



# Paradise Town Advisory Board

## MINUTES

**Date:** Tuesday, October 29, 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](http://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 - EXCUSED
  - Amanda Boehmer- EXCUSED
- 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 October 29, 2013 - including any deletions or corrections. **MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA AS PRESENTED .A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
  - e. Approval of minutes of October 8, 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.
  - Lebene Ohene; **PLANNING, Blanca Vazquez; TOWN LIAISON, 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.

### ACTION TAKEN ON THE FOLLOWING AGENDA ITEMS:

**BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair  
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY  
DON BURNETTE, County Manager**

1. **UC-0620-13 – TROPICANA LAS VEGAS, INC: (3801 Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** pharmacy; **2)** convenience store; **3)** shopping center (with commercial/retail/restaurant/outside dining uses) and accessory and incidental uses; and **4)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow primary access to a shopping center (with commercial/retail/restaurant uses) from the exterior of the resort; **2)** reduced setbacks; **3)** reduce the height setback ratio adjacent to arterial streets (Las Vegas Boulevard South and Tropicana Avenue); **4)** alternative landscaping and screening along a street; **5)** reduced required loading spaces; **6)** reduced parking; and **7)** all other deviations as depicted per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** reduced parking; **3)** non-standard improvements within the existing right-of-way (Las Vegas Boulevard South); and **4)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** a shopping center (with commercial/retail/restaurant/outside dining uses) and accessory and incidental uses; and **2)** a remodeled porte-cochere entry and hotel lobby in conjunction with an existing 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/xx (For possible action) **BCC 11/20/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
2. **UC-0623-13 – NEW YORK-NEW YORK HOTEL, LLC: (3790 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; and **2)** all other deviations as depicted per plans on file.  
**DESIGN REVIEW** for outdoor sales structures/booths in conjunction with an existing resort hotel (New York-New York) on 20.0 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/gc/ml (For possible action) **BCC 11/20/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **UC-0632-13 – WERNER, ROBERT G & DEANNA FAMILY TRUST: (6675 S. Eastern Ave.)**  
**USE PERMIT** for retail sales as a principal use in conjunction with an existing industrial building on 2.7 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking. Generally located on the west side of Eastern Avenue and 1,100 feet south of Sunset Road within Paradise. MBS/mk/ml (For possible action) **PC 11/19/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
4. **UC-0638-13 – HACIENDA-ARVILLE, LLC: (5333 Arville St.)**  
**USE PERMITS** for the following **1)** a health club; and **2)** a major training facility in conjunction with an office/warehouse building.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Arville Street and Hacienda Avenue within Paradise. SS/mk/ml (For possible action) **PC 11/19/13**  
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5. **UC-0643-13 – KTR LV IV, LLC: (Pecos Rd. & Patrick Ln.)**  
**USE PERMIT** for outside storage that is not located behind the front of the building in conjunction with an existing office/warehouse complex on 38.0 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the southeast corner of Pecos Road and Patrick Lane within Paradise. MBS/mk/ml (For possible action) **PC 11/19/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
6. **UC-0654-13 – REN ALISAM III, LLC, ET AL: (3300 E. Flamingo Rd.)**  
**USE PERMIT** to reduce the separation from an on-premise consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 22.0 acres in a C-2 (General Commercial) Zone. Generally located 400 feet north of Flamingo Road, and 800 feet west of the Pecos-Mcleod Interconnect within Paradise (description on file). CG/dg/ml (For possible action) **PC 11/19/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **WS-0633-13 – GREENLAND INVESTMENT GROUP, LLC, ET AL: (1303 E. Gary Ave.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street intersection off-set; and **2)** modified street standards.  
**DESIGN REVIEW** for a single family residential development on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Gary Avenue, 300 feet east of Maryland Parkway within Paradise. SS/gc/ml (For possible action) **PC 11/19/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **WS-0655-13 – DADON, SHAUL: (6010 Sandhill Rd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** alternative side and rear yard landscaping; and **3)** a non-decorative wall in the front yard in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the southeast corner of Sandhill Road and Callahan Avenue within Paradise. MBS/dm/ml (For possible action) **PC 11/19/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **VS-0545-13 – POST RD & HINSON PPTYS, LLC: ( W. Post Rd. & Hinson St.)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Arville Street (alignment), and between Post Road and Sobb Avenue within Paradise (description on file). SS/bk/ml (For possible action) **BCC 11/20/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **ZC-0555-13 – POST RD & HINSON PPTYS, LLC: (W. Post Rd. & Hinson St.)**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-1 (Light Manufacturing) (AE-65) Zone for a future industrial development. Generally located on the south side of Sobb Avenue, 300 feet west of Hinson Street within Paradise (description on file). SS/pb/ml (For possible action) **BCC 11/20/13**  
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11. **ZC-0602-13 – POST ROAD & HINSON PPTYS, LLC: (W. Post Rd. & Hinson St.)**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-1 (Light Manufacturing) (AE-65) Zone for a future industrial development. Generally located on the north side of Post Road, 150 feet west of Hinson Street within Paradise (description on file). SS/dg/ml (For possible action)  
**BCC 11/20/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS.**  
**VOTING WAS UNANIMOUS.**

**VII. Correspondence:**

- a. Letter from Clark County Water Reclamation regarding field survey work. Lane restrictions will take place October 28- November 14,2013 Monday – Friday 7:00 a.m.-5:00 p.m. Web page [www.thelvpipeline.com](http://www.thelvpipeline.com) for more information.

**VIII. General Business: Items for Discussion & Possible Action:**  
None

**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 12, 2013 NEXT MEETING WAS SET FOR 11/12/13.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 7:32 P.M.**

**Respectfully Submitted,**

**Maureen Helm**

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