



Paradise Town Advisory Board

April 28, 2026

MINUTES

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

Dane Detommaso and Jose Mendoza ; 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 March 31, 2026 Minutes

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

Approval of Agenda for April 14, 2026

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. VS-26-0109-U S HUI DE REAL ESTATE INVESTMENT CORP:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rp/cv (For possible action) PC 4/21/26

HELD – to 5/12/26

Applicant was a no show

2. VS-26-0143-CHURCH NAZARENE LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file). TS/sd/cv (For possible action) PC 5/5/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. UC-26-0175-CHURCH NAZARENE LAS VEGAS:

USE PERMIT to allow communication utility building.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv (For possible action) PC 5/5/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. PA-26-700013-WAGNER ROBERT E & HILDA D:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres. Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action) PC 5/19/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. VS-26-0173-BP FLAMINGO, LLC:

VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action)

PC 5/19/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. AR-26-400027 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW to eliminate street landscaping for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/cv (For possible action) BCC 5/20/26

MOVED BY - Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. SDR-26-0177-SG VEGAS OWNER, LLC

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic signs; and 2) increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rg/cv (For possible action) BCC 5/20/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (For possible action) BCC 5/20/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. WS-26-0212-MGM RESORTS FESTIVAL GROUNDS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed museum (memorial park) on 2 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Reno Avenue and west of Giles Street within Paradise. JG/mh/cv (For possible action) BCC 5/20/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv (For possible action) BCC 5/20/26

MOVED BY-Swartzlander

HELD- to 5/12/26 – for applicant to work with PW and receive an updated staff recommendation on recently submitted plans

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 May 12, 2026

IX. Adjournment

The meeting was adjourned at 7:48 p.m.