



# Paradise Town Advisory Board



## MINUTES

**Date:** Tuesday, September 10, 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 - 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: 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 September 10, 2013 - including any deletions or corrections. **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA AS PRESENTED .A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
  - e. Approval of minutes of August 27, 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. **Bob Klein; PLANNING, 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. **WS-0472-13 – CLARK COUNTY PUBLIC EDUCATION FOUNDATION: (4350 S. Maryland Pkwy.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing retail building on 2.3 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway, 100 feet south of Rochelle Avenue within Paradise. CG/jt/ml (For possible action)  
**PC 9/17/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
2. **UC-0314-11 (ET-0077-13) – PERINI BUILDING COMPANY, INC: (Green Valley Pkwy. & Patrick)**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: 1) hospital (sanitarium); and 2) daycare center.  
**DESIGN REVIEW** for a hospital (sanitarium) and daycare facility with all ancillary uses on 9.5 acres in an M-D (Design Manufacturing) (AE-60 & AE-65) Zone. Generally located 400 feet west of Green Valley Parkway on the south side of Patrick Lane within Paradise. MBS/co/ml (For possible action) **PC 10/1/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **UC-0478-13 – TREASURE ISLAND, LLC: (3300 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow retail uses (ticket sales and time-share referral) not within a permanent enclosed building; 2) reduced setbacks; and 3) all other deviations as depicted 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 REVIEW** for an outdoor sales structure/booth in conjunction with 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/ed (For possible action) **BCC 10/2/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CONDITION TO RELOCATE TO ALTERNATIVE AREA OFF THE WALKWAY. SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR AGAINST PROJECT IN ATTENDANCE.**
  
4. **UC-0453-13 – 451 TWAIN, LLC: (451 E. Twain Ave.)**  
**USE PERMIT** for an assisted living facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the minimum size lot for an assisted living facility on 0.9 acres in C-1 (Local Business) Zone in the MUD-1 Overlay District. Generally located on the south side of Twain Avenue, 250 feet east of Paradise Road within Paradise. CG/dg/ml (For possible action) **PC 10/1/13**  
**ITEM NOT HEARD. HELD TILL THE 9/24/13 TAB MEETING PER THE REPRESENTATIVE FOR TIME TO SPEAK TO NEIGHBORS. 2 NEIGHBORS AGAINST PROJECT IN ATTENDANCE.**
  
5. **UC-0477-13 - C V PROPCO, LLC.: (3055 W. Tomkins Ave.)**  
**USE PERMIT** for retail sales of clothing apparel within an existing office/warehouse building on a 1.0 acre portion of a 17.1 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Tompkins Avenue, 190 feet west of Dean Martin Drive within Paradise. SS/rk/ml (For possible action) **PC 10/1/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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6. **UC-0483-13 – YORK NEVADA MANAGEMENT, LLC, ET AL: (6280 S. Valley View Blvd.)**  
**USE PERMIT** to allow a minor training facility within an existing office/warehouse building on a portion of 14.5 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Valley View Boulevard and Post Road within Paradise. SS/rk/ml (For possible action) **PC 10/1/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO SRAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **DR-0474-13 – CAESARS LINQ, LLC: (3545 S. Las Vegas Blvd.)**  
**DESIGN REVIEW** for a manmade outdoor decorative water feature in conjunction with approved commercial/retail/entertainment/restaurant uses with associated buildings and structures (shopping center) and recreational facility (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah's) on 5.8 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, 950 feet north of Flamingo Road within Paradise. CG/gc/ml (For possible action) **BCC 10/2/13**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS. 1 NEIGHBOR AGAINST PROJECT IN ATTENDANCE.**
8. **UC-0314-08 (ET-0080-13) – FLAMINGO LAND, LLC: (3883 W. Flamingo Rd.)**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel consisting of 3,182 hotel rooms; **3)** public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, convention and back-of-house areas, and a subterranean parking garage; **4)** increase the height of the high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce the height setback ratio adjacent to arterial streets for the resort hotel tower; **2)** reduced loading spaces; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the height setback ratio adjacent to an arterial street for the hotel tower; and **2)** encroachment into airspace.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel with 2 high-rise towers; **2)** a freestanding hotel tower; **3)** manmade decorative water features; and **4)** all other accessory and incidental buildings and structures on 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Valley View Boulevard within Paradise. SS/mc/ml (For possible action) **BCC 10/2/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH A CHANGE TO COMMENCE DATE OF 8/20/16. SUBJECT TO STAFF CONDITIONS. 1 NEIGHBOR FOR PROJECT IN ATTENDANCE,**
9. **UC-0813-02 (ET-0079-13) - AL NEVADA TIC, LLC, ET AL: (260 E. Harmon Ave.)**  
**USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** a resort hotel; and **2)** permit deviations to development standards.  
**DEVIATIONS** for the following: **1)** increased building height; **2)** permit intrusion into the airspace; **3)** permit alternative landscaping; and **4)** all other deviations as shown per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 10/2/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR FOR PROJECT IN ATTENDANCE.**

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10. **WS-0762-07 (ET-0078-13) – MS CRESCENT 3893 HUGHES SPV, LLC: (3893 Howard Hughes Pkwy.)**  
**WAIVER OF DEVELOPMENT STANDARDS SECOND 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/bk/ml (For possible action) **BCC 10/2/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CHANGE TO COMMENCE DATE OF 8/8/16. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **DR-0429-13 – HV & CANAL, LLC: (1001 Dumont Blvd.)**  
**DESIGN REVIEW** to allow alternative exterior colors that display vivid hues in conjunction with the exterior remodel of an existing apartment complex on 3.1 acres in an R-5 (Apartment Residential) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Dumont Boulevard, 120 feet east of Cambridge Street within Paradise. CG/pb/ml (For possible action)  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**VII. Correspondence:**

- a. 2 letters in protest of item #4 UC-0453-13

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

- a. 2 suggestions for the next funding budget were adding a traffic light at Twain and Sand Hill, and a new sound system for TAB.
- b. Orgill stepped down from his position on the CDAC/CDBG, Motion was made by Philipp to appoint Boehmer as representative and LeMere as alternate for the CDAC/CDBG 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: September 24, 2013 NEXT MEETING WAS SET FOR 9/24/13.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:00 P.M.**

Respectfully Submitted,

Maureen Helm

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