



Paradise Town Advisory Board

September 29, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Trenton Sheesley-**ABSENT- Excused**
Renee Woitas-**ABSENT - Excused**
Bill Kephart-**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

Brady Bernhart; 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 September 8, 2026 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 29, 2026

Moved by: Kephart
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items (For Discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
HOLDOVER 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 10/6/26**

MOVED BY-Swartzlander
HELD – No applicant
VOTE: 3-0 Unanimous

2. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander
APPROVED
VOTE: 3-0 Unanimous

3. **UC-26-0509-BELL REAL ESTATE, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive off-site improvements (sidewalks and streets).
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander
APPROVED – Use permit; Waivers 1, 2, 3, 4, and 5 and Design Review. Applicant was asked to modify WS 2, and plant box trees in the western parking lot.
VOTE: 3-0 Unanimous

4. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) **PC 10/20/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

5. **UC-26-0514-THOMSEN ROBERT & GAYLE TRUST & THOMSEN ROBERT L & GAYLE M TRS:**
USE PERMIT for a daycare on 0.60 acres in an RS20 (Residential Single-Family 20) Zone. Generally located southeast of Hedgehaven Court and north of Quail Avenue within Paradise. JG/hw/cv (For possible action) **PC 10/20/26**
- MOVED BY-Swartzlander**
APPROVED
VOTE: 3-0 Unanimous
6. **UC-26-0555-TRIAD HOLDINGS, LLC:**
USE PERMIT to allow a vehicle wash on 0.29 acres in a CG (Commercial General) Zone and a CR (Commercial Resort) Zone within the Maryland Parkway (MPO) and Airport Environs (AE-60) Overlays. Generally located east of Cambridge Street and south of Dumont Boulevard within Paradise. TS/rp/cv (For possible action) **PC 10/20/26**
- MOVED BY-Kephart**
APPROVED
VOTE: 3-0 Unanimous
7. **UC-26-0563-LBI HOLDINGS, LLC:**
USE PERMITS for the following: **1)** restaurant and related facilities; **2)** outdoor dining, drinking, and cooking; and **3)** recreational or entertainment facility.
DESIGN REVIEW for a restaurant and related facilities, outdoor dining, drinking and cooking, and a recreational or entertainment facility on 0.47 acres in an IL (Industrial Light) Zone within the (ABO) Adult Business Overlay. Generally located south of Business Lane and east of Aldebaran Avenue within Paradise. MN/r/cv (For possible action) **PC 10/20/26**
- MOVED BY-Swartzlander**
HELD – Per applicant to 10/13/26 Paradise TAB
VOTE: 3-0 Unanimous
8. **VS-26-0573-SMOKETREE GROUP, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Smoke Tree Lane located between Pecos Road and Tomiyasu Lane within Paradise (description on file). JG/sd/cv (For possible action) **BCC 10/21/26**
- MOVED BY-Kephart**
DENIED
VOTE: 3-0 Unanimous

9. **WS-26-0572-SMOKETREE GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) waive full off-site improvements on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

10. **PUD-26-0571-SMOKETREE GROUP, LLC:**
PLANNED UNIT DEVELOPMENT for a 77 lot single-family detached residential development with modified standards on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
APPROVED
VOTE: 2-1 Swartzlander against

11. **TM-26-500130-SMOKETREE GROUP, LLC:**
TENTATIVE MAP consisting of 77 single-family residential lots and common lot on 39.47 acres in a RS20 (Single-Family Residential 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 13, 2026
- IX. Adjournment
The meeting was adjourned at 8:45 p.m.