



Paradise Town Advisory Board



MINUTES

Date: Tuesday, May 14, 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 – Clark County Library-1401 E. Flamingo Rd. - Sunset Park-Sunset & Eastern Fire Station 38-1755 Silver Hawk Ave. 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 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
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 May 14, 2013 - including any deletions or corrections. **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA WITH CHANGE, ITEM # 14 UC-1127-07 HELD TILL THE 5/28/13 MEETING A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of April 30, 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. **Dionicio Gardillo; PLANNING, Blanca Vazquez; TOWN LIAISON 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. **NZC-0199-13 – DESERT OAK DEVELOPMENT, INC: (Warm Springs/Topaz)**
ZONE CHANGE to reclassify 6.9 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for single family residential development on 8.5 acres in an R-1 (Single family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Warm Springs Road and Topaz Street within Paradise (description on file). MBS/rk/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE FOLLOWING CONDITIONS, ADD 3 EXITS ON TO WARM SPRINGS, SOUTHERN HALF OF THE NORTHERN PORTION TO BE SINGLE STORY HOMES, NEIGHBORHOOD MEETING TO BE HELD BEFORE THE 6/4/13 PC MEETING. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 16 NEIGHBORS AGAINST IN ATTENDANCE AS WELL AS 1 EMAIL AGAINST.

2. **NZC-0225-13 – DESTINY HOMES, LLC: (5511 S. Pecos Rd.)**
ZONE CHANGE to reclassify 2.5 acres from C-P (Office & Professional) Zone to R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Pecos Road and the south side of Rawhide Street within Paradise (description on file). MBS/dg/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY LUCAS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0211-13 – 3F INTERNATIONAL INVESTMENTS, LLC: (5717 Merrill Ave.)**
USE PERMIT to allow a banquet facility in conjunction with an existing retail building on 0.4 acres in a C-1 (Local Business) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and the west side of Merrill Avenue within Paradise. MBS/dg/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH A CHANGE TO THE OPERATING HOURS. SUNDAY-THURSDAY OPEN TILL 10:00 P.M. FRIDAY AND SATURDAY OPEN TILL 1:00 A.M. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **NZC-0227-13 – I RENT B & E, LLC: (2425 E. Hacienda Ave.)**
ZONE CHANGE to reclassify 1.0 acre from C-P (Office & Professional) Zone to C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEW for the conversion of an office building into a retail building. Generally located on the south side of Hacienda Avenue and the east side of Eastern Avenue within Paradise (description on file). MBS/dg/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY LEMERE FOR DENIAL. VOTING WAS UNANIMOUS. 18 NEIGHBORS AGAINST IN ATTENDANCE. REPRESENTATIVE HAD PETITION WITH 50 NAMES FOR PROJECT.

5. **UC-0176-13 – TM II SOUTH TECH, LLC, ET AL: (4335 Dean Martin Dr.)**
USE PERMIT for a major training facility (dance studio) within an existing commercial and industrial development on 8.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Dean Martin Drive, 875 feet north of Harmon Avenue within Paradise. SS/al/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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6. **UC-0182-13 – VALLEY VIEW COMMERCE CENTER, LLC: (5190 S. Valley View Blvd.)**
USE PERMIT to allow on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an industrial building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Valley View Boulevard and Ali Baba Lane within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **UC-0183-13 – RASSOL, LLC: (4700 Deckow Ln.)**
USE PERMITS for 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/gc/ml (For possible action)
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1 LUCAS AGAINST.
8. **UC-0185-13 – LATHAM, CHARLES DIAZ, JR.: (4255 Powell Ave.)**
USE PERMIT for an aviary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of birds (racing pigeons) in an aviary; **2)** reduce setbacks for accessory structures; and **3)** reduce the separation between accessory structures in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Powell Avenue, 75 feet east of El Pasada Avenue (alignment) within Paradise. CG/gc/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO A ONE YEAR REVIEW AS A PUBLIC HEARING, AND ALL STAFF CONDITIONS. VOTING WAS UNANIMOUS. ONE NEIGHBOR AGAINST IN ATTENDANCE.
9. **UC-0202-13 – INVESTE PLUS: (4265 S. Arville St.)**
USE PERMIT for personal services (cosmetology) in conjunction with an existing office/warehouse complex on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street, 200 feet north of Rochelle Avenue (alignment) within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
10. **UC-0206-13 – JULIUS REALTY CORPORATION: (2180 Pama Ln.)**
USE PERMIT for an automobile auction facility.
WAIVER OF DEVELOPMENT STANDARDS to waive design standards for a proposed modular office building.
DESIGN REVIEW for an auto auction facility in conjunction with vehicle (auto) sales with outside display of automobiles on 3.5 acres in an M-D (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, 200 feet east of Surrey Street within Paradise. MBS/dg/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY LUCAS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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11. **UC-0218-13 – HACIENDA AVENUE PROPERTIES, LLC: (4010 W. Hacienda Ave.)**
USE PERMITS for the following: **1)** a major training facility (mixed martial arts); and **2)** a health club within an existing office/warehouse complex on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. SS/gc/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY LUCAS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **WS-0201-13 – BECERRA, VICTOR: (1593 Seneca Ln.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative roof pitch; and **2)** reduced setback to an existing room addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Seneca Lane, 500 feet east of Algonquin Drive within Paradise. CG/dg/ml (For possible action) **PC 6/4/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **DR-0209-13 – MGM RESORTS INTERNATIONAL: (3950 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** a comprehensive sign package; and **2)** increased wall sign area in conjunction with an existing resort hotel (Mandalay Bay) on 118.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the southwest corner of Las Vegas Boulevard South and Mandalay Bay Road within Paradise. SS/gc/ml (For possible action) **BCC 6/5/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
14. **UC-1127-07 (ET-0037-13) - NEVADA POWER COMPANY, ET AL: (No address)**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** electrical transmission lines; and **2)** public utility structures including ancillary structures and facilities.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit overhead power lines; and **2)** encroachment into airspace.
DESIGN REVIEW for public utility structures (electrical transmission lines) including ancillary structures and facilities in an R-E (Rural Estates Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a P-F (Public Facility) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Industrial Road/Dean Martin Drive from Sahara Avenue running south to Flamingo Road, and running west along the north and south sides of Flamingo Road to a quarter mile west of Decatur Boulevard within Winchester, Paradise, and Spring Valley. CG/SB/SS/jt/ml (For possible action) **BCC 6/5/13**
ITEM NOT HEARD. HELD TILL THE 5/28/13 TAB PER THE APPLICANT.

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15. **UC-0194-13 – NEW YORK-NEW YORK HOTEL, LLC: (3790 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file for an existing resort hotel (New York-New York).
DEVATIONS for the following: **1)** allow primary access to outside dining and drinking areas from the exterior of a resort hotel; **2)** allow primary access to tenant spaces from the exterior of a resort hotel; **3)** reduced setbacks; **4)** alternative landscaping and screening along an arterial street; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: **1)** exterior modifications to an existing resort hotel; **2)** outside dining and drinking areas in conjunction with a resort hotel; and **3)** water features on a portion of 20.0 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 northwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/al/xx (For possible action) **BCC 6/5/13**
MOTION WAS MADE BY LUCAS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
16. **UC-0230-13 – CV PROPCO, LLC: (4600 Polaris Ave.)**
USE PERMIT for a brewery within an existing office/warehouse complex on 4.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Polaris Avenue, 550 feet north of Tompkins Avenue within Paradise. SS/al/ml (For possible action) **BCC 6/5/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

VII. Correspondence:

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 28, 2013 NEXT MEETING WAS SET FOR 5/28/13.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:28 P.M.

Respectfully Submitted,

Maureen Helm

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