



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday September 8, 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

- 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; Cyndi Moody, IN ATTENDANCE.**
PUBLIC WORKS DISCUSSED THE MARYLAND PARKWAY OVERLAY PROJECT
- V. Regular Business
 - a. Approval of Agenda for September 8, 2015 - including any deletions or corrections
MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

- b. Approval of Minutes of August 25, 2015.

MOTION WAS MADE BY WILLIAMS 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. **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)
MOTION WAS MADE BY DONOVAN FOR DENIAL. VOTING WAS UNANIMOUS. 1 NEIGHBOR SPOKE FOR THE PROJECT.

2. **UC-0992-14 – THREE DUCKS, LLC: (3255 Pollux Ave.)**
HOLDOVER USE PERMIT for a recreational facility (off-road vehicle course).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduced setbacks; and 3) reduced parking.
DESIGN REVIEW for a recreational facility (off-road vehicle course) on 1.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road, 130 feet west of Aldebaran Avenue within Paradise. SB/jt/ml (For possible action) **PC 9/15/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS.

3. **UC-0503-15 – LV PROPERTIES & INVESTMENTS, LLC, ET AL: (985 White Dr.)**
USE PERMIT to allow offices as a principal use in conjunction with an existing office/warehouse building within an existing office/warehouse complex on a portion of 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Paradise Road and White Drive within Paradise. SS/dg/ml (For possible action) **PC 10/6/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0534-15 – BELLA BLUE PROPERTIES, LLC: (4095 Ponderosa Way)**
USE PERMIT to allow offices as a principal use within an existing office/warehouse building on 0.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,250 feet west of Valley View Boulevard within Paradise. SS/al/ml (For possible action) **PC 10/6/15**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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5. **UC-0548-15 – BRESKO INVESTMENTS V, LLC: (3061 Business Lane)**
USE PERMITS for the following: 1) a health club; and 2) a minor training facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed health club/training facility within an office/warehouse building on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Business Lane, 290 feet west of Dean Martin Drive within Paradise. SS/pb/ml (For possible action) **PC 10/6/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH ADDED CONDITION, APPLICANT TO GET A WRITTEN AGREEMENT FROM THE NEIGHBORING BUSINESS'S THE APPLICANT WILL HAVE USE OF ALL THE OF THE PARKING SPACE'S FROM 5:00 P.M. – 9:00 A.M. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **VS-0526-15 – DEWEY STRIP HOLDINGS, LLC: (Las Vegas Blvd. & Dewey Dr.)**
VACATE AND ABANDON a portion of right-of-way being Las Vegas Boulevard South located between Four Seasons Drive and Dewey Drive, and a portion of right-of-way being Dewey Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). MBS/gc/ml (For possible action) **PC 10/6/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **DR-0540-15 – DESERT PASSAGE JV, LLC, ET AL: (3663 Las Vegas Blvd.)**
DESIGN REVIEWS for the following: 1) proposed exterior remodel/modifications of a portion of the entrance façade of an existing shopping center (Miracle Mile Shops); 2) a proposed entry vestibule addition; and 3) outside dining/drinking areas (patios) with an outside bar with an enclosure in conjunction with a proposed restaurant (Texas Land and Cattle) within an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 600 feet east of Las Vegas Boulevard South on the north side of Harmon Avenue within Paradise. MBS/jt/ml (For possible action) **BCC 10/7/15**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **WS-0762-07 (ET-0060-15) – BRE/HC LAS VEGAS PPTY HOLDING: (3883 Howard Hughes Parkway)**
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to commence the reduction of parking for an office complex.
DESIGN REVIEW for an office building with a parking structure in conjunction with an existing office/retail complex on a portion of 3.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. CG/jvm/ml (For possible action) **BCC 10/7/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH A CHANGE TO THE COMMENCE DATE TO 8/8/19. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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9. **UC-0544-15 – SZYMANSKI, MARK, ET AL: (3392 Florrie Ave.)**
USE PERMIT to allow customers at a residence in conjunction with a proposed home occupation (massage) in an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Florrie Avenue, 490 feet northwest of Lodewyck Drive within Paradise. CG/jt/ml (For possible action) **BCC 10/7/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH ADDED CONDITION OF A 1 YEAR REVIEW AS A PUBLIC HEARING. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS IN ATTENDANCE SPOKE FOR PROJECT.
10. **UC-0549-15 – PARIS LAS VEGAS OPERATING COMPANY, LLC: (3655 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** banquet facility; **2)** outside uses in conjunction with a proposed banquet facility; and **3)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced setbacks; **2)** alternative landscaping along an arterial street; **3)** primary means of access not from the interior of a resort hotel and/or restaurant; **4)** a use (alcohol sales) not within a permanent enclosed building; **5)** waive the protective barrier between an outside dining/drinking area and a sidewalk; **6)** a freestanding sign not within a 2 foot curbed landscaped or rockscaped area; **7)** a roof sign; and **8)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** exterior modifications to an existing restaurant, retail store, and nightclub (Hexx/Chateau), and existing resort hotel (Paris); **2)** banquet facility with outside dining, drinking, and cooking areas with live entertainment; **3)** roof sign; **4)** freestanding sign; and **5)** increase freestanding sign area in conjunction with an existing restaurant, retail store, and nightclub/bar within a resort hotel (Paris) on a portion of 24.0 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, 900 feet south of Flamingo Road within Paradise. MBS/gc/ml (For possible action) **BCC 10/7/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **ZC-0536-15 – ROB SK REALTY, LLC: (1361 Helm Drive)**
ZONE CHANGE to reclassify 2.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future development. Generally located on the southeast corner of Escondido Street and Helm Drive within Paradise (description on file). MBS/al/ml (For possible action) **BCC 10/7/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS.

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VIII. Correspondence: **None**

IX. General Business: Items for discussion:

- a. **Public input, suggestions for the next funding year budget was discussed. 1 neighbor in attendance with the following suggestions in attendance, Repairs made to the slides in Paradise Park, Additional swings for the older children, as there are more toddler swings, Upkeep on the bathrooms, Rubberized flooring under the park equipment repaired, Park lighting, Activates for all ages in the park like the parks at Mountain's Edge. Lighting along the Arroyo trail, as trails users do not feel safe, due to the dark and the homeless people.**

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: September 29, 2015. **NEXT MEETING WAS SET FOR 9/29/15**

XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:55 P.M.**

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