



Paradise Town Advisory Board

January 27, 2026

MINUTES

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

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

- 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.