



## Paradise Town Advisory Board

February 14, 2023

### MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-Chair **PRESENT**  
John Williams -**PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **EXCUSED**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Blanca Vazquez, Community Liaison

Meeting was called to order by Chair Philipp, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of January 31, 2022 Minutes

**Moved by: Williams**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for February 14, 2023

**Moved by: Cunningham**

**Action: Approved with item #2 and #4 being held**

**Vote: 4-0 Unanimous**

IV. Informational Items (For Discussion only)

V. Planning & Zoning

RECEIVED

MAR 01 2023

COUNTY CLERK

1. **DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:**  
**HOLDOVER DESIGN REVIEW** for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 2/7/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 4-0 Unanimous**

2. **UC-22-0668-MEJIAS DAISY OLAZABAL:**  
**USE PERMIT** for a daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.  
**DESIGN REVIEW** for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action) **PC 2/7/23**

**HELD per applicant return to the February 28, 2023 Paradise TAB meeting**

3. **UC-22-0669-FT SOUTH DECATUR, LLC:**  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.  
**DESIGN REVIEW** for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action) **PC 2/21/23**

**MOVED BY- Williams**  
**APPROVE-Subject to IF approved staff conditions**  
**ADDED conditions**

- **Removal planting of trees along Decatur Blvd.**
- **Remove 3 parking slots or the island along Decatur Blvd.**

**VOTE: 4-0 Unanimous**

4. **ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) multiple family residential development; and 2) increase density.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce parking lot landscaping.  
**DESIGN REVIEW** for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action) **BCC 2/22/23**

**HELD per applicant return to the February 28, 2023 Paradise TAB meeting**

5. **WS-22-0685-PROLOGIS LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** attached sidewalks; **2)** street landscaping; and **3)** throat depth.  
**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** increase finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action) **BCC 2/22/23**

**NO SHOW return to the February 28, 2023 Paradise TAB meeting**

6. **UC-23-0005-WOW BUILD CO ONE, LLC:**  
**USE PERMIT** for vehicle wash (automobile).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback of a vehicle wash facility (automobile) from a residential use; **2)** allow alternative landscaping and screening adjacent to a less intensive use; **3)** reduce street landscape width; and **4)** reduce throat depth.  
**DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action) **PC 3/7/23**

**MOVED BY- Williams**

**APPROVE-Subject to IF approved staff conditions**

**ADDED conditions**

- **Back wall to be 6 feet high**
- **Hours of operation 7:00 am- 7:00 pm**
- **1 year review as a public hearing**

**VOTE: 4-0 Unanimous**

VI. General Business (for possible action)

VII. Public Comment

**Neighbor suggested the TAB members should take more interest in the Fix it web site, Follow up on any results in the Paradise area. Semi-trucks are continuing to park along residential streets with no help from 311 calls.**

VIII. Next Meeting Date

**The next regular meeting will be February 28, 2023**

IX. Adjournment

**The meeting was adjourned at 7:50 p.m.**