



Paradise Town Advisory Board

June 10, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
 John Williams – Vice-Chair- **PRESENT**
 Susan Philipp- **PRESENT**
 Trenton Sheesley-**PRESENT**
 Renee Woitas-**EXCUSED**

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, Alvaro Lozano

Meeting was called to order by Chair Swartzlander, at 7:00 p.m.

II. Public Comment:
None

III. Approval of May 27, 2025 Minutes

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

Approval of Agenda for June 10, 2025

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

V. Informational Items (For Discussion only)

NONE

VI. Planning & Zoning

1. **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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED CONDITION

- **Waiver # 6 to be approved by Public Works**

VOTE: 4-0 Unanimous

4. **ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/kh (For possible action) **PC 7/1/25**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
5. **ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane, and east of Eastern Avenue within Paradise. JG/nai/kh (For possible action) **PC 7/1/25**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
6. **WS-25-0280-PRADO WILLIAM SANCHEZ:**
USE PERMIT to allow an aviary to be located outside.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action) **PC 7/1/25**
- MOVED BY-Philipp**
DENY-Use Permit
DENY-Waivers #1 and #2b.
APPROVE- Waiver #2a Subject to staff conditions
VOTE: 4-0 Unanimous
7. **AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:**
USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action) **BCC 7/2/25**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
Added Condition
 - 1 year review as a Public hearing**VOTE: 4-0 Unanimous**

8. **VS-25-0363-CP LV PROPERTY OWNER, LC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action) **BCC 7/2/25**

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

9. **SDR-25-0362-CP LV PROPERTY OWNER, LLC**
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action) **BCC 7/2/25**

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

10. **VS-24-0644-RK VEGAS CIRCLE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action) **BCC 7/2/25**

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

11. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** place of worship; **2)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); **3)** allow outside dining and drinking in conjunction with a tavern (no longer needed); **4)** alcohol sales (beer and wine - packaged only) (no longer needed); **5)** alcohol sales (liquor - packaged only) (no longer needed); **6)** restaurants with outside dining and drinking (no longer needed); **7)** day spa (no longer needed); **8)** banquet facility with outside uses; **9)** retail sales and service (no longer needed); and **10)** convention facilities/exposition halls (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height (no longer needed); **2)** permit encroachment into airspace (no longer needed); **3)** reduced setbacks (no longer needed); **4)** reduced parking (no longer needed); **5)** reduced loading spaces; **6)** allow alternative street landscaping (no longer needed); **7)** reduce EV capable parking spaces (previously not notified) **8)** allow modified street standards; **9)** allow modified driveway design standards; **10)** allow non-standard improvements within the right-of-way (no longer needed); and **11)** reduce right-of-way width (previously not notified).
DESIGN REVIEWS for the following: **1)** hotel; **2)** place of worship; **3)** shopping center including the following: day spa, retail sales and services, and restaurants; **4)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); **5)** convention facilities/exposition halls (no longer needed); **6)** parking garage with subterranean levels; and **7)** outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 7/2/25**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
12. **WS-25-0301-MOLINA, BRENDA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce separation; **3)** increase hardscape area; **4)** reduce driveway distance; **5)** reduce light pole distance; and **6)** increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action) **BCC 7/2/25**
- MOVED BY-Philipp**
DENY
VOTE: 4-0 Unanimous
13. **ZC-25-0354-TANDELA, JULINDA:**
ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive, 375 feet south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action) **BCC 7/2/25**
- 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 June 24, 2025
- IX. Adjournment
- The meeting was adjourned at 8:50 p.m.**