



Paradise Town Advisory Board



MINUTES

Date: Tuesday, September 24, 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

**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 24, 2013 - including any deletions or corrections. **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA, WITH ITEM #8 UC-0453-13 BEING HELD TILL THE 10/8/13 TAB .A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of September 10, 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.
 - Maria Kaseko; PLANNING, Blanca Vazquez; TOWN LIAISON and Dana Unguren IN ATTENDANCE.**
 - a. Reminder Rock 'n' Roll Las Vegas Marathon Sunday November 17, 2013. Posting of the course map and road closures is located outside the Community room.

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

1. **SC-0522-13 – KONAMI GAMING, INC., ET AL: (585 Trade Center Dr.)**
STREET NAME CHANGE to rename Trade Center Drive to Konami Circle in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone and an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of Grier Drive, 300 feet south of Sunset Road within Paradise. MBS/lg/ml (For possible action)
PC 10/1/13
MOTION WAS MADE BY ORGILL FOR DENIAL. VOTING WAS UNANIMOUS.

2. **UC-0529-12 (ET-0083-13) – DONALD F. KIERNAN, JR. & ETSUKO KIERNAN REVOCABLE TRUST:**
USE PERMIT FIRST EXTENSION OF TIME to review a vehicle repair (automobile) facility in conjunction with an existing convenience store.
WAIVER OF DEVELOPMENT STANDARDS to allow overhead service bay doors to face a public street where not permitted on 0.7 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the south side of Desert Inn Road and the west side of Cambridge Street within Paradise. CG/bk/ml (For possible action)
PC 10/15/13
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0443-13 – PILGER FAMILY HOLDINGS, LLC: (No address)**
USE PERMITS for the following: 1) retail sales and service; and 2) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback from a right-of-way; and 2) reduced parking.
DESIGN REVIEW for a retail building on a 0.9 acre portion of a 1.9 acre retail center in an H-1 (Limited Resort and Apartment) (AE-70 & AE-75) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,200 feet north of Sunset Road within Paradise. SS/pb/ml (For possible action)
PC 10/15/13
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0526-13 – CAM 96.5, LLC: (518 Cameron St.)**
USE PERMIT to allow a major training facility (basketball training).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a major training facility in conjunction with an existing office/warehouse building on 4.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Cameron Street, 290 feet south of Reno Avenue within Paradise. SS/dm/ml (For possible action)
PC 10/15/13
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **VS-0517-13 – NEVADA STATE BANK: (5373 Arville St.)**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Business Center Way, and between Arville Street and Desert Point Drive (alignment) within Paradise (description on file). SS/bk/ml (For possible action)
PC 10/15/13
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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DON BURNETTE, County Manager

6. **WS-0482-13 – ERICKSON, RICHARD: (901 Coldwater Falls Way)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a patio cover in conjunction with a single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Coldwater Falls Way and Country Ridge Court (alignment) within Paradise. SS/jt/ml (For possible action) **PC 10/15/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **WS-0497-13 – S & G DEVELOPMENTS, LLC: (2245 E. Flamingo Rd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant/tavern on 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Flamingo Road and Channel 10 Drive within Paradise. CG/rk/ml (For possible action) **PC 10/15/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **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 UNTILL THE 10/8/13 TAB. PER APPLICANT.
9. **DR-0513-13 – CHETAK DEVELOPMENT, INC: (3999 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** a recreational facility (tightrope walking); and **2)** retail/commercial shopping center buildings with all associated uses and structures including nightclub, restaurants, museum, liquor store, tavern, commercial/retail uses, radio station, convention rooms, on-premise consumption of alcohol, and live entertainment on 5.7 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 Four Seasons Drive within Paradise. MBS/pb/ml (For possible action) **BCC 10/16/13**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
10. **WS-0528-13 – VIP INVESTMENT GROUP, LLC: (4613 W. Desert Inn RD.)**
WAIVER OF DEVELOPMENT STANDARDS for landscaping requirements.
WAIVERS OF CONDITIONS of a zone change (ZC-0604-02) requiring the following: **1)** a detailed traffic study reducing driveway and curb cuts to a minimum and analysis of on-site circulation; **2)** design review as a public hearing before the Planning Commission once the traffic study is completed; and **3)** construction of a bus passenger loading/shelter area on Desert Inn Road with Regional Transportation Commission approval.
DESIGN REVIEW for the redesign and conversion of 2 single family residences into office uses on 0.3 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the south side of Desert Inn Road, 180 feet east of Warnock Road within Paradise. SB/dm/ml (For possible action) **BCC 10/16/13**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR AGAINST PROJECT IN ATTENDANCE, AND 1 LETTER AGAINST PROJECT.

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11. **DR-0519-13 – NEW YORK-NEW YORK HOTEL, LLC: (3790 S. Las Vegas Blvd.)**
DESIGN REVIEW for modifications to a comprehensive sign plan which include: **1)** increased wall sign area; and **2)** wall signs with animation for an existing resort hotel (New York-New York) on a portion of 19.3 acres in 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/ml (For possible action) **BCC 10/16/13**
MOTION WAS MADE BY LEMERE FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **UC-0499-13 – TROPICANA LAS VEGAS, INC: (3801 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow a wall sign to project more than 3 feet from the building; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** a comprehensive sign package; **2)** increase area for a wall sign; **3)** increase area for an animated (video unit) sign; and **4)** increase number of animated signs (video units) in conjunction with a resort hotel (Tropicana) on 35.2 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 southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/gc/ml (For possible action) **BCC 10/16/13**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **WS-0537-13 – 3200 WEST TWAIN, LLC: (3200 W. Twain Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with an approved hotel/condominium/timeshare development on a portion of 14.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the east side of Polaris Avenue within Paradise. SB/pb/ml (For possible action) **BCC 10/16/13**
MOTION WAS MADE BY ORGILL 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: October 8, 2013 NEXT MEETING WAS SET FOR 10/8/13.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:05 P.M.

Respectfully Submitted,

Maureen Helm

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