



# Paradise Town Advisory Board



## MINUTES

**Date:** Tuesday, November 29, 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 November 29, 2011 - including any deletions or corrections. . A MOTION BY WILLIAMS WAS MADE TO HOLD ITEM #5 WS-0472-11 WITH NO CERTAIN DATE.A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
  - e. Approval of minutes of October 25, 2011. A MOTION BY PHILIPP 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. **WS-0426-11 – WARM SPRINGS ROAD CVS, LLC: (3758 S. Las Vegas Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the special setback from the future right-of-way; **2)** reduce the setback from the existing right-of-way (Las Vegas Boulevard South); **3)** increase the projection of a sign; and **4)** reduce the separation between signs.  
**DESIGN REVIEWS** for the following: **1)** increase sign area; and **2)** proposed signs on 0.9 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, 1,625 feet north of Tropicana Avenue within Paradise. MBS/bk/xx (For possible action)  
**BCC 11/2/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO PRESENTATION, REMOVAL OF THE MONUMENT SIGN.SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
2. **UC-0478-11 – TWAIN VENTURE, LLC: (3663 Polaris)**  
**USE PERMIT** for a health club within an existing industrial building on 0.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 200 feet north of Twain Avenue within Paradise. SB/dg/ml (For possible action) **PC 12/6/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
3. **UC-0489-11 – S N INVESTMENT PROPERTIES, LLC: (4444 W. Russell Rd.)**  
**USE PERMITS** for the following: **1)** allow a banquet facility; and **2)** allow a minor training facility in conjunction with an existing motion picture production company on a portion of 18.4 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Cameron Street and Russell Road within Paradise. SS/bk/xx (For possible action) **PC 12/6/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
  
4. **UC-0499-11 – BONNER, LARRY L. & MYISHA N.: (4466 E. Harmon Ave.)**  
**USE PERMIT** for a day care in conjunction with an existing single family residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a freestanding sign consisting of non-permanent materials in conjunction with a proposed day care facility on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of El Quinta Court and the north side of Harmon Avenue within Paradise. CG/bk/xx (For possible action) **PC 12/6/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL ON THE USE PERMIT, WITHDRAW WAIVER OF STANDARDS, RETURN TO BOARD FOR PUBLIC HEARING ON SIGNS. VOTING WAS UNANIMOUS.**
  
5. **WS-0472-11 – BRYAN, WILLIAM S. & LAURIE A.: (8024 Vista Twilight DR.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced accessory structure setbacks; and **2)** reduced accessory structure separations for 2 sheds in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Vista Twilight Drive, 395 feet north of Windmill Lane within Paradise. SS/bk/ml (For possible action) **PC 12/6/11**  
**ITEM NOT HEARD. HELD, NO CERTAIN DATE.**

6. **WS-0494-11 – FASHION SHOW MALL, LLC: (3200 S. Las Vegas Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased sign area for a shopping center (Fashion Show Mall); and **2)** allow portions of the signs to be constructed of temporary materials. **DESIGN REVIEW** for wall signs on 48.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 415 feet west of Las Vegas Boulevard South, 230 feet south of Fashion Show Drive within Paradise. CG/al/xx (For possible action) **PC 12/6/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
7. **DR-0481-11 – 155 EAST TROPICANA, LLC: (115 E. Tropicana Ave.)**  
**DESIGN REVIEWS** for the following: **1)** increase wall sign area; and **2)** amend the previously approved comprehensive sign package for a resort hotel (Hooters) on 6.1 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 Tropicana Avenue and Duke Ellington Way within Paradise. MBS/al/ml (For possible action) **BCC 12/7/11**  
**MOTION WAS MADE BY ORGILL FOR DENIAL. VOTING WAS UNANIMOUS.**
8. **ZC-0725-08 (ET-0100-11) – FIRST SECURITY BANK OF NEVADA: (4300 W. Tropicana)**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 14.8 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMITS** for the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel consisting of 1,388 hotel rooms; **3)** 192 resort condominiums with kitchens; **4)** public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, convention and back-of-house areas, and a subterranean parking garage; **5)** increase the height of the high-rise tower; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** deviations from development standards; and **8)** allow a high impact project.  
**DEVIATIONS** for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel with one high-rise tower; and **2)** all other accessory and incidental buildings and structures in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/bk/xx (For possible action) **BCC 12/7/11**  
**MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **DR-0527-11 – LAPOUR DC INVESTMENT ASSN, LLC: (No address)**  
**DESIGN REVIEW** for a commercial building on a portion of 5.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Teco Avenue, 480 feet east of Decatur Boulevard within Paradise. SS/pd/xx (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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DON BURNETTE, County Manager

10. **WS-1423-07 (ET-0108-11) - KJ LA PLAZA, LLC: (4220 S. Maryland Parkway)**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to commence the following: 1) permit alternative landscaping; and 2) reduce parking.  
**DESIGN REVIEWS** for the following: 1) an office building; and 2) parking for the entire complex on 6.6 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the east side of Maryland Parkway, 565 feet south of Flamingo Road within Paradise. CG/jt/ml (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **UC-0430-11 – ST. JOANN, LLC: (3852 Palos Verdes St.)**  
**USE PERMIT** for an assisted living facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the minimum size lot for such a facility; and 2) waive the requirement to be adjacent to and accessed from a collector or arterial street on 1.1 acres in an R-5 (Apartment Residential) Zone and an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay District. Generally located on the east side of Palos Verdes Street, 450 feet south of Twain Avenue within Paradise. CG/dg/ml (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
12. **UC-0503-11 – PATRICK LANE INDUSTRIAL CENTER, LLC: (2700 E. Patrick LN.)**  
**USE PERMITS** for the following: 1) secondhand sales; and 2) auction service 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 northwest corner of Patrick Lane and Harrison Drive within Paradise. MBS/co/ml (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **UC-0518-11 – BPS PARTNERS, LLC: (3717 S. Las Vegas Blvd.)**  
**USE PERMITS** for the following: 1) allow on-premise consumption of alcohol (tavern); 2) restaurants; 3) arcade; 4) food processing (bakery); 5) personal services (salon and spa); 6) caterer; 7) convenience store; 8) grocery store; 9) health club; 10) jewelry sales; 11) live entertainment; 12) photographic studio; 13) psychic arts; 14) recording studio; 15) retail sales and service; 16) sporting goods; and 17) tattoo in conjunction with an approved shopping center and a pharmacy on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/pb/ml (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE REMOVAL OF USE PERMIT #13 PSYCHIC ARTS, REMOVAL OF BULLET #1 UNDER CURRENT PLANNING, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **UC-0525-11 – FLJB ASSOCIATES, G.P.: (4355 W. Desert Inn Rd.)**  
**USE PERMIT** to reduce the building setback for a proposed convenience store within an in-line retail center on a portion of 1.5 acres in a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone in the MUD-2 and Asian Design Overlay Districts. Generally located on the south side of Desert Inn Road and the east side of Arville Street within Paradise. SB/rk/ml (For possible action) **PC 12/20/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

15. **UC-0528-11 – DESERT OASIS INVESTMENTS, LLC: (3953 S. Las Vegas Blvd.)**  
**USE PERMIT** for a psychic arts establishment within an existing retail building on 0.3 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, 520 feet south of Mandalay Bay Road within Paradise. MBS/jt/xx (For possible action)  
**PC 12/20/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, FRIEDLANDER AGAINST.**
16. **UC-0533-11 – NINA K. ROBERTS REVOCABLE TRUST: (5000 Boulder Highway)**  
**USE PERMIT** to allow automobile maintenance (window tinting and repair).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** allow automobile maintenance uses outdoors; **3)** alternative design standards; and **4)** allow a roof sign.  
**DESIGN REVIEW** for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/pd/ml (For possible action)  
**PC 12/20/11**  
**NOT HEARD. MOTION WAS MADE BY ORGILL TO HOLD, RETURN TO TAB 12/13/11. VOTING WAS UNANIMOUS.**
17. **WS-0537-11 – CM 3M0 1-3359, LLC & 3MO, LLC: (4710 Arville St.)**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for a parking lot on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the southeast corner of Arville Street and Tompkins Avenue within Paradise. SS/pb/ml (For possible action)  
**PC 12/20/11**  
**NOT HEARD PER APPLICANT. MOTION WAS MADE BY ORGILL TO HOLD, RETURN TO TAB 12/13/11. VOTING WAS UNANIMOUS.**
18. **UC-0531-11 – VENTURA VILLAGE LB SUB, LLC AND VENTURA VILLAGE, LLC: (1055 E Tropicana)**  
**USE PERMIT** to reduce parking.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0630-09) requiring redesign the western façade of the building along Wilbur Street by incorporating stair-stepping or terracing design elements to be reviewed by staff.  
**DESIGN REVIEW** for a mixed use development consisting of residential, commercial, open space, and amenity components on 4.6 acres in a U-V (Urban Village - Mixed Use) (AE-60) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise. MBS/pb/xx (For possible action)  
**BCC 12/20/11**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, FRIEDLANDER AGAINST.**
19. **VS-0536-11 - LAS VEGAS VALLEY WATER DISTRICT: (4995 Dean Martin Dr.)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Tropicana Avenue and Reno Avenue (alignment) in an R-E (Rural Estates Residential) Zone and an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District within Paradise (description on file). SS/dg/xx (For possible action)  
**BCC 12/20/11**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

20. **ZC-0482-11 – LAS VEGAS VALLEY WATER DISTRICT: (4995 Dean Martin Dr.)**  
**ZONE CHANGE** to reclassify 18.4 acres from R-E (Rural Estates Residential) Zone and H-1 (Limited Resort and Apartment) Zone to P-F (Public Facility) Zone in the MUD-1 Overlay District  
**DESIGN REVIEWS** for the following: **1)** public facility (water reservoir and pumping stations) with all ancillary uses and structures; and **2)** communication tower. Generally located on the west side of Dean Martin Drive, 550 feet south of Tropicana Avenue within Paradise (description on file). SS/dg/xx (For possible action)

**BCC 12/20/11**

**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH THE CONDITION THAT THE 15 FT. WIDE STREET LANDSCAPE BE REPLACED WITH 15 FT. WIDE ALTERNATIVE LANDSCAPE AS REPRESENTED BY THE APPLICANT SUBJECT TO STAFF APPROVAL. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

**VII. Correspondence:**

- a. **LETTER FROM THE CLARK COUNTY WATER RECLAMATION DISTRICT WITH INFORMATION ON THE SEWER PROJECT ON VALLEY VIEW BLVD. AND TROPICANA AVE.**

**VIII. General Business: Items for Discussion & Possible Action:**

- a. **MEMBERS VOTED TO ACCEPT THE 2012 TAB MEETING CALENDAR AS PRESENTED, WITH ONLY 1 MEETING IN DECEMBER.**

**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: December 13, 2011. THE NEXT MEETING WAS SET FOR 12/13/11.**

**XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:00 P.M.**

**Respectfully Submitted,**

**Maureen Helm**