



Paradise Town Advisory Board

July 14, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Trenton Sheesley-**EXCUSED**
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

Dane Detommaso; 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 June 30, 2026 Minutes

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

Approval of Agenda for July 14, 2026

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG /rp/cv (For possible action) **PC 7/21/26**

MOVED BY-Swartzlander
APPROVE- Subject to IF approved staff conditions
VOTE: 3-1
Woitas opposed
2. **WS-26-0331-HARMON SQUARE SPE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.
DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **PC 7/21/26**

MOVED BY-Swartzlander
APPROVE- Subject to IF approved staff conditions
Added Condition
 - Applicant to redesign the site to meet staff's recommendation and change the flow of the drive through lane. Revised site plan to be submitted to Zoning prior to the 7/21/26 PC meeting**VOTE: 3-1**
Kephart opposed, believes business is detrimental to the safety of public with the drive-thru
3. **WS-26-0285-VEGAS PROPERTY LIMITED:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Five Pennies Lane and east of Pecos Road within Paradise. JG/jl/cv (For possible action) **PC 8/4/26**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

4. **ET-26-400061 (WS-20-0082)-SAIA FAMILY TRUST & SAIA GABRIEL G JR & CELIA C TRS:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and east of Highland Drive within Winchester and Paradise. TS/lm/kh (For possible action) **BCC 8/5/26**

MOVED BY-Woitas

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 28, 2026
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.