



Paradise Town Advisory Board

September 8, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT-from item #4 through end of meeting**
Trenton Sheesley-**PRESENT**
Renee Woitas-**PRESENT**
Bill Kephart-**PRESENT**

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

Jennifer Leslie; 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 August 25, 2026 Minutes

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

Approval of Agenda for September 8, 2026

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**

No show. Return to the Paradise 9/29/26 TAB meeting

2. **WC-26-400076 (UC-24-0441)-NITE OWL LLC:**
WAIVER OF CONDITIONS of a use permit limiting the approval to October 11, 2025 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-family 303) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/ji/cv (For possible action) **PC 9/15/26**

MOVED BY-Sheesley

APPROVE

Deletion of the Comprehensive Planning Recommendation related to maximum events.

NEW CONDITION Only 3 events per year lasting 3 days each with 1 week to set up and 1 week to take down

VOTE: 4-0 Unanimous

3. **WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/kh (For possible action) **PC 9/15/26**

MOVED BY-Kephart

DENY

VOTE: 4-0 Unanimous

4. **ET-26-400083 (UC-23-0261)-S M P HOLDINGS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME 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 CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Tamarus Street within Paradise. MN/lm/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **UC-26-0333-L R L J PROPERTIES, LLC:**

USE PERMIT for a refuse transfer station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; and **2)** modify residential adjacency standards.

DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh (For possible action) **PC 10/6/26**

MOVED BY-Williams

DENY

VOTE: 5-0 Unanimous

6. **VS-26-0507-SPARK BRIXTON, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; **3)** increase wall height; **4)** increase hardscape; **5)** reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 Residential Single-Family 20) Zone. Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander

DENY

VOTE: 5-0 Unanimous

8. **WS-26-0531-ADAMS ARTHUR V & SONS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise. JG/mh/kh (For possible action) **PC 10/6/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

9. **WS-26-0534-ARTEAGA ORLANDO GONZALEZ:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander

DENY

VOTE: 5-0 Unanimous

10. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action) **BCC 10/7/26**

MOVED BY-Kephart

DENY

VOTE: 4-0

Swartzlander against

11. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action) **BCC 10/7/26**

Held per applicant. Return to the 9/29/26 Paradise TAB meeting

12. **UC-26-0509-BELL REAL ESTATE, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive partial off-site improvements.
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action) **BCC 10/7/26**

Held per applicant. Return to the 9/29/26 Paradise TAB meeting

13. **UC-26-0524-PLUM WARM SPRINGS, LLC:**

USE PERMIT to allow an emergency and urgent care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow an attached sidewalk to remain.

DESIGN REVIEW for a proposed emergency and urgent care facility on 1.59 acres in a CP (Commercial Professional) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/mh/kh (For possible action) **BCC 10/7/26**

MOVED BY-Sheesley

APPROVE- Use permit, Waiver #1 and Design Review Subject to staff conditions

DENY-Waiver #2

VOTE: 5-0 Unanimous

14. **ZC-26-0500-KNG, LLC:**

ZONE CHANGE to reclassify a 2.30 acre portion of 5.74 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Desert Inn Road within Paradise (description on file). TS/rk/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business (for possible action)

The following items were requested for the 27/28 FY Budget year

- **Las Vegas Blvd repaving**
- **New flashing school sign at Twain and Sandhill**
- **Zoom capability for board member to use when they are not able to participate in person**
- **Repave crosswalks on all public rights of way adjacent to George E Harris Elementary**
- **Add flashing school sign on the NEW School side of George E Harris Elementary**
- **Add School Speed Zone signage on the NEW School side of George E Harris Elementary**
- **1 new executive chair (1 chair is broken)**

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 29, 2026

IX. Adjournment

The meeting was adjourned at 8:55 p.m.