

EP/RD 9/11/25 (10/7/25)



## Paradise Town Advisory Board

August 26, 2025

### MINUTES

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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

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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**

**RECEIVED**

**SEP 11 2025**

**COUNTY CLERK**

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK ROSS MILLER MICHAEL NAIT  
KEVIN SCHILLER, County Manager

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/mlh/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**  
**Woitias 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.**