



Paradise Town Advisory Board

June 24, 2025

MINUTES

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

Secretary: Maureen Helm 702-606-0747 mhelmstab@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

Matt Young; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of June 10, 2025 Minutes

Moved by: Sheesley
Action: Approve with correction
Vote: 4-0 Unanimous

Approval of Agenda for June 24, 2025

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

V. Informational Items (For Discussion only)

NONE

VI. Planning & Zoning

1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**

No show. Return to the July 8, 2025 Paradise TAB meeting

2. **UC-25-0402-HEATON FAMILY PROPERTIES, LLC:**

USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action) **PC 7/15/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-25-0417-ARILEX TROPICANA ASSOC, LLC:**

USE PERMIT to allow vehicle wash.

DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone. Generally located west of Pecos Road and south of Tropicana Avenue within Paradise JG/sd/cv (For possible action) **PC 7/15/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTA CON L P:**

USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action)

PC 7/15/25

No show. Return to the July 8, 2025 Paradise TAB meeting

5. **WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS GILBERTO ARICA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action) **PC 7/15/25**
- MOVED BY-Sheesley**
APPROVE- Subject to IF approved staff conditions
ADDED Condition
- Reduce the side interior setback along the north property line to 7 feet; and
 - Reduce the side interior setback along the south property line to 6 feet 7 inches.
- VOTE: 4-0 Unanimous**
6. **WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action) **PC 7/15/25**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
7. **ET-25-400061 (DR-19-0352)-DIAMOND PM, LLC:**
DESIGN REVIEW THIRD EXTENSION OF TIME for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action) **BCC 7/16/25**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
8. **UC-25-0410-K & J PARTNERSHIP:**
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.
DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 7/16/25**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
ADDED Condition's
- Block wall not chain link fence
 - Remove the tree fee
- VOTE: 4-0 Unanimous**

9. **WS-25-0393-GRIMM NORTON 4, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone. Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action)

BCC 7/16/25

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 July 8, 2025
- IX. Adjournment
The meeting was adjourned at 8:10 p.m.