



Paradise Town Advisory Board

February 14, 2023

MINUTES

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

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

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.