



# Paradise Town Advisory Board

March 28, 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- **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

Rob Kaminski; 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 March 14, 2023 Minutes

**Moved by: Williams**

**Action: Approve as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for March 28, 2023

**Moved by: Cunningham**

**Action: Approved as submitted**

**Vote: 5-0 Unanimous**

IV. Informational Items (For Discussion only)

**There are two upcoming events scheduled for the Paradise area. Eggapooloza on April 1<sup>st</sup> at Paradise Park and the Grand Re-Opening of the Sunset Park Sand Volley Ball Courts on April 15<sup>th</sup>. Flyers were left at the table for anyone interested in attending.**

V. Planning & Zoning

1. **DR-23-0071-HFC ACCEPTANCE, LLC:**

**DESIGN REVIEW** for a vehicle wash on 1.0 acre in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Sunset Road, 360 feet east of Spencer Street within Paradise. JG/sd/syp (For possible action) **PC 4/18/23**

**MOVED BY- Cunningham**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

2. **VS-23-0062-WIGWAM RANCH EAST ESTATES HOA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Bruce Street and Treasure Trove Street, and a portion of a right-of-way being Indian Run Falls Lane located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/hw/syp (For possible action) **PC 4/18/23**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **VS-23-0086-DECATUR CAPITAL MANAGEMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Russell Road and Oquendo Road within Paradise (description on file). MN/lm/syp (For possible action) **PC 4/18/23**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **WS-23-0085-DECATUR CAPITAL MANAGEMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.

**DESIGN REVIEW** for a proposed restaurant within a retail center on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/syp (For possible action) **PC 4/18/23**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **AR-23-400017 (UC-20-0087)-5000 BOULDER HWY, LLC:**

**USE PERMIT FOURTH APPLICATION FOR REVIEW** for an existing vehicle maintenance (automobile) facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)**

increase fence height; and 4) allow temporary signs (banner) to be permanent.

**DESIGN REVIEWS** for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**Added Condition**

- Clean up area before BCC
- 6 month review as a public hearing before the BCC

**VOTE: 5-0 Unanimous**

6. **UC-23-0090-TRRAC LLC:**

**USE PERMITS** for the following: 1) minor training facility; and 2) dormitory.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) alternative landscaping; 3) reduced trash enclosure setback; and 4) allow alternative design standards.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

7. **WC-23-400020 (ZC-1081-01)-TRRAC, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring an intense landscape buffer per Figure 30.64-12 along the west property line in conjunction with a proposed minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

VI. General Business (for possible action)

**None heard**

VII. Public Comment

**Neighbor spoke regarding vacant abandoned home on Hacienda, east of Eastern. Needs help with squatters.**

**TAB spoke regarding homeless man with quite a bit of personal items living on Pecos and Flamingo**

VIII. Next Meeting Date

**The next regular meeting will be April 11, 2023**

IX. Adjournment

**The meeting was adjourned at 8:15 p.m.**