



# Paradise Town Advisory Board

June 27, 2023

## MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-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

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

Brady Bernhart; 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 May 30, 2023 Minutes

**Moved by: Swartzlander**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for June 27, 2023

**Moved by: Cunningham**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

IV. Informational Items (For Discussion only)  
**Coffee and Conversation with Commissioner Michael Naft. Saturday July 1, 2023**  
**9:00 am- 10:00 am Grouchy John's Coffee 8520 S. Maryland Pkwy**

V. Planning & Zoning

1. **ET-23-400074 (WS-21-0112)-SERENE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase building height.  
**DESIGN REVIEW** for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/mh/syp (For possible action) **PC 7/18/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

2. **ET-23-400082 (UC-21-0165)-FRANK HABIBIAN, LLC & 4300 TROP, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** offices as a principal use; **2)** retail as a principal use; **3)** grocery store; **4)** restaurant; **5)** alcohol sales (beer and wine - packaged only); and **6)** alcohol sales (liquor - packaged only).  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced street landscaping.  
**DESIGN REVIEWS** for the following: **1)** site modifications; **2)** exterior modifications to an existing building; and **3)** alternative parking lot landscaping in conjunction with an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise. MN/tpd/syp (For possible action) **PC 7/18/23**

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

3. **UC-23-0261-SILVER MEADOW PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** communication tower; and **2)** reduce the separation from another communication tower.  
**WAIVER OF DEVELOPMENT STANDARDS** for encroachment into air space.  
**DESIGN REVIEW** for a proposed communication tower and associated ground-mounted equipment on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the Southwest corner of Tamarus Street and Windmill Lane within Paradise MN/sd/syp (For possible action) **PC 7/18/23**

**MOVED BY- Swartzlander**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

4. **UC-23-0264-2675 PATRICK 6145 HARRISON LLC:**  
**USE PERMIT** for retail sales (clothing, accessories, candles, and home décor) as a principal use in conjunction with an existing office/warehouse complex on a portion of 4.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Patrick Lane, approximately 370 feet west of Harrison Drive within Paradise. JG/hw/syp (For possible action) **PC 7/18/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

5. **UC-23-0268-CY & RI HERITAGE INN PALMDALE ETAL & CY HERITAGE INN DAYTON INC:**

**USE PERMIT** for an art gallery in conjunction with an existing commercial/industrial complex on 10.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Dean Martin Drive, approximately 1,200 feet north of Harmon Avenue within Paradise. MN/hw/syp (For possible action) **PC 7/18/23**

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

6. **UC-23-0273-FANTICOLA ANTHONY & JOANN FAM LP:**

**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (tavern); **2)** retail sales and services; **3)** restaurant; and **4)** personal service.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** alternative driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** a retail center; and **2)** alternative parking lot landscaping on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Paradise Road, 100 feet north of Flamingo Road within Paradise. JG/lm/syp (For possible action) **PC 7/18/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

7. **UC-23-0275-4530 4560 4570 EASTERN LLC:**

**USE PERMIT** for personal services in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone. Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/jud/syp (For possible action) **PC 7/18/23**

**MOVED BY- Swartzlander**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

8. **DR-23-0293-LEE A & A FAMILY LIMITED PARTNERSHIP:**

**DESIGN REVIEW** to establish the height of freestanding signs in conjunction with a previously approved restaurant on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise. MN/jud/syp (For possible action) **BCC 7/19/23**

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

9. **ET-23-400079 (WS-21-0181)-PALM MORTUARY, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for increased building height.

**DESIGN REVIEWS** for the following: **1)** a chapel/mausoleum; and **2)** finished grade in conjunction with an existing cemetery on a portion of a 71.3 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. MN/nai/syp (For possible action) **BCC 7/19/23**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

10. **UC-23-0254-JOSEPHS FAMILY, LP:**  
**USE PERMIT** to allow a cannabis establishment (distribution) in conjunction with an existing cannabis cultivation and production facility within an office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 290 feet south of Hacienda Avenue within Paradise. MN/hw/syp (For possible action) **BCC 7/19/23**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None heard**
- VIII. Next Meeting Date  
**The next regular meeting will be June 13, 2023**
- IX. Adjournment  
**The meeting was adjourned at 7:30 p.m.**

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JAMES B. GIBSON, Chair

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