



Paradise Town Advisory Board

August 26, 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 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; 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 August 12, 2025 Minutes

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

Approval of Agenda for August 26, 2025

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

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: **1)** a proposed multi-family development; and **2)** a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce parking lot landscaping (no longer needed); **3)** reduce parking; and **4)** allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed multi-family development with accessory commercial (retail and restaurant) uses; and **2)** a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

MOVED BY-Swartzlander

APPROVE- Use Permits #1 & #2 Subject to IF approved staff conditions

APPROVE-Waivers #4b & #4c

ADDED Condition

- **Work with Public Works on ingress and egress for the South end of driveway**

APPROVE-Design Review Subject to IF approved staff conditions

DENY- Waiver #1

VOTE: 4-0 Unanimous

2. **SDR-25-0539-FANTICOLA ANTHONY & JOANN FAM, LP**
SIGN DESIGN REVIEW to increase the height of a proposed freestanding sign on 1.82 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Flamingo Road within Paradise. JG/jud/cv (For possible action)
PC 9/16/25

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **TM-25-500139-BUDGET SUITES AMER, LLC NV-480:**
TENTATIVE MAP consisting of 1 commercial lot on 10.69 acres in an IP (Industrial Park) Zone.
Generally located east of Valley View Boulevard and south of Tropicana Avenue within Paradise. MN/rp/cv (For possible action)
PC 9/16/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0537-DELACRUZ GONZALEZ EIDEVER & VAZQUEZ-VIDAL DANISLEYDIS:**
USE PERMIT to allow a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Springhill Avenue and north of Oakhill Avenue within Paradise. TS/tpd/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Use Permit Subject to staff conditions
ADDED Condition
- 2 year review as public hearing
- APPROVE-Waivers #1a, #1b and #2b Subject to staff conditions**
DENY- Waivers #2a, #2c #2d and #2e
VOTE: 4-0 Unanimous
5. **VS-25-0570-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
VACATE AND ABANDON a portion of right-of-way being Wynn Road located between Hacienda Avenue and Ali Baba Lane (alignment) within Paradise (description on file). MN/rg/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
6. **WS-25-0569-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street landscaping; 3) eliminate parking area landscaping; and 4) increase retaining wall height.
DESIGN REVIEW for an outdoor storage facility on 1.25 acres in an IL (Industrial Light) Zone. Generally located north of Hacienda Avenue and west of Wynn Road within Paradise. MN/rg/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Waiver #4 and Design Review Subject to staff conditions
DENY-Waivers #1, #2a, #2b and #3
VOTE: 3-1
Woitas opposed
7. **WS-25-0540-RUSSELL, SHAWN & KATHY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced building separation; 3) increase hardscape area; and 4) increase building height in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Ebony Drive and east of Amigo Street within Paradise. MN/tpd/cv (For possible action)
PC 9/16/25
- MOVED BY-Williams**
APPROVE- Waivers #1a, #1b, #2b, and #4 Subject to staff conditions
APPROVE- Design Review Subject to staff conditions
DENY- Waivers #1c and #2a
VOTE: 4-0 Unanimous

8. **SDR-25-0549-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**
SIGN DESIGN REVIEWS for the following: 1) freestanding sign; 2) projecting sign; and 3) increase the area of wall signs in conjunction with a previously approved sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)
BCC 9/17/25
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
9. **VS-25-0550-S G ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/rg/cv (For possible action)
BCC 9/17/25
- MOVED BY-Sheesley**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
10. **VS-25-0548-SPRING MOUNTAIN PROCYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Procyon Street and Polaris Avenue, Spring Mountain Road, and Highland Drive; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Polaris Avenue and Procyon Street; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/sd/cv (For possible action) **BCC 9/17/25**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
11. **WS-25-0547-SPRING MOUNTAIN PROCYON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) reduce approach distance; 4) reduce departure distance; and 5) reduce driveway throat depth.
DESIGN REVIEW for a proposed shopping center on 3.20 acres in a CG (Commercial General) Zone. Generally located south of Spring Mountain Road and west of Polaris Avenue within Paradise. JJ/sd/cv (For possible action)
BCC 9/17/25
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

12. **WS-25-0565-MARTINEZ, JORGE A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening standards; 3) increase wall height; 4) reduce access gate setback; 5) increase maximum parking; 6) eliminate bicycle parking; 7) allow attached sidewalks; 8) waive full off-site improvements; and 9) alternative driveway geometrics.
DESIGN REVIEW for a proposed office on 0.60 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and west of Oak Street within Paradise. JG/jud/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

13. **ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

14. **VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and between Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-1

Woitas opposed

15. **WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

16. **TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

DENY

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 September 9, 2025

IX. Adjournment

The meeting was adjourned at 9:15 p.m.