



# Paradise Town Advisory Board

August 11, 2026

## MINUTES

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Board Members: Kimberly Swartzlander-Chair-**EXCUSED**  
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

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Roky Pais-Evia; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

Meeting was called to order by Vice-Chair Williams, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of July 28, 2026 Minutes

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

Approval of Agenda for August 11, 2026

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

IV. Informational Items (For Discussion only)  
**None**

V. Planning & Zoning

1. **TM-26-500105-M B S B NV-TX HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 7.34 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Sandhill Road within Paradise. TS/jm/kh (For possible action) **PC 8/18/26**

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

2. **SDR-26-0439-COUNTY OF CLARK(AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE**  
**SIGN DESIGN REVIEW** to increase the sign area of an existing freestanding sign on a portion of 19.61 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-75) Overlay. Generally located north of Sunset Road and east of Las Vegas Boulevard South within Paradise. JG/jm/kh (For possible action) **PC 9/1/26**

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

3. **UC-26-0412-INVESTE PLUS:**  
**USE PERMIT** for a proposed avocational or vocational training facility (dance studio) within an existing commercial building on 1.1 acres in an IL (Industrial Light) Zone. Generally located west of Arville Street and south of Nevso Drive within Winchester. MN/jl/kh (For possible action) **PC 9/1/26**

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

4. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**

**Held per applicant, Return to the August 25, 2026 Paradise TAB meeting.**

5. **WS-26-0366-KIEPER, SCOTT W & LINDA B:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce rear the setback for an addition in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Robindale Road and west of Maggie Belle Court within Paradise. MN/jm/kh (For possible action) **PC 9/1/26**

**MOVED BY-Kephart**  
**DENY**  
**VOTE: 4-0 Unanimous**

6. **ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified Maryland Parkway Overlay design standards; and **2)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** congregate care facility; and **2)** parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise. TS/jl/kh (For possible action) **BCC 9/2/26**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

7. **ZC-26-0415-COUNTY OF CLARK:**  
**ZONE CHANGE** to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise (description on file). TS/jgh (For possible action) **BCC 9/2/26**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **WS-26-0416-COUNTY OF CLARK:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway departure distance.  
**DESIGN REVIEW** a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action) **BCC 9/2/26**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

9. **ZC-26-0443-S4A004, LLC:**  
**ZONE CHANGE** to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

10. **VS-26-0445- S4A004, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

11. **UC-26-0444- S4A004, LLC:**

**USE PERMIT** for long term/short term lodging.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** reduce and eliminate buffering; **3)** modify residential adjacency standards; **4)** reduce parking; **5)** reduce pedestrian walkway width; **6)** reduce access gate setback; **7)** allow attached sidewalk; and **8)** alternative driveway geometrics.

**DESIGN REVIEWS** for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh (For possible action) **BCC 9/2/26**

**MOVED BY-Sheesley**

**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 August 25, 2026**

IX. Adjournment

**The meeting was adjourned at 7:55 p.m.**