightclub; 15) convenience store; 16) convention facilities/exposition halls; 17) food cart/booth; 18) grocery store; 19) health club; 20) jewelry sales; 21) kiosk/information (outdoor); 22) office; 23) live entertainment; 24) mobile food vendors; 25) motion picture production/studio; 26) theater; 27) outside dining, drinking, and cooking; 28) pharmacy; 29) photographic studio; 30) recording studio; 31) sporting goods; 32) tattoo; 33) museum; and 34) farmer's markets.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) allow retail uses not within a permanent enclosed building; 3) alternative landscaping and screening along a street; 4) reduce required loading spaces; and 5) non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
WAIVER OF CONDITIONS of a use permit (UC-1493-99) requiring outside activities adjacent to Las Vegas Boulevard South to be set back a minimum of 50 feet from the front property line.
DESIGN REVIEWS for the following: 1) an expansion and remodel of an existing shopping center with commercial/retail/restaurant/outside dining uses (Fashion Show Mall); and 2) outdoor sales structures/booths on 42.8 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 Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 6/4/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL ON USE PERMITS #1-33, DENIAL ON USE PERMIT #34 FARMERS MARKET. APPROVAL ON ALL WAIVERS OF STANDARDS. WITH CONDITION OF A 2 YEAR PUBLIC REVIEW. WAIVE CONDITION FOR THE PROTECTIVE BARRIER AT THE BASE OF THE CLOUD CANOPY. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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VII. Correspondence:

- a. Letter from Fennemore Craig Jones Vargas Law firm regarding upcoming neighborhood meetings discussing special use permit for a proposed medical marijuana dispensary

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: May 27, 2014 NEXT MEETING WAS SET FOR 5/27/14.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:24 P.M.

Respectfully Submitted,

Maureen Helm

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