



# Paradise Town Advisory Board

April 30, 2024

## MINUTES

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

Lorna Phegley; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of April 9, 2024 Minutes

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

Approval of Agenda for April 30, 2024

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

V. Informational Items (For Discussion only)  
**None**

VI. Planning & Zoning

1. **UC-24-0098-ANNIE OAKLEY INVESTORS, LLC:**  
**USE PERMITS** for the following: 1) vehicle rental; and 2) outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscape area; 2) eliminate significant trees; 3) reduce throat depth; 4) reduce driveway departure; and 5) reduce driveway approach distance.  
**DESIGN REVIEW** for a proposed electric vehicle (automobile), maintenance, and repair/paint and body shop on 5.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) overlay. Generally located on the northwest corner of Annie Oakley Drive and Post Road within Paradise. JG/jor/ng (For possible action) **BCC 5/8/24**

**MOVED BY- Swartzlander**

**APPROVE- Use Permits #1 & #2 Subject to staff conditions**

**APPROVE-Waivers #1, #3, #4, #5 Subject to staff conditions**

**APPROVE-Design Review Subject to staff conditions**

**DENY-Waiver #2**

**VOTE: 3-0 Unanimous**

2. **WS-24-0006-COUNTY OF CLARK (PK & COMM SERV):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce departure distance; 2) reduce approach distance; 3) driveway width; and 4) throat depth.  
**DESIGN REVIEW** for a proposed fire station on a 1.0 acre portion of 4.5 acres in a PF (Public Facilities) Zone. Generally located on the Northeast corner of Lana Drive and Pancho Villa Drive within Paradise. TS/sd/ng (For possible action) **BCC 5/8/24**

**MOVED BY-Carvalho**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

3. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**  
**USE PERMIT FIRST EXTENSION OF TIME** to allow a vehicle wash establishment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.  
**DESIGN REVIEW** for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**

**NO SHOW, return to the May 14, 2024 Paradise TAB meeting**

4. **PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action) **PC 5/21/24**

**MOVED BY-Williams**

**DENY**

**VOTE: 3-0 Unanimous**

5. **ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**ZONE CHANGE** to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action) **PC 5/21/24**
- MOVED BY-Williams**  
**DENY**  
**VOTE: 3-0 Unanimous**
6. **WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative yards; **2)** finished grade; and **3)** increase wall height.  
**DESIGN REVIEW** for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**  
**DENY**  
**VOTE: 3-0 Unanimous**
7. **TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**TENTATIVE MAP** consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**  
**DENY**  
**VOTE: 3-0 Unanimous**
8. **VS-24-0106-COUNTY OF CLARK (FIRE DEPT):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**
9. **VS-24-0109-ISAACSON, SCOTT:**  
**VACATE AND ABANDON** a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

10. **WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action) **PC 5/21/24**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

11. **ET-23-400188 (WS-18-0789)-CAILAS VEGAS HOTEL PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** for the following: **1)** increase building height; **2)** reduce the height setback to an arterial street for a proposed hotel; **3)** reduce parking; **4)** increase the number of tandem spaces; **5)** alternative parking layout; and **6)** alternative driveway geometrics and design.  
**DESIGN REVIEW** for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action) **BCC 5/22/24**

**MOVED BY-Williams**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 3-0 Unanimous**

12. **WS-24-0094-AVILA, JOSE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** buffering and screening standards; and **2)** driveway geometrics.  
**DESIGN REVIEW** for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of Mcleod Drive within Paradise. JG/jud/ng (For possible action) **BCC 5/22/24**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

13. **ZC-24-0104-SUNSET & SPENCER, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action) **BCC 5/22/24**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

14. **WS-24-0105-SUNSET & SPENCER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for retaining wall height.  
**DESIGN REVIEW** for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)

**BCC 5/22/24**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**ADDED Condition**

- **Discuss with staff regarding waiver for the retaining wall**

**VOTE: 3-0 Unanimous**

- VI. General Business (for possible action)
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be May 14, 2024**
- IX. Adjournment  
**The meeting was adjourned at 9:10 p.m.**