



# Paradise Town Advisory Board



## MINUTES

Date: Tuesday, October 28, 2014  
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, Bart Donovan  
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 – EXCUSED
- Bart Donovan- 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. County staff introductions, Announcements & Presentations:  
Lebene Aidam-Ohene; PLANNING, Blanca Vazquez; TOWN LIAISON, IN ATTENDANCE.  
Blanca to announce Paradise Town Advisory Board applications due December 1<sup>st</sup>.

### V. Regular Business:

- a. Approval of Agenda for October 28, 2014 – including any deletions or corrections. A MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA, AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.
- b. Approval of the Minutes of October 14, 2014. A MOTION BY DOVONAN WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

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**VI. Public Comment** - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

**VII. Planning and zoning:**

Action to be taken on the following applications:

1. **ZC-0824-14 – BOULDER LV HOLDINGS, LLC: ( 4811 Boulder Hwy.)**  
**ZONE CHANGE** to reclassify 6.8 acres from R-4 (Multiple Family Residential - High Density) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-3 Overlay District.  
**USE PERMIT** for condominium units in an H-1 zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow existing landscaping and alternative screening requirements; **2)** reduce setback for a freestanding sign; and **3)** non-standard improvements within the right-of-way;  
**DESIGN REVIEW** for an existing condominium complex and a proposed freestanding sign. Generally located on the east side of Boulder Highway, 960 feet north of Flamingo Road within Paradise (description on file).  
CG/rk/ml (For possible action) **BCC 11/19/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. APPLICANT WORKING WITH STAFF REGARDING THE LANDSCAPING AND WATER.**
  
2. **ZC-0469-10 (ET-0134-13) – CSD, LLC: ( 3310 E. Sunset Rd.)**  
**USE PERMITS SECOND EXTENSION OF TIME** to review the following: **1)** museum with ancillary commercial uses; **2)** recreational facility; **3)** truck wash; **4)** commercial boarding stables; **5)** employee housing; and **6)** exotic animals.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify parking standards; **2)** reduce the landscape buffer along arterial streets; **3)** waive landscaping along local streets; **4)** waive off-site improvements (excluding paving); and **5)** employee housing.  
**DESIGN REVIEWS** for the following: **1)** museum with visitor's center and theater; **2)** site layout and design for the project north of Sunset Road; **3)** airplane structure; and **4)** site layout and design for the project south of Sunset Road and all other ancillary uses and structures on 46.5 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 & AE-70) Zone, and an M-D (Design 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 (description on file). MBS/dg/ml (For possible action) **BCC 11/19/14**  
**MOTION WAS MADE BY WILLIAMS FOR DENIAL, VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM COMMENT OR VOTE AS HE RECEIVED A NOTIFICATION CARD. 33 NEIGHBORS WERE IN ATTENDANCE AGAINST PROJECT, 6 SPOKE AGAINST PROJECT.**

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3. **TM-0172-14 – EXECUTIVE CENTER, LLC: ( 1515 E. Tropicana Ave.)**  
**TENTATIVE MAP** for a commercial subdivision on 4.3 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Tropicana Avenue and Tamarus Street within Paradise. MBS/jt/ml (For possible action) **PC 11/4/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
4. **TM-0173-14 – EXECUTIVE CENTER, LLC: ( 1455 E. Tropicana Ave.)**  
**TENTATIVE MAP** for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Tropicana Avenue and Tamarus Street within Paradise. MBS/jt/ml (For possible action) **PC 11/4/14**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
5. **UC-0584-14 – DCH EXCHANGE, LLC, ET AL: ( Flamingo Rd./Koval Lane.)**  
**AMENDED HOLDOVER USE PERMITS** to expand/enlarge the Gaming Enterprise District for a parking lot in conjunction with existing resort hotels (Harrah's, Flamingo, and The Quad) and a commercial/retail/dining and entertainment center (the LINQ) on 38.5 acres (previously notified as 28.7 acres) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**DESIGN REVIEW** for a parking lot. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. CG/al/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH ADDED CONDITION THAT NO EVENTS WITH LIVE MUSIC OR LOUD VIBRATIONS ARE TO BE HELD. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 26 NEIGHBORS WERE IN ATTENDANCE AGAINST PROJECT. 11 NEIGHBORS OUT OF THE 26 SPOKE AGAINST PROJECT. 2 OF THE NEIGHBORS THAT SPOKE HAD EMAILED BOARD AGAINST. BOARD RECEIVED 51 EMAILS FROM NEIGHBORS AGAINST PROJECT.**
6. **UC-0803-14 – COUNTY OF CLARK (AVIATION): ( 605 S. Las Vegas Blvd.)**  
**USE PERMIT** for an existing airport (McCarran International Airport) and related/accessory uses.  
**DESIGN REVIEWS** for the following: **1)** building exterior modifications (façade change), parking, and landscape reconfiguration; **2)** an animated (video unit) sign; and **3)** wall signs in conjunction with an existing heliport transportation service within the existing airport (McCarran International Airport) on a portion of 70.0 acres in a P-F (Public Facility) (AE-70 & AE-75) Zone. Generally located on the east side of Las Vegas Boulevard South, 2,400 feet north of Sunset Road within Paradise. MBS/mk/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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7. **UC-0805-14 – HOP OVER, LLC: ( 905 E. Twain)**  
**USE PERMITS** for the following: 1) a communication tower; and 2) reduce the setback from a communication tower to a residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an architectural intrusion within the required setback.  
**DESIGN REVIEW** for a communication tower and associated equipment in conjunction with an existing motel on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Twain Avenue, 300 feet west of Cambridge Street within Paradise. CG/pb/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE CONDITION THAT THE TOWER BE A PINE TREE, NOT A PALM. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **UC-0808-14 – MONA JOY, LLC: ( 905 E. Twain)**  
**USE PERMIT** for a photographic studio in conjunction with an existing office/warehouse complex on 0.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Post Road, 510 feet east of Annie Oakley Drive within Paradise. MBS/mk/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **UC-0822-14 – PATRICK LANE INDUSTRIAL CENTER, LLC: ( 2700 E. Patrick Lane)**  
**USE PERMITS** for the following: 1) retail sales; and 2) secondhand sales in conjunction with an existing warehouse complex on a portion of 4.0 acres in an M-D (Design Manufacturing) (AE-60 & AE-65) Zone. Generally located on the northeast corner of Patrick Lane and Topaz Street within Paradise. MBS/jvm/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **WS-0814-14 – DAVENPORT, BRUCE & COLLEEN: ( 938 Pescados Dr.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure (storage building) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Pescados Drive, 130 feet west of Paradise Road within Paradise. SS/mk/ml (For possible action) **PC 11/18/14**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **DR-0834-14 – BLM USA AND CLARK COUNTY PARKS AND RECREATION: ( 8975 Topaz St.)**  
**DESIGN REVIEW** for street landscape buffers along Pebble Road and Eastern Avenue in conjunction with an existing park site on 15.0 acres in a P-F (Public Facility) Zone.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0654-14) requiring a 15 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Eastern Avenue and Pebble Road. Generally located on the southeast corner of Pebble Road and Eastern Avenue within Paradise. MBS/rk/ml (For possible action) **BCC 11/19/14**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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12. **UC-0813-14 – COUNTY OF CLARK (AVIATION): ( Paradise Rd.)**  
**USE PERMITS** for the following: 1) a truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-F (Public Facility) (AE-60 & AE-65) Zone. Generally located between Paradise Road and Swenson Street, 225 feet north of Hacienda Avenue within Paradise. MBS/al/ml (For possible action)  
**BCC 11/19/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0825-14 – BOWMAN, LINDSEY: ( 1905 E. Warm Springs Rd.)**  
**USE PERMITS** for the following: 1) a school; 2) day care; and 3) a minor training facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback for a fabric shade structure; and 2) waive the landscape buffer to a less intense use.  
**DESIGN REVIEW** for fabric shade structures in conjunction with a proposed school and day care in an existing building on 1.1 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Warm Springs Road, 105 feet west of Bruce Street within Paradise. SS/jt/ml (For possible action) **BCC 11/19/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. APPLICANT HAD 5 COMMENT CARDS FOR PROJECT.**
14. **UC-0826-13 (WC-0111-14) - NEVADA PROPERTY 1, LLC: ( 3708 S. Las Vegas Blvd.)**  
**WAIVER OF CONDITIONS** of a use permit requiring the timeframe for the annual temporary membrane structure (tent) located over the Marquee Day Club pool deck limited to November 1 to March 31 of the following year in conjunction with temporary events at a resort hotel (The Cosmopolitan of Las Vegas) on 8.7 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 and the north side of Harmon Avenue within Paradise. MBS/jt/ml (For possible action)  
**BCC 11/19/14**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **UC-0799-14 – RODMAN, JUNE R.: ( 3864 Silvestri Ln.)**  
**USE PERMITS** for the following: 1) auction; 2) second hand sales; and 3) sporting goods – firearms.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed auction facility in an existing office/warehouse complex on 1.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Silvestri Lane, 250 feet east of Sandhill Road within Paradise. MBS/jt/ml (For possible action) **PC 11/4/14**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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**VIII. Correspondence:**

- a. Notice regarding the Rock 'n' Roll Marathon. Will be held 11/16/14. Map available on line and will be posted outside meeting room.

**IX. General Business: Items for Discussion & Possible Action: NONE**

- a. Reviewed updated TAB meeting calendar, change was made not cancel the 12/30/14 meeting. All other dates were approved as presented.
- b. New microphones and digital recorder for secretary were recommended for the next funding year. Budget was finalized.

**X. Public Input – Community Concerns (Issues or concerns within the community) Comments by 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.  
NONE****XI. NEXT MEETING: November 25, 2014 NEXT MEETING WAS SET FOR 11/25/14.****XII. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:40 P.M.**

Respectfully Submitted,

Maureen Helm

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