



Paradise Town Advisory Board

July 28, 2026

MINUTES

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

Tyler De Lorenzo; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano

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

II. Public Comment:
None

III. Approval of July 14, 2026 Minutes

Moved by: Kephart
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for July 28, 2026

Moved by: Williams
Action: Approve as submitted
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **PA-26-700031-KLONOWSKI MATTHEW & KARLA TREVINO:**
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 0.72 acres. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/md (For possible action) **PC 8/18/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

2. **ZC-26-0409-KLONOWSKI MATTHEW & KARLA TREVINO:**
ZONE CHANGE to reclassify 0.72 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located south of Russell Road and east of Topaz Street within Paradise (description on file). JG/md (For possible action) **PC 8/18/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

3. **WS-26-0410-KLONOWSKI, MATTHEW & KARLA TREVINO:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: **1)** reduce buffering and screening; **2)** reduce driveway width; **3)** allow attached sidewalks to remain; and **4)** modify uniform standard drawings.
DESIGN REVIEW for the conversion of an existing single-family residence to an office use on 0.72 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/rg/cv (For possible action) **PC 8/18/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

4. **UC-26-0411-RAILROAD RIGHT OF WAY:**
USE PERMIT for outdoor storage.
DESIGN REVIEW for outdoor storages with shade structures in conjunction with an 8.23 acre industrial site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Oquendo Road (alignment) and west of Wynn Road (alignment) within Paradise. MN/dd/cv (For possible action) **PC 8/18/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

5. **VS-26-0355-BUDGET SUITES AMER, LLC NV-480:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Valley View Boulevard and Procyon Street within Paradise (description on file). MN/tpd/cv (For possible action) **PC 8/18/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

6. **ET-26-400062 (UC-23-0267) -CAMPUS VILLAGE GROUP L L C:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** dormitory; **2)** eliminate portions of the pedestrian realms; and **3)** eliminate portions of the development standards of the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase building heights; **3)** reduce landscaping; and **4)** alternative driveway geometrics on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to IF approved staff conditions, Changing to 1 year extension of time

VOTE: 4-1

Woitas opposed

7. **ET-26-400063 (DR-24-0608)-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to IF approved staff conditions, Changing to 1 year extension of time

VOTE: 4-1

Woitas opposed

8. **ET-26-400066 (ZC-22-0413)-SLETTEN CONSTRUCTION COMPANY:**
USE PERMIT SECOND EXTENSION OF TIME to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** encroachment into airspace; **3)** reduced parking; **4)** reduced throat depth; and **5)** reduced departure distance.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/ji/cv (For possible action) **BCC 8/19/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0

Kephart abstained from comment and vote

9. **SDR-26-0406-BCORE PARADISE, LLC**
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 75.45 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Flamingo Road within Paradise. JG/rg/cv (For possible action) **BCC 8/19/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-26-0360-OBJECT DASH, LLC:**

USE PERMIT to allow an office within an existing commercial complex on 2.57 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and north of Flamingo Road within Paradise. TS/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **UC-26-0373-HILTON RESORTS CORPORATION:**

USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:**

USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays. Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

13. **ZC-26-0361-MALDONADO DAVID SR:**

ZONE CHANGE to reclassify 1.15 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, south of Desert Inn Road within Paradise (description on file). TS/jgh (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **UC-26-0362-MALDONADO, DAVID SR.:**

USE PERMIT to allow outdoor storage.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for an existing office with proposed site modifications and outdoor storage in conjunction with an existing building on 1.15 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Boulder Highway within Paradise. TS/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 3-2

Williams and Woitas opposed

15. **UC-26-0403-PALM PROPERTIES, LLC:**

USE PERMIT for vehicle maintenance or repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** general parking area design; **3)** modify residential adjacency standards; **4)** waive off-site improvements; and **5)** alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/cv (For possible action) **BCC 8/19/26**

MOVED BY-Sheesley

APPROVE- Waiver 1a. Waiver 1b. Waiver 1c. Waiver 2a. Waiver 3a. Waiver 5a. Waiver 5b. Waiver 5c. Subject to staff conditions.

DENY-Waiver 4

VOTE: 4-1

Woitas opposed

16. **VS-26-0368-HARSCH INVESTMENT PPTYS-NV, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Spring Mountain Road located between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/jam/cv (For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

17. **WS-26-0367-HARSCH INVESTMENT PPTYS-NV, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate buffering and screening; **3)** eliminate and reduce parking lot landscaping; **4)** modified driveway geometrics; and **5)** allow an attached sidewalk.

DESIGN REVIEW for a proposed commercial building on 0.72 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jam/cv (For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

18. **ZC-26-0326-B L B NEVADA TRUST & BURR BLAKE A & LORI A TRS:**

ZONE CHANGE to reclassify 0.47 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/md(For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

Swartzlander disclosed her working relationship with the applicant

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

19. **WS-26-0327-BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate buffering and screening; **2)** modify residential adjacency standards; **3)** allow an attached sidewalk; and **4)** modify uniform standard drawings.

DESIGN REVIEW for a proposed office/warehouse building on 0.47 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

Swartzlander disclosed her working relationship with the applicant

APPROVE- Subject to staff conditions

ADDED condition

- **Applicant to meet with neighbor before the 8/19/26 BCC meeting**

VOTE: 5-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be August 11, 2026

IX. Adjournment

The meeting was adjourned at 8:50 p.m.