



Paradise Town Advisory Board



MINUTES

Date: Tuesday, September 27, 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 - EXCUSED**
- 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 September 13, 2011 - including any deletions or corrections. A MOTION BY WILLIAMS WAS MADE TO HOLD ITEM # 16 ZC-0396-11 VOTE OF APPROVAL IS RECORDED.**
 - e. Approval of minutes of September 13, 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. AL LARID,CURRENT PLANNING, 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-1125-02 (ET-0081-11) – NUNEZ, OSCAR: (93 E. Reno Ave.)**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: 1) a hotel timeshare; and 2) increased building height.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed hotel timeshare on 1.1 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 Reno Avenue and Haven Street within Paradise. MBS/dm/ml (For possible action) **PC 10/4/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE FOLLOWING CONDITIONS, IF APPROVED STAFF CONDITIONS, "DROP DEAD" DATE OF 2/28/2013, DESIGN REVIEW, PUBLIC HEARING. VOTING WAS UNANIMOUS.

2. **UC-0377-11 – TREASURE ISLAND, LLC: (3300 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS for the following: 1) roof signs; 2) increase the allowable time period for temporary signs; and 3) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) building addition/remodel (restaurant); 2) roof signs; 3) wall signs; and 4) temporary/mobile signs for a proposed restaurant (Senor Frog's) in conjunction with an existing resort hotel (TI) on a portion of 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/mk/ml (For possible action) **PC 10/4/11**
ITEM WAS HEARD AT THE 9/13/11 TAB MEETING WITH A MOTION FOR DENIAL. WITH A MOTION MADE BY WILLIAMS TO HOLD, AND TO RETURN TO TAB 9/27/11. APPLICANT WAS ADVISED THE FIRST VOTE MAY BE UPHELD. MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE FOLLOWING CONDITIONS, STANDING FROG SIGN TO BE REPLACED WITH THE SMALL FROG, ROOF SIGN, REPLACE THE "ANYTHING CAN HAPPEN" SIGN WITH "FAMILY DINNING" SIGN, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0418-11 – CIRCUS CIRCUS ENTERPRISES, INC:(3901 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) a temporary outdoor commercial event in a parking lot not on the same property as an existing licensed business; and 2) conduct live entertainment beyond daytime hours.
DESIGN REVIEW for temporary structures in conjunction with the temporary outdoor commercial event that includes live entertainment in a parking lot on 14.9 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the south side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. MBS/mk/ml (For possible action) **PC 10/4/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **WS-0339-11 – MARY BARTSAS 15, LLC:(4895 E. Tropicana Ave.)**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow a flat roof without parapet walls (no longer needed).
DESIGN REVIEWS for the following: 1) a retail building (Family Dollar Store); and 2) a shopping center (previously not notified) on 7.4 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and San Anselmo Street within Paradise. MBS/pb/ml (For possible action) **BCC 10/5/11**

MOTION FOR APPROVAL WAS MADE BY WILLIAMS SUBJECT TO THE IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **UC-0166-11 - CAM-LAS VEGAS, LLC:(2170 E. Harmon Ave.)**

USE PERMIT for an existing hospital (Harmon Medical and Rehabilitation Hospital).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking in conjunction with an existing hospital; **2)** allow a use (mobile CT scan unit) to not be conducted inside a permanent enclosed building; **3)** alternative design standards for an accessory structure; and **4)** allow unscreened mechanical equipment.

DESIGN REVIEW for an accessory structure (mobile CT scan unit) in conjunction with an existing hospital on 4.1 acres in an R-1 (Single Family Residential) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Burnham Avenue and Harmon Avenue within Paradise. CG/mc/ml (For possible action)

PC 10/18/11

MOTION WAS MADE BY SMITH FOR APPROVAL ON THE USE PERMIT, SUBJECT TO STAFF CONDITIONS, DENIAL ON WAIVERS 1, 2, 3 AND 4. DENIAL ON DESIGN REVIEW. VOTING WAS UNANIMOUS.

6. **UC-0386-11 – 3500-3675 PROCYON, LLC:(3563 Procyon St.)**

USE PERMIT for the expansion of an existing recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation between a recycling center and a non-industrial use; **2)** eliminate landscaping; and **3)** permit non-standard off-site improvements; **4)** reduce setback from access gates; and **5)** not install a trash enclosure.

DESIGN REVIEW for a recycling center on 4.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Procyon Street, 300 feet south of Spring Mountain Road within Paradise. SB/co/ml (For possible action)

PC 10/18/11

MOTION WAS BY PHILIPP FOR APPROVAL. SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.

7. **UC-0389-11 – SCOTT SELCO PROFESSIONAL DEFINED BENEFIT PLAN:(2716 E. Reno Ave.)**

USE PERMIT to increase the size of an accessory apartment in conjunction with an existing single family dwelling on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Reno Avenue, 285 feet east of Topaz Street within Paradise. MBS/pb/ml (For possible action)

PC 10/18/11

MOTION WAS MADE BY WILLIAMS FOR APPROVAL. SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.

8. **UC-0390-11 – MORRIS, MARJORIE M., ET AL:(2070 E. Warm Springs Rd.)**

USE PERMIT to allow automobile maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; and **2)** allow service bay doors to face a public street on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 245 feet east of Paradise Bay Drive within Paradise. SS/pd/ml (For possible action)

PC 10/18/11

MOTION WAS MADE BY ORGILL FOR APPROVAL. SUBJECT TO STAFF CONDITIOND, VOTING WAS UNANIMOUS.

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9. **UC-0392-11 – BERNS SUZUKI STUDIOS CORP:(5221 S. Eastern Ave.)**
USE PERMITS for the following: 1) training facility (music); and 2) retail sales on 0.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 455 feet north of Hacienda Avenue within Paradise. MBS/mk/ml (For possible action) **PC 10/18/11**
MOTION WAS MADE BY ORGILL FOR APPROVAL. SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.
10. **UC-0403-11 – FANTICOLA LIMITED PARTNERSHIP:(4080 Paradise Rd.)**
USE PERMIT for a tattoo business in conjunction with an existing shopping center on a portion of 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the east side of Paradise Road, 200 feet north of Flamingo Road within Paradise. CG/mk/ml (For possible action) **PC 10/18/11**
MOTION WAS MADE BY SMITH FOR APPROVAL.SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.
11. **UC-0404-11 – DONAHUE SCHRIBER REALTY GROUP, LP:(445 E. Windmill LN.)**
USE PERMIT for a psychic arts business within an existing shopping center on a portion of 10.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Bermuda Road, 140 feet south of Windmill Lane within Paradise. SS/pd/ml (For possible action) **PC 10/18/11**
MOTION WAS MADE BY PHILIPP FOR APPROVAL. SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.
12. **UC-0406-11 – CV PROPCO, LLC: (4699 Dean Martin Dr.)**
USE PERMITS for the following: 1) a recreational facility (indoor shooting range) with accessory commercial uses; 2) retail sales; 3) sporting goods sales with firearms; 4) a snack bar and other incidental commercial uses; and 5) a minor training facility (shooting and safety classes).
WAIVER OF DEVELOPMENT STANDARDS to reduce on site parking in conjunction with a proposed recreational facility (indoor shooting range) and sporting goods retail store within an existing industrial building on a portion of 3.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Tompkins Avenue within Paradise. SS/pd/ml (For possible action) **PC 10/18/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL. SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.
13. **VS-0387-11 – M.G.M. RESORTS INTERNATIONAL:(3850 S. Las Vegas Blvd.)**
VACATE AND ABANDON the County's interest in an airspace above a right-of-way (Mandalay Bay Road) located between Las Vegas Boulevard South and Frank Sinatra Drive in an H-1 (Limited Resort and Apartment) Zone within Paradise (description on file). SS/bk/xx (For possible action) **PC 10/18/11**
MOTION WAS BY ORGILL FOR APPROVAL. SUBJECT TO NEW STAFF CONDITIONS, VOTING WAS UNANIMOUS.
14. **UC-0277-11 (WC-0085-11) - S & S PHILPOTT, LLC:(3501 Aldebaran Ave.)**
WAIVER OF CONDITIONS of a use permit requiring the removal of chain link security fences located within the drive aisles and parking area in conjunction with an approved recreational facility (indoor shooting range) on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Aldebaran Avenue and Pollux Avenue within Paradise. SB/jt/ml (For possible action) **PC 10/18/11**

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MOTION WAS MADE BY PHILIPP FOR APPROVAL. SUBJECT TO IF APPROVED STAFF CONDITIONS, VOTING WAS UNANIMOUS.

15. **UC-0813-02 (ET-0084-11) – AL NEVADA TIC, LLC, ET AL:(260 E. Harmon Ave.)**
USE PERMITS THIRD 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/dm/ml (For possible action)

BCC 10/19/11

MOTION WAS MADE BY PHILIPP FOR APPROVAL ON USE PERMIT AND DEVIATIONS, SUBJECT TO STAFF CONDITIONS. DENIAL ON DESIGN REVIEW, PUBLIC HEARING ON DESIGN REVIEW. VOTING WAS UNANIMOUS.

16. **ZC-0396-11 – GOYAL, GAURAV, ET AL:(Maryland Parkway & Wigwam Ave.)**
ZONE CHANGE to reclassify 0.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

USE PERMITS for the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; **4)** reduce the setback from a service station to a residential use; and **5)** reduce the setback from a service station canopy to the right-of-way line of a section line street (Maryland Parkway).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscape width along an arterial street; and **2)** allow modified driveway design standards.

DESIGN REVIEW for a commercial development consisting of a convenience store, service station, and future restaurant. Generally located on the east side of Maryland Parkway and the north side of Wigwam Avenue within Paradise (description on file). SS/dg/xx (For possible action)

BCC 10/19/11

ITEM HELD PER APPLICANT. RETURN TO TAB 11/8/11.

VII. Correspondence: LETTER FROM CLARK COUNTY WATER RECLAMATION WITH UPDATE ON SEWER REHABILITATION PROJECTS. A RESPONSE TO LETTER WAS WRITTEN AND SENT BY ORGILL.

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

WILLIAMS MADE A REQUEST THAT STAFF CONTACT BOARD MEMBERS OR AT LEAST THE CHAIR WHEN THERE ARE ISSUES OR CONCERNS ON ITEMS HEARD AT TAB MEETINGS. UPDATED BACKUP MATERIAL MADE AVAILABLE FOR ITEMS THAT ARE HELD.

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 11, 2011. THE NEXT MEETING WAS SET FOR 10/11/11.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:05 P.M.

Respectfully Submitted,

Maureen Helm

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