



## Paradise Town Advisory Board

**January 27, 2026**

### **MINUTES**

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

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 January 13, 2026 Minutes

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

Approval of Agenda for January 27, 2026

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **WS-25-0461-NELSON, JEREMY & KATIE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** eliminate building separation; and **3)** modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

**BCC 1/21/26**

**HELD per applicant. Return to the February 10, 2026 Paradise TAB meeting**

2. **TM-25-500218-KAVISON HOMES, LLC:**

**TENTATIVE MAP** consisting of 22 multi-family residential units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos Road and south of Oquendo Road within Paradise. JG/jam/xx (For possible action)

**PC 2/3/26**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-25-0851-FC INCOME PROPERTIES, LLC:**

**USE PERMIT** for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

**PC 2/3/26**

**VOTE: 2-2**

**Motion failed**

4. **UC-25-0893-PACIFIC PLACE SITE, LLC:**

**USE PERMIT** for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone. Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise. JJ/rp/cv (For possible action)

**PC 2/17/26**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **WS-25-0817-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-family 5.2) Zone. Generally located south of Cherokee Avenue and west of Rosewood Drive within Paradise. TS/ji/cv (For possible action)

**PC 2/17/26**

**MOVED BY-Williams**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

6. **WS-25-0879-STONE LAND HOLDING, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** increase accessory structure height; and **4)** eliminate full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Philipp**

**APPROVE- Waiver of Standards 2, 3, 4 a & b**

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

**DENY-Waiver of Standards 1a and 1b**

**ADDED Condition**

- Neighborhood meeting before the 2/18/26 BCC meeting
- Updated drainage study

**VOTE: 3-1**

Woitas opposed

7. **TM-25-500214-DFA, LLC:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 3-1**

Woitas opposed

8. **VS-25-0889-ROADRUNNER INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue; and a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

9. **UC-25-0890-ROADRUNNER INVESTMENTS, LLC:**  
**USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify buffering and screening standards; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone. Generally located north of Rochelle Avenue and west of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**Applicant withdrew Waiver #1**

**VOTE: 4-0 Unanimous**

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

VI. General Business (for possible action)

VII. Public Comment

**Metro's First Tuesday to be held at the Paradise Community Center 4775 McLeod Dr. on February 3, 2026 5:30pm-6:30pm the topic will be the unhoused population in the area.**

VIII. Next Meeting Date

**The next regular meeting will be February 10, 2026**

IX. Adjournment

**The meeting was adjourned at 8:15 p.m.**