



Paradise Town Advisory Board



MINUTES

Date: Tuesday, December 10, 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

**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 December 10, 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 November 26, 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.
 - Greg Cerven; PLANNING, Blanca Vazquez; TOWN LIAISON, Dana Unguren, Vivian Kilarski, IN ATTENDANCE.**

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-0217-00 (ET-0110-13) – RIO PROPERTIES, LLC: (3700 w. Flamingo)**
USE PERMITS FOURTH EXTENSION OF TIME to review a temporary special events structure (tent) in conjunction with an existing resort hotel (Rio Hotel).
DEVIATIONS for the following: **1)** permit temporary special events structure where a permanent structure is required; and **2)** all other deviations as shown per plans on file on a portion of 88.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Flamingo Road and Valley View Boulevard within Paradise. SB/co/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **DR-0760-13 – VENETIAN CASINO RESORT, LLC, ET AL: (Las Vegas Blvd. / Sands Ave.)**
DESIGN REVIEW for revisions/additions to a previously approved comprehensive sign plan including additional wall signs in conjunction with a resort hotel (Venetian/Palazzo and Sands Expo Center) on 63.0 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 and the south side of Sands Avenue within Paradise. CG/pb/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0747-13 – MGM RESORTS INTERNATIONAL, ET AL: (Las Vegas Blvd. / Tropicana)**
USE PERMIT for deviations as shown per plans of file.
DEVIATIONS for the following: **1)** reduced parking; **2)** allow off-site parking for other properties (New York-New York, Monte Carlo, and CityCenter) ; and **3)** all other deviations as shown per plans on file in conjunction with the Excalibur, Luxor, and Mandalay Bay Resort Hotels.
DESIGN REVIEW for modifications to a portion of a surface parking lot in conjunction with existing resort hotels (Excalibur, Luxor, and Mandalay Bay) on 233.1 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. SS/al/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0749-13 – PARK DISTRICT HOLDINGS, LLC, ET AL: (4882 Frank Sinatra Dr.)**
USE PERMITS for the following: **1)** a high impact project; **2)** a recreational facility (arena/events center) with accessory commercial; **3)** fairgrounds; **4)** retail sales; **5)** restaurants; **6)** on-premise consumption of alcohol; **7)** increased building height; and **8)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced on-site parking; **2)** allow primary access to outside dining and drinking areas from the exterior of a resort hotel; **3)** allow primary access to tenant spaces from the exterior of a resort hotel; **4)** alternative landscaping and screening along an arterial street; and **5)** all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking
DESIGN REVIEWS for the following: **1)** a high impact project; **2)** a recreational facility (arena/events center); **3)** fairgrounds; **4)** commercial buildings for retail sales and restaurants; and **5)** water features in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 107.1 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 northeast corner of Frank Sinatra Drive and Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE CONDITIONS: A RECORDED SHARED PARKING AGREEMENT; REMOVAL OF STAFF’S CONDITION OF A 6 FT. HIGH

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

BARRIER ADJACENT TO ANY OUTSIDE DINING AND/OR DRINKING AREAS; APPROVAL OF WAIVER OF DEVELOPMENT STANDARDS FOR REDUCED ON-SITE PARKING CONTINGENT UPON APPROVAL OF UC-0747-13; AND SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **UC-0138-12 (ET-0114-13) – TROCAM, LLC: (4650 W. Tropicana Ave.)**
USE PERMIT SECOND EXTENSION OF TIME to review a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/bk/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **UC-0758-13 – METROFLAG BP, LLC: (3729 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** outside display of merchandise; and **2)** allow outside display of merchandise to be located in front of the building in conjunction with existing modular retail buildings.
WAIVER OF DEVELOPMENT STANDARDS to provide alternative landscaping along a street frontage (Las Vegas Boulevard South) for an existing motel (Travelodge South Strip) and retail buildings on 5.3 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, 100 feet south of Harmon Avenue within Paradise. MBS/pb/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.
7. **UC-0769-13 – PARBALL CORPORATION: (3645 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** allow a pharmacy; **2)** allow alcohol sales liquor (packaged only); and **3)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening requirements; **2)** allow primary access for a pharmacy from the exterior of a resort hotel; and **3)** all other deviations as shown per plans on file.
DESIGN REVIEW for a pharmacy in conjunction with a 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 east side of Las Vegas Boulevard South, 350 feet south of Flamingo Road within Paradise. MBS/pb/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **UC-0774-13 – SOUTHWEST BUSINESS CENTERS, LLC: (4330 S. Las Vegas Blvd.)**
USE PERMIT to allow personal services (tanning salon) in conjunction with an existing office/warehouse complex on 4.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard, 1,320 feet south of Flamingo Road within Paradise. SS/mk/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **VS-0767-13 – SCHROEDER, CHERI: (5509 Oak St.)**
VACATE AND ABANDON a portion of right-of-way being Rawhide Street located between Oak Street and Pecos Road within Paradise (description on file). MBS/dm/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS.

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

10. **WS-0768-13 – DUPIN, DAMIR & HEIDI LYNN: (5605 S. Eastern Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; and 2) allow artificial plants.
DESIGN REVIEW for landscaping in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 420 feet north of Russell Road within Paradise. MBS/al/ml (For possible action) **PC 1/7/14**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1 PHILIPP AGAINST.
11. **UC-0111-13 (ET-0113-13) – RASHID, JAMAL: (4311 Oquendo Rd.)**
USE PERMIT FIRST EXTENSION OF TIME to complete and review exotic animals (1 serval and 1 Capuchin monkey) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/mc/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **ZC-0408-11 (ET-0117-13) – GUTIERREZ, MIGUEL: (Tropicana & Swenson St.)**
USE PERMIT FIRST EXTENSION OF TIME to commence and review temporary commercial office prior to the issuance of building permits for a permanent office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduced height setback ratio; 3) reduced landscaping; and 4) allow overhead power lines.
DESIGN REVIEW for a retail building 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 (description on file). MBS/mc/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH CONDITION TO COMMENCE 6/30/14, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **UC-0759-13 – ERBR, LLC: (4700 Boulder Highway)**
USE PERMITS for the following: 1) swap meet; 2) live entertainment; 3) fairground; and 4) recreational facility with accessory food, beverage, retail sales, and on-premise consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live entertainment to a residential use; 2) reduced parking; and 3) alternative landscaping and screening.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/al/ml (For possible action) **BCC 1/8/14**
MOTION WAS MADE BY PHILIPP FOR APPROVAL OF USE PERMITS #1 - SWAP MEET; #3 – FAIRGROUND; AND #4 - RECREATIONAL FACILITY; WAIVER #2 – REDUCED PARKING; AND ALL DESIGN REVIEWS. DENIAL OF USE PERMIT #2 - LIVE ENTERTAINMENT; WAIVERS OF STANDARDS #1 - REDUCED SEPARATION; AND #3 ALTERNATIVE LANDSCAPING; AND WITH THE CONDITION OF A ONE-YEAR REVIEW AS A PUBLIC HEARING, AND SUBJECT TO ALL APPLICABLE STAFF CONDITIONS. VOTING WAS UNANIMOUS.

VII. Correspondence:

- a. Invitation to a Community open house regarding potential changes to special use permit on the property. Open house to be held at 6629 S. Pecos Rd. 12/14/13 from 11:00 a.m. to 12:00 p.m.

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

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.

a. Vivian Kilarski thanked board members for all their hard work they do as members.

X. NEXT MEETING: January 14, 2014 NEXT MEETING WAS SET FOR 1/14/14.

XI. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 8:30 P.M.

Respectfully Submitted,

Maureen Helm

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