



Paradise Town Advisory Board

October 8, 2024

MINUTES

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

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

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

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

Roxy Pais; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of September 24, 2024 Minutes

Approval of minutes was held

Approval of Agenda for October 8, 2024

Moved by: Swartzlander
Action: Approve as submitted
Vote: 3-0 Unanimous

V. Informational Items (For Discussion only)

Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2-year) term beginning January 2025.

RECEIVED

OCT 30 2024

COUNTY CLERK

**Trunk-or-Treat October 19, 2024 6:00p.m.-8:00p.m. Paradise Recreation Center
4775 McLeod Dr.**

**Howl-O-Ween Celebration October 26, 2024 2:00p.m.-4:00p.m. Desert Bloom Park
8405 S. Maryland Pkwy.**

VI. Planning & Zoning

1. **AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle wash (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 CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action) **PC 11/5/24**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
2. **DR-24-0508-TROPREN, LLC:**
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (For possible action) **PC 11/5/24**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
3. **UC-24-0490-SDE, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. TS/lm/kh (For possible action) **PC 11/5/24**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
ADDED Condition
 - 1 year review as a public hearing**VOTE: 3-0 Unanimous**
4. **UC-24-0496-WASATCH HOLDINGS, LLC:**
USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/bb/kh (For possible action) **PC 11/5/24**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

ADDED Condition

- **1 year review as a public hearing**

VOTE: 3-0 Unanimous

5. WS-24-0507-PIPPA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate electric vehicle charging requirements.

DESIGN REVIEW for a proposed office/warehouse building in conjunction with an existing industrial complex on a portion of 7.7 acres within an 8.23 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the south side of Oquendo Road, 828 feet west of Wynn Road alignment within Paradise. MN/jor/kh (For possible action) **PC 11/5/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

6. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** buffering and screening; and **3)** sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action) **BCC 11/6/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be October 29, 2024

IX. Adjournment

The meeting was adjourned at 7:40 p.m.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager