



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday, May 31, 2011
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 - 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 May 31, 2011 - including any deletions or corrections. **A MOTION BY WILLIAMS WAS MADE TO DELETE ITEM # 10. UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
 - e. Approval of minutes of April 26, 2011. **A MOTION BY FRIEDLANDER WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
- V. County Staff Introductions & Presentations. **TONY CURRENT PLANNING, BLANCA VAZQUEZ, LIAISON, 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. **DR-0165-11 – MGM GRAND HOTEL, LLC: (3799 Las Vegas Blvd. S.)**
DESIGN REVIEW to increase wall sign area in conjunction with a resort hotel (MGM Grand) on 101.0 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/dm/ml **BCC 06/08/11**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL WITH A 1 YEAR REVIEW. VOTING WAS UNANIMOUS.

2. **UC-0696-03 (ET-0039-11) – W. FLAMINGO CENTRE, LLC: (4755 W Flamingo Rd.)**
USE PERMIT FOURTH EXTENSION OF TIME to review a massage establishment as a principal use in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 550 feet east of Decatur Boulevard within Paradise. SB/dm/ml
MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH A 3 YEAR REVIEW. VOTING WAS UNANIMOUS.

3. **UC-0357-06 (ET-0037-11) – 3720-3740 E SUNSET RD HOLDINGS: (3720 E. Sunset Rd.)**
USE PERMIT THIRD EXTENSION OF TIME to review a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. MBS/ar/ml **PC 06/07/11**
MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH A 3 YEAR REVIEW. VOTING WAS UNANIMOUS.

4. **UC-0142-11 – J & S DIESEL: (5155 Dean Martin Dr.)**
USE PERMIT for a recreational facility (indoor shooting range) in conjunction with an existing automobile/truck repair facility and sporting goods firearms sales on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Ali Baba Lane within Paradise. MBS/mc/ml **PC 06/07/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL. VOTING WAS UNANIMOUS.

5. **UC-0146-11 – JOHNNY A. RIBEIRO, JR. FAMILY TRUST (3305 Spring Mountain Rd.)**
USE PERMIT for a health club (yoga/fitness studio) in conjunction with an existing office/warehouse complex on a portion of 3.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. SB/mc/ml
MOTION WAS MADE BY PHILIPP FOR APPROVAL. VOTING WAS UNANIMOUS.

6. **UC-0151-11 – SHOKAI & KUMIKO KANAI: (3920 Spencer St.)**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative parking design; 2) eliminate landscaping; and 3) allow vehicles to back out onto a public street.
DESIGN REVIEW for a place of worship in conjunction with an existing residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Spencer Street, 60 feet south of Viking Road within Paradise. CG/pb/ml **PC 06/07/11**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL FOR THE USE PERMIT. DENIAL OF THE PARKING AND BACKING OUT INTO A PUBLIC STREET; CURRENT LANDSCAPING NOT TO BE REMOVED; AND A 1 YEAR REVIEW. VOTE: 4-1, PHILIPP AGAINST.

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7. **UC-0160-11 – HACIENDA AVENUE PROPERTIES, LLC: (4010 W. Hacienda Ave.)**
USE PERMIT for a major training facility (cheerleading and gymnastics) in conjunction with an existing office/warehouse complex on a portion of 4.0 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. MBS/pb/ml **PC 06/07/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL. VOTING WAS UNANIMOUS.
8. **UC-0167-11 – NEW YORK-NEW YORK TOWER, LLC: (3782 S. Las Vegas Blvd. S.)**
USE PERMITS for the following: **1)** a museum; and **2)** retail sales within a portion of an existing office building on 2.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Rue De Monte Carlo and Las Vegas Boulevard South within Paradise. MBS/ar/ml **PC 06/07/11**
MOTION WAS MADE BY SMITH FOR APPROVAL. VOTING WAS UNANIMOUS.
9. **WS-0145-11 – OMAR & TANIA B. CASTRO: (4627 Pioneer Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setback for an accessory structure; **2)** reduced side yard setback for an addition; **3)** reduced separation between buildings; and **4)** allow a non-decorative wall within 15 feet of the front property line in conjunction with an existing single family residence on 0.1 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Pioneer Avenue, 125 feet east of Warnock Road within Paradise. SB/mc/ml **PC 06/07/11**
MOTION WAS MADE BY SMITH FOR DENIAL OF WAIVERS 1 AND 2, APPROVAL OF WAIVERS 3 AND 4. VOTING WAS UNANIMOUS
10. **UC-0087-11 – ROSE CHILDREN TRUST: (3650 W. Reno Ave.)**
USE PERMIT for a minor training facility (martial arts) in conjunction with an office warehouse complex on 3.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side Reno Avenue, 300 feet east of Valley View Boulevard within Paradise. MBS/pd/xx
DELETED FROM THE AGENDA
11. **UC-0115-11 – DESERT LAND, LLC ET AL: (95 Eli Baba Ln.)**
USE PERMIT for an off-site parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** allow off-site parking in conjunction with an approved recreational facility (amusement park).
DESIGN REVIEW for an off-site parking lot in conjunction with an approved recreational facility (amusement park) on an abutting parcel on a total of 18.3 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 east side of Las Vegas Boulevard South, the east side of Giles Street, and north and south of Mandalay Bay Road within Paradise. MBS/ar/ml **BCC NO DATE**
NO SHOW, RETURN TO TAB IN 2 WEEKS. JUNE 28, 2011.
12. **UC-0184-11 – WYNN SUNRISE, LLC:**
USE PERMIT for an office as a primary use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative parking lot landscaping.
DESIGN REVIEW for an office building on 5.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Koval Lane, 1,100 feet south of Sands Avenue within Paradise. CG/mk/ed **PC 06/21/11**
MOTION WAS MADE BY SMITH FOR APPROVAL. VOTING WAS UNANIMOUS.

13. **UC-0207-06 (ET-0040-11) – SAPIR TIC, LLC, ET AL:**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** a resort hotel consisting of 2, up to 550 foot high towers, 1,000 hotel rooms; **2)** 3,000 resort condominiums; **3)** public areas including all casino areas, showrooms, live entertainment areas, shopping areas, restaurants, offices, meeting and convention areas, back-of-house areas, and parking garages/structures; **4)** kitchens within rooms; **5)** associated accessory and incidental commercial uses, buildings, structures, and other uses; **6)** increase the height of the high-rise towers; **7)** deviations from development standards; **8)** mixed use development consisting of one high-rise tower and the required pedestrian realm, commercial, and open space elements; **9)** reduce parking for the mixed use development; and **10)** a High Impact Project.
DEVIATIONS for the following: **1)** reduce on-site parking requirements for the resort hotel; **2)** reduce loading areas; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file. **DESIGN REVIEWS** for the following: **1)** a resort hotel consisting of 2 high-rise buildings; **2)** a mixed use high-rise tower with the required pedestrian realm, commercial, and open space elements; and **3)** all mid-rise and low-rise buildings including other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Harmon Avenue and Kova Lane within Paradise. CG/ar/ml
MOTION WAS MADE BY PHILIPP FOR APPROVAL. VOTE 4-1; SMITH AGAINST

VII. Correspondence: Notice from the BLM concerning water projects.

VIII. General Business: Items for Discussion & Possible Action: NONE HEARD.

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: THE NEXT MEETING WAS SET FOR 06/14/11 AT 7:00PM.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:11 P.M.

Respectfully Submitted,

Maureen Helm