



Paradise Town Advisory Board

July 29, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Susan Philipp- **EPRESENT**
Trenton Sheesley-**PRESENT**
Renee Woitas-**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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of July 8, 2025 Minutes

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

Approval of Agenda for July 29, 2025

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **TM-25-500114-C M R REALTY, LLC:**
TENTATIVE MAP for a mixed-use project consisting of 6 residential lots, 2 commercial lots and common lots on 10.88 acres in a CR (Commercial Resort) Zone. Generally located south of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jud/cv (For possible action) **PC 8/5/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **TM-25-500118-VALLEY HEALTH SYSTEM, LLC:**
TENTATIVE MAP for a proposed 1 lot commercial subdivision on 4.30 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Bruce Street within Paradise. TS/tpd/kh (For possible action) **PC 8/5/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**
USE PERMIT for a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action) **PC 8/5/25**

Withdrawn per the applicant

4. **UC-25-0469-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/rp/cv (For possible action) **PC 8/19/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED CONDITION

- **1 year review as a Public hearing**

VOTE: 4-0 Unanimous

5. **WS-25-0482-HOLDER DENNIS W & PATRICIA L:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce building separations; and **2)** reduce setbacks for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Spanish Armada Road and east of Mission Bells Way within Paradise. MN/hw/cv (For possible action) **PC 8/19/25**

MOVED BY-Williams

DENY

VOTE: 4-0 Unanimous

6. **AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**
USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay. Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action) **BCC 8/20/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: **1)** a proposed multi-family development; and **2)** a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce parking lot landscaping (no longer needed); **3)** reduce parking; and **4)** allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed multi-family development with accessory commercial (retail and restaurant) uses; and **2)** a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 8/20/25**

HELD per applicant. Return to the August 12, 2025 Paradise TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 12, 2025
- IX. Adjournment

The meeting was adjourned at 7:45 p.m.