



Paradise Town Advisory Board

MINUTES

Date: Tuesday, November 25, 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

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:
Rob Kaminski; PLANNING, Blanca Vazquez; TOWN LIAISON, IN ATTENDANCE.
Blanca to announce Paradise Town Advisory Board applications due 12/1/14.
Kathleen Blakely gave a update on the CDBG grant request for funding to add 3 half court basketball courts, upgraded security fencing, lighting, landscaping and sidewalks to the Molasky Park.
Jim Forman gave a update on the CDBG grant request for funding to add a restroom at the Desert Inn park.

V. Regular Business:

- a. Approval of Agenda for November 25, 2014 – including any deletions or corrections. A MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA, ITEM 18 WITHDRAWN, ITEM 21 WILL BE HEARD FIRST A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.
- b. Approval of the Minutes of October 28, 2014. A MOTION BY ORGILL 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. **WS-0482-13 (ET-0120-14) – ERICKSON, RICHARD: (901 Coldwater Falls Way)**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the side setback for a patio cover in conjunction with a single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Coldwater Falls Way and Country Ridge Court (alignment) within Paradise. SS/jvm/ml (For possible action) **PC 12/2/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, CHANGE THE COMPLETE DATE TO 12/2/2015. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **NZC-0861-14 – SCOTTSDALE PLAZA PADS, LLC: (Maryland Parkway & Ford Ave.)**
ZONE CHANGE to reclassify 4.3 acres from C-P (Office & Professional) Zone and C-1 (Local Business) Zone to R-3 (Multi-Family Residential) Zone.
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Ford Avenue, 115 feet east of Maryland Parkway within Paradise (description on file). SS/rk/ml (For possible action) **PC 12/2/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0809-14 – CAMBEIRO, DEANNA M.: (7520 Bermuda Rd.)**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower and associated equipment on a portion of 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Bermuda Road and Eldorado Lane within Paradise. SS/gc/ml (For possible action) **PC 12/2/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS IN ATTENDANCE SPOKE AGAINST THE PROJECT.

4. **UC-0840-14 – SIEGEL PLAZA, LLC: (700 E. Naples Dr.)**
USE PERMIT to reduce the separation from an on-premise consumption of alcohol establishment (supper club) to a residential use within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65) (AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. CG/pb/ml (For possible action) **PC 12/2/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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5. **VS-0852-14 – HARSCH INVESTMENT PROPERTIES-NEVADA, LLC: (Palms Airport Dr. & Paradise)**
VACATE AND ABANDON all public right-of-way being Palms Airport Drive located between Paradise Road and Maryland Parkway (alignment) within Paradise (description on file). SS/jvm/ml (For possible action)
PC 12/2/14
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **WS-0841-14 – VASILESCU, GEORGIANA: (769 Brightwater Dr.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side (corner) setback for an accessory structure (RV cover); 2) reduce the setback from a street for an accessory structure (RV cover); 3) reduce the separation between buildings; and 4) increase the percentage of hardscape allowed within the front and side yards in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Brightwater Drive and Rye Canyon Drive within Paradise. SS/gc/ml (For possible action)
PC 12/2/14
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS 3-1, PHILIPP AGAINST. APPLICANT HAD 11 LETTERS FROM NEIGHBORS FOR THE PROJECT.
7. **WS-0843-14 – K & J PARTNERSHIP: (2456 E. Twain Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) permit an attached sidewalk in conjunction with an approved communications facility on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Twain Avenue, 290 feet east of Eastern Avenue within Paradise. CG/al/ml (For possible action)
PC 12/2/14
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 3-1, WILLIAMS AGAINST.
8. **WS-0860-14 – GARVIN, MICHAEL & PATRICIA: (8196 Grizzly Bear Way)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback from a property line; and 2) reduced setback from a right-of-way for a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Grizzly Bear Way and Golden Vista Drive, 755 feet east of Spencer Street within Paradise. SS/pb/ml (For possible action)
PC 12/2/14
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **ZC-0408-11 (ET-0115-14) – GUTIERREZ, MIGUEL: (No address)**
USE PERMIT SECOND EXTENSION OF TIME to commence and review a temporary commercial office prior to issuance of building permits for a permanent office on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. 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. MBS/co/ml (For possible action)
BCC 12/3/14
MOTION WAS BY WILLIAMS FOR APPROVAL, CHANGE THE 6 MONTH PUBLIC HEARING TO 1 YEAR PUBLIC HEARING, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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10. **WS-0683-12 (ET-0119-14) – N&G SHOWCASE, LLC: (3785 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: **1)** reduced setbacks; and **2)** eliminate landscaping.
DESIGN REVIEW for new access and entry features in conjunction with a shopping center (Showcase Mall) on 1.2 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 Las Vegas Boulevard South, 700 feet north of Tropicana Avenue within Paradise. MBS/gc/ml (For possible action) **BCC 12/3/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **UC-0881-14 – TWAIN NORTH HOLDINGS, LLC: (454 E. Twain Ave.)**
USE PERMIT for lodging, long/short term in an H-1 (Limited Resort and Apartment) Zone in conjunction with a previously approved apartment complex on 2.5 acres in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue, 340 feet east of Paradise Road within Paradise. CG/rk/ml (For possible action) **PC 12/16/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO NO DAILY RENTALS AND ALL STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **DR-0869-14 – MGM RESORTS INTERNATIONAL: (71 E. Harmon Ave.)**
DESIGN REVIEWS for an amendment to an approved comprehensive sign package for the following: **1)** increase wall sign area (building wrap); **2)** increase freestanding sign area, and **3)** increase the height of existing freestanding signs in conjunction with existing resort hotels (Excalibur and Luxor) on 108.0 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 southwest corner of Tropicana Avenue and Las Vegas Boulevard South within Paradise. SS/al/ml (For possible action) **BCC 12/17/14**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **UC-0849-14 – MGM GRAND HOTEL, LLC: (3799 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** recreational facility (golf driving range) with accessory uses and structures; **2)** on-premise consumption of alcohol; **3)** live entertainment; **4)** increase structure height; and **5)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced separations from outdoor live entertainment to residential uses; **2)** reduced separations for on-premise consumption of alcohol to residential uses; **3)** permit exterior access to a recreational facility; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.
DESIGN REVIEW for a recreational facility with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. MBS/al/ml (For possible action) **BCC 12/3/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, REMOVING THE LANDSCAPE PLAN CONDITION. ALLOW THE FENCE HEIGHT TO 180 FEET HIGH. NO LIVE ENTERTAINMENT OUTSIDE. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE AGAINST PROJECT.

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14. **UC-0810-14 – 3300 PARTNERS, LLC: (3300 S. Decatur)**
USE PERMITS for the following: **1)** reduce the separation of a financial services, specified (check cashing, deferred deposit, high interest loans, and vehicle title loans) business from another financial services, specified business; and **2)** reduce the size of a financial services, specified (check cashing, deferred deposit, high interest loans, and vehicle title loans) business within an existing shopping center on a portion of 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Desert Inn Road within Paradise. SB/dg/ml (For possible action) **BCC 12/3/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS 3-1 WILLIAMS AGAINST. APPLICANT HAD 1 LETTER AND 1 EMAIL FOR THE PROJECT.
15. **UC-0854-14 – PARBALL NEWCO, LLC: (3645 S. Las Vegas Blvd.)**
USE PERMIT for a grocery store.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase wall sign area in conjunction with an existing resort hotel (Bally's) on a portion of a 30.0 acre parcel in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Flamingo Road, and 350 feet south of Flamingo Road within Paradise. MBS/pb/ml (For possible action) **BCC 12/3/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH CONDITION TO REDUCE THE RED CVS SIGNS. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 EMAIL RECEIVED AGAINST PROJECT.
16. **UC-0037-12 (WC-0125-14) – PARBALL NEWCO, LLC: (3645 S. Las Vegas Blvd.)**
WAIVER OF CONDITIONS of a use permit requiring a pedestrian barrier along Las Vegas Boulevard South to extend to the southern property line of Bally's Resort Hotel (adjacent the Paris Resort Hotel's northern driveway) for a shopping center in conjunction with Bally's Resort Hotel on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Flamingo Road and Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **PC 12/16/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
17. **UC-0848-14 – PAN PACIFIC (ALAMOSIA), LLC: (2885 E. Desert Inn Rd.)**
USE PERMITS for the following: **1)** reduce the separation of a financial services, specified (check cashing) business from another financial services, specified business; and **2)** reduce the size of a financial services, specified (check cashing) business within an existing shopping center on a portion of 6.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Desert Inn Road and the west side of Pecos-McLeod Interconnect within Paradise. CG/gc/ml (For possible action) **BCC 12/3/14**
MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.

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18. **UC-0859-14 – VADAGIGS, LLC: (2170 E. Maule Ave.)**
USE PERMIT for a school.
WAIVERS OF CONDITIONS of a zone change (ZC-1211-99) requiring the following: **1)** all buildings be residential in character (stucco and tile roof) and with similar architectural styles; and **2)** rooflines and colors to match existing buildings.
DESIGN REVIEW for a school on 2.1 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Maule Avenue, 1,000 feet west of Eastern Avenue within Paradise. MBS/gc/ml (For possible action) **BCC 12/3/14**
ITEM NOT HEARD. WITHDRAWN PER THE APPLICANT.
19. **UC-0873-14 –SAMUEL D. MORRISON FAMILY TRUST: (3110 Ponderosa Way)**
USE PERMIT for a recreational facility (shooting range).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking on 1.2 acres in an M-1 (Light Industrial) (AE-65) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ponderosa Way within Paradise. SS/jvm/ml (For possible action) **PC 12/16/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
20. **UC-0875-14 – FUTURE SOUNDS, LLC: (2770 E. Flamingo Rd.)**
USE PERMIT to allow vehicle (automobile) sales in conjunction with an existing retail/commercial building on a portion of 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 350 feet east of Topaz Street within Paradise. CG/pb/ml (For possible action) **PC 12/16/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
21. **UC-0883-14 – IGLESIA NI CRISTO (CHURCH OF CHRIST): (5515 Mountain Vista St.)**
USE PERMIT to increase the height of ornamental spires.
DESIGN REVIEWS for the following: **1)** demolition of a portion of an existing building; **2)** a building addition and remodel; and **3)** site and parking lot reconfiguration in conjunction with an existing place of worship on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Rawhide Street and Mountain Vista Street within Paradise. MBS/mk/ml (For possible action) **PC 12/16/14**
MOTION WAS MADE BY PHILIP FOR APPROVAL, SUBJECT TO REMOVAL CONDITION REQUIRING ADDITIONAL LANDSCAPE BUFFER(EVERGREEN TREES) ON THE SOUTH AND WEST PROPERTY LINES, AND SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 90+ NEIGHBORS FOR PROJECT IN ATTENDANCE. 1 NEIGHBOR SPOKE ABOUT HER CONCERNS REGARDING THE PLACEMENT OF THE SHEDS AND THE BUFFER TREES.
22. **WS-0885-14 – REDROCK ENTERPRISES, LLC: (4071 Ponderosa Way)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW to add a second floor to an approved medical marijuana establishment (cultivation) within an existing office/warehouse building on 0.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. SS/pb/ml (For possible action) **BCC 12/17/14**
ITEM NOT HEARD, HELD PER THE APPLICANT. RETURN TO TAB 12/9/14

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23. **UC-0025-13 (WC-0105-14) – MGM RESORTS FESTIVAL GROUNDS, LLC: (3901 S. Las Vegas Blvd.)**
WAIVER OF CONDITIONS of a use permit requiring live entertainment limited to 2:00 p.m. to 1:00 a.m. in conjunction with an existing fairground and recreational facility on 15.3 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 east side of Las Vegas Boulevard South between Reno Avenue and Mandalay Bay Road within Paradise. MBS/jt/ml (For possible action)
MOTION WAS MADE BY PHILIPP FOR APPROVAL, CONDITION FOR A 2 YEAR PUBLIC REVIEW ,SUBJECT TO STAFF CONDITIONS.
VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE FOR PROJECT.

VIII. Correspondence:

- a. 1 letter regarding item #14; For the project.

IX. General Business: Items for Discussion & Possible Action:
None

- 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: December 9, 2014 NEXT MEETING WAS SET FOR 12/9/14.

XII. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:45 P.M.

Respectfully Submitted,

Maureen Helm

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