



# Paradise Town Advisory Board

## MINUTES

**Date:** Tuesday, October 11, 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 October 11, 2011 - including any deletions or corrections. **A MOTION BY WILLIAMS WAS MADE TO HEAR ITEM # 17 AFTER HEARING ITEM #2, AS THEY HAVE THE SAME REPRESENTATIVE, VOTE OF APPROVAL IS RECORDED.**
  - e. Approval of minutes of September 27, 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. **ZC-0408-11 – GUTIERREZ, MIGUEL: (No address, Tropicana & Swenson)**  
**ZONE CHANGE** to reclassify 0.8 acres from C-1 (Local Business) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.  
**USE PERMIT** to allow a temporary commercial office prior to the issuance of building permits for a permanent office.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; **2)** reduced height setback ratio; **3)** reduced landscaping; **4)** reduce the separation between a trash enclosure and a residential use; **5)** allow vertical metal siding; and **6)** allow overhead power lines.  
**DESIGN REVIEW** for a retail building. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 10/19/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL FOR ZONE CHANGE, DESIGN REVIEW AND WAIVERS 2, 3, 4, 5, & 6. DENIAL ON WAIVER #1 REDUCED SETBACK. SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, FRIEDLANDER AGAINST.**
  
2. **UC-0956-07 (ET-0094-11) – TWAIN VENTURE, LLC: (3663 Polaris Ave.)**  
**USE PERMIT SECOND EXTENSION OF TIME** to commence a banquet facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a banquet facility on 0.6 acres where a minimum of 2.0 acres is required in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 100 feet north of Twain Avenue within Paradise SB/dm/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH A 9/18/2012 DATE TO COMMENCE**, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1 FRIEDLANDER AGAINST.
  
3. **UC-0413-11 – LEVINE INVESTMENTS, LP: (169 E. Tropicana Ave.)**  
**USE PERMITS** for the following: **1)** alcohol sales (liquor - packaged only); **2)** alcohol sales (beer and wine - packaged only) within a portion of an existing building; and **3)** a retail store on 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. MBS/bk/ml (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY WILLIAMS TO HOLD ITEM. RETURN TO PTAB 10/25/11, VOTING WAS 4-1 PHILIPP AGAINST.**
  
4. **UC-0415-11 – 4175, LLC: (4175 Arville St.)**  
**USE PERMIT** for on-premise consumption of alcohol (service bar) in conjunction with an existing indoor recreational facility (go-kart track) on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street and the north side of Nevso Drive within Paradise. SS/dg/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL WITH A 1 YEAR REVIEW, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1 FRIEDLANDER AGAINST.**
  
5. **UC-0421-11 – J.S.F.1, LLC: (1405 E. Sunset Rd.)**  
**USE PERMITS** for the following: **1)** on-premise consumption of alcohol (supper club); and **2)** a restaurant within a portion of an existing office/retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the southeast corner of Sunset Road and Escondido Street within Paradise. MBS/bk/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

6. **UC-0425-11 – THREE STICKS, LLC: (3745 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: 1) alcohol sales (liquor - packaged only); and 2) alcohol sales (beer and wine - packaged only) within an existing retail store in conjunction with Polo Towers hotel/timeshare on 2.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 350 feet south of Harmon Avenue, and 350 feet east of Las Vegas Boulevard South within Paradise. MBS/mk/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
7. **UC-0428-11 – DLC HOLDINGS, LLC: (5150 S. Decatur Blvd.)**  
**USE PERMIT** for a major training facility within an existing office warehouse building on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 310 feet south of Reno Avenue within Paradise. SS/al/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
8. **UC-0432-11 – WIMBLEDON TENNIS CLUB HOMEOWNERS ASSOCIATION: (3930 Swenson St.)**  
**USE PERMIT** to install communication antennas and other communication equipment on an existing building.  
**DESIGN REVIEW** for installing communication antennas on an existing multiple story multi-family residential development on 3.7 acres in an R-5 (Apartment Residential) (AE-60) Zone in the MUD-2 Overlay District. Generally located 420 feet east of Swenson Street, and 1,050 feet north of Flamingo Road within Paradise. CG/al/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
9. **UC-0433-11 – STT LAND, LLC, ET AL: (4501 Paradise Rd.)**  
**USE PERMITS** for the following: 1) a recreational facility (indoor miniature golf); and 2) an arcade in conjunction with an existing shopping center on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Harmon Avenue and the west side of Paradise Road within Paradise. CG/dg/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
10. **UC-0434-11 – HACIENDA-ARVILLE, LLC: (4005 W. Hacienda Ave.)**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking for a place of worship within a portion of an office/warehouse complex on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 295 feet west of Arville Street within Paradise. SS/bk/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**

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DON BURNETTE, County Manager

11. **UC-0436-11 – MARIANO, EMMANUEL M.: (3841 E. Twain Ave.)**  
**USE PERMIT** to reduce the separation between 2 community residences.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** exceed the hardscape requirement in the front yard; **2)** reduced rear setback; and **3)** reduce the gate setback for a proposed community residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Twain Avenue, 276 feet east of Sandhill Road within Paradise. CG/bk/xx (For possible action) **PC 11/1/11**
- MOTION WAS MADE BY WILLIAMS TO HOLD ITEM, RETURN TO PTAB 10/25/11 WITH A NEW LANDSCAPE PLAN, VOTING WAS UNANIMOUS**
12. **WS-0420-11 – STEINBERG, SPENCER M. & RUTTENBERG, CAROLYN J: (7410 Picardie Ln.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Picardie Lane and Edgewater Lane within Paradise. SS/bk/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
13. **WS-0437-11 – EASTERN RANCH I, LLC: (8725 S. Eastern Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased fence height in conjunction with an existing plant nursery.  
**DESIGN REVIEW** for a decorative fence on a portion of 6.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Ford Avenue and Eastern Avenue within Paradise. SS/al/xx (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
14. **WS-0444-11 – WCCP SDWM, LLC: (4851 W. Hacienda Ave.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking and allow automobile repair for the entire existing office/warehouse complex on 2.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard and the south side of Hacienda Avenue within Paradise. SS/dg/ml (For possible action) **PC 11/1/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL WITH THE REMOVAL OF THE NO ADDITIONAL AUTO REPAIR BUSINESSES WITHIN THE COMPLEX AND ONLY LIMITED TO THOSE THAT ARE CURRENTLY OPERATING AND LICENSED, RETURN IN 1 YEAR FOR A PUBLIC HEARING. VOTING WAS UNANIMOUS.**
15. **DR-0431-11 – DESERT CLUB, LLC: (3950 Koval Ln.)**  
**DESIGN REVIEW** for a manmade decorative water feature in conjunction with a hotel/timeshare (Summer Bay Resorts) on 19.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Koval Lane, 1,200 feet north of Flamingo Road within Paradise. CG/bk/xx (For possible action) **BCC 11/2/11**  
**MOTION WAS MADE BY PHILIPP FOR DENIAL, VOTING WAS 3-2. SMITH AND ORGILL FOR.**

16. **DR-0435-11 – CSD, LLC: (3310 E. Sunset Rd.)**  
**DESIGN REVIEWS** for the following: **1)** expansion and revisions to plans for the visitor's center and theater; **2)** expansion and revision of the car/truck wash; and **3)** revised parking calculations in conjunction with an approved recreational facility and museum with ancillary structures and uses on portions of 51.0 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65) Zone, and an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road, between Pine Street and Pecos Road, and the south side of Sunset Road between Tomiyasu Lane and Pecos Road within Paradise. MBS/dg/xx (For possible action) **BCC 11/2/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, SMITH AGAINST.**
17. **UC-0772-07 (ET-0089-11) – RJP LV II, LLC: (3686 Highland Dr.)**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel/casino consisting of 312 hotel rooms; **3)** 1,150 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, entertainment, offices, convention and back-of-house areas, and parking structures; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** allow a high impact project; and **8)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduced on-site parking; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in the units; and **2)** all other accessory and incidental buildings and structures on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Cinder Lane within Paradise. SB/bk/ml (For possible action) **BCC 11/2/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
18. **UC-0068-10 (ET-0093-11) – DC SUITES, LLC: (4055 Swenson St.)**  
**USE PERMIT FIRST EXTENSION OF TIME** to submit a design review and commence the sale of beer and wine in conjunction with a convenience store and motel on 6.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise. CG/mc/xx (For possible action) **BCC 11/2/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS WITH A 11/2/13 DATE TO COMMENCE. VOTING WAS UNANIMOUS.**
19. **UC-0414-11 – PARIS LAS VEGAS PROPCO, LLC: (3655 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** roof sign with animation; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEW** for a roof sign with animation in conjunction with a resort hotel (Paris) on 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, 760 feet south of Flamingo Road within Paradise. MBS/al/ml (For possible action) **BCC 11/2/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

20. **WS-0419-11 – CSD, LLC: (6629 S. Pecos Rd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard improvements (concrete pavement) within the right-of-way of Smoke Tree Lane in conjunction with an approved recreational facility and museum on a portion of 40.0 acres in an R-E (Rural Estates Residential) Zone. Generally located at the west terminus cul-de-sac of Smoke Tree Lane, 520 feet west of Pecos Road within Paradise. MBS/dg/xx (For possible action)  
**BCC 11/2/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
21. **WS-0426-11 – WARM SPRINGS ROAD CVS, LLC: (3758 S. Las Vegas Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the special setback from the future right-of-way; **2)** reduce the setback from the existing right-of-way (Las Vegas Boulevard South); **3)** increase the projection of a sign; and **4)** reduce the separation between signs.  
**DESIGN REVIEWS** for the following: **1)** increase sign area; and **2)** proposed signs on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,625 feet north of Tropicana Avenue within Paradise. MBS/bk/xx (For possible action)  
**BCC 11/2/11**  
**NO SHOW, MOTION WAS MADE BY ORGILL TO RETURN TO BOARD IN 30 DAYS. 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 25, 2011. THE NEXT MEETING WAS SET FOR 10/25/11.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:25 P.M.**

**Respectfully Submitted,**

**Maureen Helm**