



# Paradise Town Advisory Board

October 8, 2024

## MINUTES

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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

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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 14<sup>th</sup> 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.**

**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.**