



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday, August 9, 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](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 - 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 August 9, 2011 - including any deletions or corrections. A MOTION BY WILLIAMS WAS MADE TO HOLD ITEM # 4 UNTILL August 30, 2011, WITHDRAW ITEM # 8 PER THE APPLICANT. UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
  - e. Approval of minutes of July 26, 2011. A MOTION BY WILLIAMS WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
- V. County Staff Introductions & Presentations. MARIA KASEKO 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. **UC-0492-07 (ET-0011-11) – LAS VEGAS STOR-IT, LTD: (3380 Arville St.)**  
**USE PERMIT FOURTH EXTENSION OF TIME** to review an existing massage establishment in conjunction with an existing retail complex on 2.5 acres in a C-2 (General Commercial) Zone in the MUD-2 and Asian Design Overlay Districts. Generally located on the northeast corner of Arville Street and Pioneer Avenue within Paradise. SB/dg/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR DENIAL, VOTING WAS UNANIMOUS.**
  
2. **UC-0504-09 (ET-0065-11) – CAMBRIDGE QUAIL, LLC: (1601 E. Flamingo Rd.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to review a massage establishment in conjunction with a wellness center and an existing office complex on a portion of 4.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Flamingo Road, 300 feet west of Spencer Street within Paradise. CG/mc/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **NZC-0319-11 – FNBN PROPERTIES II, LLC: (3984 Pioneer Ave.)**  
**ZONE CHANGE** to reclassify 8.0 acres from H-1 (Limited Resort and Apartment) Zone to M-1 (Light Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) off-site improvements; 2) maintain existing landscaping; and 3) reduced setback for gates.**  
**DESIGN REVIEW** for warehouse buildings, a mini-storage facility, and outside storage in the MUD-2 and Asian Design Overlay Districts. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise (description on file). SB/pb/ml (For possible action) **PC 9/6/11**  
**MOTION BY SMITH FOR APPROVAL ON THE ZONE CHANGE AND WAIVER #3. DENIAL ON WAIVER # 1 AND #2 AND DENIAL OF THE DESIGN REVIEW. SUBJECT TO STAFF CONDITIONS. VOTE: 4-1; PHILIPP AGAINST**
  
4. **SC-0325-11 – SHAC MT LLC, ET AL: (3025 Industrial Rd.)**  
**STREET NAME CHANGE** to rename Industrial Road between Twain Avenue/Frank Sinatra/Dean Martin intersection and Sahara Avenue to Sammy Davis Jr. Parkway in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, and a U-V (Urban Village - Mixed Use) Zone in the MUD-1 Overlay District. Generally located 80 to 900 feet east of Interstate 15, between Twain Avenue/Frank Sinatra and Dean Martin Drive intersection and Sahara Avenue within Paradise and Winchester. CG/mk/ml (For possible action) **PC 9/6/11**  
**ITEM HELD UNTIL 8/30/11 PER THE APPLICANT**
  
5. **UC-0316-11 – CIP AIRPORT INDUSTRIAL FLEX, LLC: (752 Pilot Rd.)**  
**USE PERMIT** to allow a minor training facility (truck repair) in conjunction with an existing office/warehouse building on a portion of 3.3 acres in an M-1 (Light Industrial) Zone and an M-1 (Light Industrial) (AE-60) Zone. Generally located on the west side of Pilot Road and the north side of Interstate 215 within Paradise. SS/mc/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**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

6. **UC-0322-11 – METROFLAG CABLE, LLC: (3759 S. Las Vegas Blvd.)**

**USE PERMIT** to allow on-premise consumption of alcohol (tavern).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the front setback; **2)** reduce the special setback for Las Vegas Boulevard South; **3)** reduce the setback from a right-of-way; **4)** allow alternative landscaping along an arterial street (Las Vegas Boulevard South); **5)** reduce the separation between a monument

sign and a freestanding sign; **6)** reduce on-site parking; and **7)** permit non-standard improvements (landscaping) within the right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: **1)** outside drinking/dining (patio); **2)** a monument sign; and **3)** modification and redesign of a building façade; and **4)** modifications and redesign of landscape areas in conjunction with a restaurant (Fatburger) within an existing shopping center (The Plaza) on a portion of 2.7 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, 650 feet south of Harmon Avenue within Paradise. MBS/dm/xx (For possible action) **PC 9/6/11**

**MOTION WAS MADE BY PHILIPP FOR APPROVAL ON THE USE PERMIT, DENIAL OF THE WAIVERS OF DEVELOPMENT STANDARDS 1 THRU 7. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

7. **UC-0323-11 – ELDORADO ESTATES, LLC: (4525 W. Twain Ave.)**

**USE PERMIT** to increase the height of a communication tower.

**DESIGN REVIEW** for a communication tower in conjunction with an existing manufactured home park on a portion of 37.6 acres in an R-T (Manufactured Home Residential) Zone. Generally located 500 feet south of Twain Avenue and 120 feet west of Arville Street within Paradise. SB/pb/ml (For possible action) **PC 9/6/11**

**MOTION WAS MADE BY PHILIPP FOR DENIAL, VOTING WAS UNANIMOUS.**

8. **UC-0324-11 – RICK & GWEN PASQUARELLO FAMILY TRUST: (4960 Rogers St.)**

**USE PERMITS** for the following: **1)** a recycling center; and **2)** reduced setback from a recycling center to a non-industrial use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback for a gate; and **2)** parking lot landscaping in conjunction with a recycling center on a portion of 2.3 acres in an M-1 (Light Industrial) Zone in the MUD-2 Overlay District. Generally located on the east side of Rogers Street, 275 feet south of Tropicana Avenue within Paradise. MBS/mc/ml (For possible action) **PC 9/6/11**

**ITEM WAS WITHDRAWN BY THE APPLICANT.**

9. **UC-0326-11 – RASHID, JAMAL: (4311 E. Oquendo Rd.)**

**USE PERMIT** for exotic animals (2 servals and a spider monkey) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/pb/ml (For possible action) **PC 9/6/11**

**MOTION WAS MADE BY PHILIPP FOR DENIAL. ANIMALS TO BE REMOVED WITHIN 6 MONTHS FROM FINAL PC DECISION. SUBJECT TO STAFF CONDITIONS IF APPROVED. VOTING WAS UNANIMOUS.**

**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

10. **UC-0329-11 – 3355 SPRING MOUNTAIN, LLC: (3355 W. Spring Mountain Rd. #30)**  
**USE PERMIT** for on-premise consumption of alcohol (service bar) in conjunction with a restaurant within an existing office building on a portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Spring Mountain Road, 75 feet east of Polaris Avenue within Paradise. SB/mc/ml (For possible action) **PC 9/6/11**  
**MOTION MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **UC-00331-11 – BOYER HENDERSON ACADEMY, LC: (5871 Mountain Vista St.)**  
**USE PERMIT** for an expansion of an approved school into existing buildings.  
**DESIGN REVIEWS** for the following: **1)** outdoor play areas; and **2)** entire school site on 6.1 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Mountain Vista Street, 170 feet south of Carol Circle within Paradise. MBS/mc/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
12. **UC-0332-11 – DEBMIC, LLC: (4750 Boulder Highway)**  
**USE PERMITS** for the following: **1)** recreational vehicle sales; **2)** recreational vehicle repair; **3)** automobile paint and body shop (recreational vehicles); **4)** reduced separation from a car wash (recreational vehicles).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a use (painting/prep work) to be conducted outside of a permanent enclosed building; and **2)** reduced separation from an automobile paint and body shop; and **3)** reduced separation from recreational vehicle repair in conjunction with an existing recreational vehicle sales and service shop on 4.2 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 900 feet north of Flamingo Road within Paradise. CG/mc/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL USE PERMITS 1, 2, 3, AND 4. WAIVER 1 , BUILDING STRUCTURE MUST BE 18 GAUGE METAL, AND ALL PREP WORK TO BE DONE INSIDE. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0333-11 – WYNN SUNRISE, LLC: (No address)**  
**USE PERMIT** for an office as a primary use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking lot landscaping.  
**DESIGN REVIEW** for an office building on a portion of 8.6 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, 1,000 feet south of Sands Avenue within Paradise. CG/mk/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**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

14. **UC-0338-11 – CASINO ROYALE: (3397 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** allow a use not within an enclosed building (coupon dispensing machines); and **2)** deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** reduced special setbacks along Las Vegas Boulevard South; and **2)** all other deviations per plans on file.  
**DESIGN REVIEW** for modifications to the frontage along a resort hotel (sidewalk/pedestrian access easement) in conjunction with an existing resort hotel (Casino Royale) on 3.3 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, 1,600 feet south of Sands Avenue within Paradise. CG/dm/xx (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, ON USE PERMITS 1 AND 2; DEVIATIONS 1 & 2, AND DESIGN REVIEW . RETURN TO TOWN BOARD BY DECEMBER 2011 WITH COMPLETED PROJECT PACKAGE INCLUDING BUILDING FRONTAGE. SUBJECT TO ALL STAFF CONDITIONS, EXCEPT BULLETS 2 AND 3 FROM THE “IF APPROVED” STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **UC-0069-95 (ET-0062-11) – IMH SPECIAL ASSET NT 203, LLC: (2465 E. Twain Ave.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence an assisted living facility in an existing building on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Twain Avenue, 300 feet east of Eastern Avenue within Paradise. CG/rk/ml (For possible action) **PC 9/6/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

VII. Correspondence: **NONE**

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

- a. **A Motion was made by Orgill to nominate Friedlander as the representative and Orgill as the alternate to serve on the Community Development Advisory Committee. Voting was unanimous.**

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 08/30/11 AT 7:00PM.**

XI. ADJOURNMENT: **THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:46 p.m.**

Respectfully Submitted,

Maureen Helm