



Paradise Town Advisory Board

July 8, 2025

MINUTES

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

Secretary: Maureen Helm 702-606-0747 mhelmstab@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 June 24, 2025 Minutes

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

Approval of Agenda for July 8, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: **1)** a loading bay within the side yard of an industrial complex; and **2)** reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
2. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
3. **AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action) **BCC 7/16/25**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
4. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**
USE PERMIT for a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action) **PC 8/5/25**

Held per applicant. Return to the July 29, 2025 Paradise TAB meeting

5. **VS-25-0438-ARISTOCRAT TECHNOLOGIES:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action) **PC 8/5/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **UC-25-0439-SLH PROCYON, LLC:**
USE PERMIT to allow a cannabis establishment distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)**BCC 8/6/25**

DELETED

7. **VS-25-0453-EHARDT, LAWRENCE J. & ANITA:**
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action) **BCC 8/6/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **WS-25-0452-EHARDT, LAWRENCE J. & ANITA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gross lot area; **2)** increase wall height; **3)** waive off-site improvements; and **4)** allow 2 driveways in conjunction with single-family residences.
DESIGN REVIEW for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh **BCC 8/6/25**

MOVED BY-Swartzlander
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 29, 2025
- IX. Adjournment

The meeting was adjourned at 7:45 p.m.