



# Paradise Town Advisory Board



## MINUTES

**Date:** Tuesday, October 25, 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 25, 2011 - including any deletions or corrections. . A MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA AS PRESENTED, A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
  - e. Approval of minutes of October 11, 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. DINOICIO GORDILLO,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-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) **MOTION WAS MADE BY WILLIAMS FOR APPROVAL SUBJECT TO THE REVISED AND IF APPROVED STAFF CONDITIONS. VOTING WAS 4-1 SMITH AGAINST.**
  
2. **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 PHILIPP FOR APPROVAL SUBJECT TO STAFF CONDITIONS, WITH THE EXCEPTIONS OF, NO REMOVAL OF CHAIN LINK FENCE AS IT IS NOT THE APPLICANTS, NO ADDED TREES ALONG TROPICANA AVE, AS THEY WILL IMPEDE TRAFFIC. VOTING WAS UNANIMOUS.**
  
3. **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 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 FRIEDLANDER FOR APPROVAL SUBJECT TO STAFF CONDITIONS, BASED ON THE SUBMITTED AND PRESENTED PLANS AT THE 10/25/11 PTAB MEETING. VOTING WAS 4-1, SMITH AGAINST.**
  
4. **DR-0455-11 – COUNTY OF CLARK (AVIATION) ET AL: (5400 Haven St.)**  
**DESIGN REVIEW** for an airport hangar in conjunction with McCarran International Airport on a 13.1 acre portion of 76.9 acres in a P-F (Public Facility) (AE-65, AE-70, & AE-75) Zone.  
**WAIVER OF CONDITIONS** of a use permit (UC-0406-01) requiring full off-sites. Generally located on the east side of Haven Street and the north and south sides of Four Seasons Drive (alignment) within Paradise. MBS/pb/xx (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL SUBJECT TO THE IF APPROVED STAFF CONDITIONS MINUS THE SECOND BULLET POINT OF PUBLIC WORKS, AND REMOVAL OF THE DENIAL OF WAIVER OF CONDITIONS. VOTING WAS UNANIMOUS.**

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5. **DR-0470-11 – KTR LV IV, LLC: (Pecos & Patrick Business Park)**  
**DESIGN REVIEW** for a parking lot expansion in conjunction with an existing automotive repair and retail sales complex on a 1.8 acre portion of 9.7 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Pecos Road and the north side of Post Road within Paradise. MBS/mk/ml (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
6. **UC-0446-11 – GEORGIS, JOHN & KALIOPI: (4545 W. Reno Ave.)**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking in conjunction with a proposed place of worship in an existing office/warehouse complex on 1.6 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Reno Avenue and the west side of Rogers Street within Paradise. SS/pb/ml (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL SUBJECT TO STAFF CONDITIONS, VOTING WAS UNANIMOUS.**
7. **UC-0463-11 – FRANLEN AIRPORT CENTER, LLC: (1705 E. Sunset Rd.)**  
**USE PERMITS** for the following: **1)** allow a temporary sales/leasing office without an approved tentative map; and **2)** allow a temporary sales/leasing office without a final map technical review submitted on a portion of a site with an approved office/retail development on 3.5 acres in a C-2 (General Commercial) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. MSB/pb/ml (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY PHILIPP FOR DENIAL, VOTING WAS UNANIMOUS.**
8. **UC-0471-11 – EL AD IDB LAS VEGAS, LLC: (3120 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** an art gallery; **2)** retail sales; and **3)** allow an outdoor display area in front of a building.  
**WAIVER OF DEVELOPMENT STANDARDS** for an outdoor display area of art where required within an enclosed building.  
**DESIGN REVIEWS** for the following: **1)** an art gallery within a portion of an existing modular building; and **2)** an outdoor display area on a portion of 12.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Paradise. CG/pd/xx (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS WITH A 1 YEAR PUBLIC HEARING. VOTING WAS 4-1 PHILIPP AGAINST.**
9. **TA-0464-11- HUGHES, ALAN: (No address)**  
**TEXT AMENDMENT** to amend Section 30.08.030, Chapter 30.08, Table 30.44-1, Chapter 30.44 to modify the definition of a Brewery and add three definitions to Chapter 30.08 to read: “Distillery”, “Craft Distillery” and “Distill Pub” and assign appropriate zoning categories for each use in Table 30.44-1. (For possible action) **PC 11/15/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL ON DISTILLERY AND CRAFT, DENIAL ON DISTILLERY PUB, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**VII. Correspondence:**

**ZAPPOS MARATHON TO BE HELD 12/4/11, THE STRIP WILL BE CLOSED OFF AND SOME STREETS.**

**BLM INFORMING INTERESTED PERSONS OR ORGANIZATIONS ABOUT ANY PROPOSED ACTION AFFECTING BLM WILDERNESS.**

**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: November 8, 2011. THE NEXT MEETING WAS SET FOR 11/08/11.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:29 P.M.**

**Respectfully Submitted,**

**Maureen Helm**

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