



Paradise Town Advisory Board



MINUTES

Date: Tuesday, December 27, 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

**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 December 27, 2011 - including any deletions or corrections. . MOTION BY WILLIAMS WAS MADE TO APPROVE THE AGENDA.A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
 - e. Approval of minutes of December 13, 2011. A MOTION BY SMITH WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**
- V. County Staff Introductions & Presentations. Paul Doerr,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. **UC-0517-11 – COUNTY OF CLARK (AVIATION): (6005 S. Las Vegas Blvd.)**
USE PERMIT for an existing airport (McCarran International Airport) and related/accessory uses.
DESIGN REVIEWS for the following: **1)** building addition and exterior modifications (façade change, parking, and landscape re-configuration); **2)** an animated sign; and **3)** wall signs in conjunction with an existing heliport transportation service on a portion of 70.0 acres in a P-F (Public Facility) (AE-70 & AE-75) Zone. Generally located on the east side of Las Vegas Boulevard South, 2,400 feet north of Sunset Road within Paradise. MBS/mk/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **UC-0497-11 – SOHA, MICHAEL: (4135 E. Oquendo Rd.)**
USE PERMITS for the following: **1)** allow an accessory structure (metal carport) not architecturally compatible with the principal residence; and **2)** waive applicable design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** reduced building separations for accessory buildings in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Dustin Avenue, 400 feet west of Lamb Boulevard within Paradise. MBS/dg/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY PHILIPP FOR APPROVAL WITH THE IF APPROVED STAFF CONDITIONS, MINUS THE LANDSCAPING. VOTING WAS UNANIMOUS.

3. **UC-0566-11 – BACE INVESTMENTS, LLC, ET AL: (3872 Raymert Dr.)**
USE PERMIT to allow accessory structures to be architecturally incompatible with an existing office building on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Raymert Drive, 400 feet east of Sandhill Road within Paradise. CG/bk/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, APPLICANT TO PAINT STORAGE BINS TO MATCH THE BUILDING WITHIN 6 MONTHS. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0572-11 – PFRS PATRICK CENTER CORP: (2875 E. Patrick Ln.)**
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship within an existing office/warehouse complex on a portion of 14.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Patrick Lane and Harrison Drive within Paradise. MBS/mk/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY FRIEDLANDER FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

5. **UC-0576-11 – DIAMOND POST, LLC: (3475 W. Post Rd.)**
USE PERMIT for a health club within an existing industrial building on 4.4 acres in an M-1 (Light Manufacturing) (AE-65) (AE-70) Zone. Generally located on the southwest corner of Polaris Avenue and Post Road within Paradise. SS/pd/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

6. **UC-0579-11 – PARK 2000: (6295 McLeod Dr. # 20)**
USE PERMIT to allow retail sales (pianos) as a principal use in conjunction with an existing office/warehouse building on 1.9 acres in an M-1 (Light Manufacturing) (AE-65) (AE-70) Zone. Generally located on north side of McLeod Drive, 200 feet east of Harrison Drive within Paradise. MSB/pd/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **UC-0580-11 – SANSONE-PECOS I-215, LLC, ET AL: (9005 S. Pecos Rd.)**
USE PERMIT to increase the height of a freestanding sign.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit a freestanding sign along the freeway; **2)** reduced setback from a property line; **3)** reduced setback from a right-of-way; **4)** increased area of a freestanding sign; and **5)** permit animated sign.
DESIGN REVIEW for a freestanding sign in conjunction with an existing office park on 7.6 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Pecos Road and I-215 within Paradise. MBS/mk/xx (For possible action) **PC 1/17/11**
MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.
8. **UC-0581-11 – COGENT A13138 INVESTORS, LLC, ET AL: (3430 Polaris Ave.)**
USE PERMIT to allow a health club as a principal use within an existing office complex.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking on 0.9 acres in an H-1 (Limited Resort and Apartment District) Zone in the MUD-1 Overlay District. Generally located on the south side of Pollux Avenue and the east side of Polaris Avenue within Paradise. SB/bk/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **WS-0546-11 – GREAT BUNS: (3270 E. Tropicana Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduced setback; **2)** reduced residential proximity/adjacency standard/setback; and **3)** waive landscape and screening requirements.
DESIGN REVIEW for a bakery/storage addition in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue and 850 feet west of Pecos Road within Paradise. CG/dg/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, NO LANDSCAPE REQUIRED UNLESS NEIGHBORS REQUEST IT, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
10. **WS-0577-11 – BABB INVESTMENTS, LLC: (1725 E. Serene Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to permit an alternative roof pitch.
DESIGN REVIEW for a building addition in conjunction with a private school (Challenger) on 8.8 acres in an R-E (Rural Estate) Zone. Generally located on the southwest corner of Serene Avenue and Spencer Street within Paradise. SS/mk/xx (For possible action) **PC 1/17/11**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

11. **WS-0582-11 – CLARK COUNTY: (4330 S. Valley View Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to allow an overhead communication line within a public right-of-way (Valley View Boulevard) adjacent to a 4.3 acre office/warehouse complex in an M-1 (Light Manufacturing) Zone. Generally located on the southeast corner of Valley View Boulevard and Rochelle Avenue (alignment) within Paradise. SS/rk/ml (For possible action) **PC 1/17/11**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **UC-0590-11 – CHETAK DEVELOPMENT, INC: (3999 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** a recreational facility (tightrope walking and roller coaster); **2)** a night club; **3)** a radio station; **4)** commercial uses, offices, restaurants, retail, and associated uses and structures; **5)** on-premise consumption of alcohol (tavern, banquet/catering, service bars), and outdoor dining and drinking (night club deck level bar and lounge areas); **6)** live entertainment; **7)** increased structure heights; and **8)** allow retail sales structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks from a right-of-way; **2)** reduce the setback for a recreational facility (roller coaster) from a future right-of-way; **3)** reduce the front setback for a recreational facility (roller coaster) from a future right-of-way; **4)** reduced setback for a trash enclosure; **5)** permit non-standard improvements (parking spaces, drive-thru, landscaping, recreational facility (roller coaster), within the future right-of-way (Las Vegas Boulevard South); **6)** allow a use not within an enclosed building (retail structures); and **7)** reduced parking space width.
DESIGN REVIEWS for the following: **1)** a recreational facility (tightrope walking and roller coaster); and **2)** retail/commercial shopping center buildings with all associated uses and structures including night club, restaurants, museum, liquor store, tavern, commercial/retail uses, radio station, convention rooms, on-premise consumption of alcohol, and live entertainment on 5.7 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. MBS/pd/xx (For possible action) **BCC 1/18/12**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **ZC-0589-11 – CONSTANTINO NOVAL NEVADA, LLC: (5715 S. Pecos Rd.)**
ZONE CHANGE to reclassify 11.0 acres from C-1 (Local Business) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone in the Russell Road Transition Corridor Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; and **2)** reduce the height setback ratio from a residential use.
DESIGN REVIEW for an existing shopping center. Generally located on the south side of Russell Road and the west side of Pecos Road within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 1/18/12**
MOTION WAS MADE BY PHILIPP FOR APPROVAL ON ZONE CHANGE FOR PARCEL #'S 5715 C1 AND 5715 C2. DENIAL ON ZONE CHANGE FOR REMAINING PARCELS. ALLOW ALTERNATIVE LANDSCAPING AND ALLOW HEIGHT SET BACK. PUBLIC REVIEW ON LANDSCAPE IN 2 YEARS. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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DON BURNETTE, County Manager

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

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: January 10, 2012. THE NEXT MEETING WAS SET FOR 01/10/12.

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

Respectfully Submitted,

Maureen Helm

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