



# Paradise Town Advisory Board



## MINUTES

**Date:** Tuesday, November 12, 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 - PRESENT  
Amanda Boehmer- 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. Approval of Agenda for November 12, 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 29, 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.
  - Maria Kaseko; 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-0338-11 (ET-0102-13) - CASINO ROYALE: (3411 S. Las Vegas Blvd.)**  
**USE PERMITS SECOND EXTENSION OF TIME** to review the following: **1)** allow a use not within an enclosed building (coupon dispensing machines); and **2)** deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** reduced special setbacks along Las Vegas Boulevard South; and **2)** all other deviations per plans on file.  
**DESIGN REVIEW** for modifications to the frontage along a resort hotel (sidewalk/pedestrian access easement) in conjunction with an existing resort hotel (Casino Royale) on 3.3 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, 1,600 feet south of Sands Avenue within Paradise. CG/bk/ml (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE REMOVAL OF FUTURE REVIEWS AND PUBLIC HEARINGS, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
2. **UC-0683-13 – CASINO ROYALE: (3411 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: **1)** allow outside sales/display (booth/structure for show tickets); and **2)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** design standards; **2)** parking reduction; and **3)** all other deviations as shown per plans on file  
**DESIGN REVIEWS** for the following: **1)** a sales booth for show tickets; **2)** shade canopies; and **3)** signage for a sales booth in conjunction with a resort hotel (Casino Royale) on 3.3 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, 1,600 feet south of Sands Avenue within Paradise. CG/al/xx (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH A 3 YEAR PUBLIC HEARING, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **UC-0702-13 – CAESARS PALACE REALTY CORP: (3570 S. Las Vegas Blvd.)**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** reduced setbacks; **2)** alternative landscaping and screening along a street; and **3)** all other deviations as depicted per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** non-standard improvements within the existing right-of-way (Las Vegas Boulevard South); and **3)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEW** for the expansion and modification of an existing shopping center (Forum Shops) in conjunction with an existing resort hotel (Caesars Palace) on 60.0 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 Flamingo Road within Paradise. CG/gc/xx (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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4. **ZC-0716-13 – RESORT CORRIDOR HOLDINGS, LLC: (4200 Paradise Rd.)**  
**ZONE CHANGE** to reclassify 8.5 acres from R-5 (Apartment Residential) (AE-60 & AE-65) Zone to H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone for an existing multiple family residential development in the MUD-2 Overlay District.  
**USE PERMIT** for an existing multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** landscaping; **3)** setbacks; **4)** design standards; and **5)** non-standard off-site improvements.  
**DESIGN REVIEW** for an existing multiple family residential development. Generally located on the east side of Paradise Road, 650 feet south of Flamingo Road within Paradise (description on file). MBS/al/xx (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
5. **NZC-0701-13 – COUNTY OF CLARK(PUBLIC WORKS): (215 & Windmill)**  
**ZONE CHANGE** to reclassify a 0.06 acre portion of an overall 1.3 acre parcel from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping and buffering along a freeway.  
**DESIGN REVIEW** for a parking lot expansion to an existing bank on 0.06 acres. Generally located on the east side of 215 Beltway and the south side of Windmill Lane within Paradise (description on file). SS/dg/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS**
6. **UC-0673-13 – MSG RENTAL, LLC: (5360 Cameron St.)**  
**USE PERMIT** for second hand sales in conjunction with an existing vehicle repair facility in an existing office/warehouse building on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Cameron Street, 300 feet south of Hacienda Avenue within Paradise. SS/pb/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **UC-0682-13 – SUNSET VENTURE PARTNERS, LLC: (3460 E. Sunset Rd.)**  
**USE PERMIT** for second hand sales within a commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 175 feet east of Pecos Road within Paradise. MBS/gc/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **UC-0686-13 – SIDDIQ, ASIF M.: (1405 E. Sunset Rd.)**  
**USE PERMIT** for 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.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking. Generally located on the southeast corner of Sunset Road and Escondido Street within Paradise (description on file). MBS/al/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY PHILIPP FOR DENIAL. VOTING WAS UNANIMOUS.**

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9. **UC-0698-13 – DESERT LAND, LLC: (3653 S. Las Vegas Blvd.)**  
**USE PERMIT** for personal services (eyebrow threading/hair removal) within an existing retail building on a portion of 3.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 550 feet south of Mandalay Bay Road within Paradise. MBS/al/xx (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **VS-0674-13 – JERRY R. JACKS FAMILY TRUST: (Patrick(alignment) & Palm)**  
**VACATE AND ABANDON** a portion of right-of-way being Patrick Lane located between Lamb Boulevard and Palm Street within Paradise (description on file). MBS/co/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-0-1. PHILIPP ABSTAINED DUE TO HER HOME'S CLOSE PROXIMITY TO THE PROJECT. 2 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.**
11. **WS-0670-13 – PARKWAY VILLAS OWNERS ASSOCIATION: (1125 Century Garden Lane)**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the perimeter wall height in conjunction with an existing multi-family complex on 7.0 acres in an R-3 (Multiple Family Residential) Zone and an R-3 (Multiple Family Residential) (AE-60) Zone. Generally located on the northwest corner of Maryland Parkway and Century Garden Drive within Paradise. MBS/jt/ml (For possible action) **PC 12/3/13**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS FOR PROJECT IN ATTENDANCE.**
12. **DR-0679-13 – PHW LAS VEGAS, LLC, ET AL: (3667 S. Las Vegas Blvd.)**  
**DESIGN REVIEW** for the modification and expansion of an outside drinking area in conjunction with a resort hotel (Planet Hollywood) on 35.1 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, 300 feet north of Harmon Avenue within Paradise. MBS/gc/xx (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0700-13 – COUNTY OF CLARK (AVIATION): (No address)**  
**USE PERMIT** for a truck staging area 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 12/4/13**  
**MOTION WAS MADE BY OGRILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **NZC-0199-13 (WC-0097-13) – BEAZER HOMES HOLDINGS CORP: (No address)**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** combine Lots 20 and 21 into 1 lot; **2)** per revised plans submitted at the July 2, 2013 Planning Commission meeting; **3)** single story homes only on Lots 15, 16, 17, 18, 21, and 22 and on the south side of the Duck Creek Channel; and **4)** developer to establish in the CC&R's that Lots 15 through 26 provide and maintain 2 trees (24 inch box) in the rear yard adjacent to the commercial property line in conjunction with an approved single family residential development on 8.5 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Warm Springs Road and Topaz Street within Paradise. MBS/gc/ml (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR WITH QUESTIONS WAS UN ATTENDANCE.**

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15. **WS-0706-13 – METROFLAG BP, LLC: (3743 S. Las Vegas Blvd.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.  
**DESIGN REVIEWS** for the following: **1)** a comprehensive sign package; and **2)** a supper club/restaurant in conjunction with an existing shopping center (Hawaiian Marketplace) on 2.4 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, 400 feet south of Harmon Avenue within Paradise. MBS/gc/xx (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
16. **ZC-0672-13 – MONTGOMERY FAMILY TRUST: (3166 E. Russell Rd.)**  
**ZONE CHANGE** to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone in the Russell Transition Corridor Design Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative landscaping; **2)** reduced setback for a trash enclosure; and **3)** alternative driveway standards.  
**DESIGN REVIEW** for an office building. Generally located on the north side of Russell Road and the west side of Mojave Road within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY LEMERE FOR DENIAL. VOTING WAS UNANIMOUS. 3 NEIGHBORS AGAINST PROJECT IN ATTENDANCE.**
17. **ZC-0707-13 – BALDWIN, PATRICIA M.: (4685 Boulder Highway)**  
**ZONE CHANGE** to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District to reclassify an existing retail building into one uniform zoning district.  
**USE PERMIT** to allow outside storage to be located along the side of a building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** landscaping; **3)** trash enclosure; and **4)** non-standard off-site improvements.  
**DESIGN REVIEW** for an existing retail building. Generally located on the east side of Boulder Highway, 625 feet south of Indios Avenue within Paradise (description on file). CG/al/ml (For possible action) **BCC 12/4/13**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**VII. Correspondence:**

**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 26, 2013 NEXT MEETING WAS SET FOR 11/26/13.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:35 P.M.**

Respectfully Submitted,

Maureen Helm

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