



Paradise Town Advisory Board

May 27, 2025

MINUTES

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

Steve DeMerritt; 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 May 13, 2025 Minutes

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

Approval of Agenda for May 27, 2025

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

V. Informational Items (For Discussion only)

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 on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

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

2. **VS-25-0291-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action) **PC 6/3/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

3. **WS-25-0290-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce street landscaping; and **3)** eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action) **PC 6/3/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
ADDED Condition

- **Add 5 foot of landscaping along Decatur**

VOTE: 5-0 Unanimous

4. **UC-25-0112-STASIS FOUNDATION:**
AMENDED USE PERMITS for the following: **1)** banquet facility (no longer needed); **2)** recreational and entertainment facility; **3)** museum; and **4)** caretaker unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce buffering and screening; **3)** increase wall and fence height; **4)** allow nonresidential vehicular access to a residential local street (no longer needed); **5)** reduce parking; **6)** reduce access gate setback; **7)** reduce throat depth; and **8)** permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: **1)** banquet facility (no longer needed); **2)** recreational and entertainment facility; **3)** museum; **4)** caretaker unit; and **5)** alternative landscape plan (no longer needed) on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action) **BCC 6/17/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 2-1 Woitas against

5. **SDR-25-0313-D KOVAL, LLC**
SIGN DESIGN REVIEWS for the following: **1)** increase the height of a proposed freestanding sign with an electronic message unit (video); **2)** increase the area of a proposed electronic message unit (video); and **3)** modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (For possible action) **PC 6/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

6. **WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Nomo Street and 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (For possible action) **PC 6/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

7. **WS-25-0335-QUEZADA JORGE LUIS & EVELYN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate building separation; **2)** reduce setback; and **3)** increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action) **PC 6/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

8. **WS-25-0271-CV FLAMINGO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk to remain in conjunction with an existing restaurant on a portion of 2.5 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) and Midtown Maryland Parkway Overlays. Generally located on the north side of Flamingo Road, 183 feet east of University Center Drive within Paradise. TS/sd/cv (For possible action) **BCC 6/18/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

9. **WS-25-0342-WALGREEN CO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise. JG/sd/cv (For possible action) **BCC 6/18/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

10. **WS-25-0346-CHURCH FIRST CONGREGATIONAL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) eliminate street landscaping; 3) allow maximum parking; 4) alternative driveway geometrics; 5) allow attached sidewalks; 6) waive off-site improvements (streetlight and sidewalk); and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a place of worship re-design on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north of Russell Road and the east side Horseshoe Drive within Paradise. JG/sd/cv (For possible action) **BCC 6/18/25**

MOVED BY-Sheesley
APPROVE- Subject to IF approved staff conditions
VOTE: 3-0 Unanimous

11. **ZC-25-0238-PHO, LLC:**
HOLDOVER ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action) **BCC 6/18/25**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

12. **VS-25-0239-PHO, LLC:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action) **BCC 6/18/25**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

13. **UC-25-0240-PHO, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** a proposed hotel; **2)** personal services (beauty salon); **3)** outdoor dining, drinking, and cooking; **4)** live entertainment; and **5)** restaurant and related facilities.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce and eliminate street landscaping; **4)** reduce drive aisle width (no longer needed); **5)** allow an existing attached sidewalk (no longer needed); and **6)** alternative driveway geometrics.
DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action) **BCC 6/18/25**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 10, 2025
- IX. Adjournment

The meeting was adjourned at 8:50 p.m.