



Paradise Town Advisory Board

February 24, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**EXCUSED**
John Williams Vice-Chair- **PRESENT**
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 De Merritt; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment:
None

III. Approval of February 10, 2026 Minutes

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

Approval of Agenda for February 24, 2026

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

IV. Informational Items (For Discussion only)

RECEIVED

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COUNTY CLERK

VI. Planning & Zoning

1. **VS-26-0031-ATRIUM HOLDINGS, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action) **PC 3/17/26**

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

2. **UC-26-0059-PIACENTE, THOMAS S. & ANDREA:**

USE PERMIT for a communication tower.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action) **BCC 3/18/26**

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

3. **UC-26-0063-TAJALLI, HAMID R.:**

USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate street landscaping; **2)** reduce and eliminate landscape buffering and screening; **3)** eliminate access gate setbacks; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action) **BCC 3/18/26**

MOVED BY-Williams
DENY
VOTE: 3-0 Unanimous

4. **WS-25-0872-ARCHITECTISTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action) **BCC 3/18/26**

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

5. **WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** modify buffering and screening; **3)** modify residential adjacency standards; and **4)** reduce driveway throat depth.
DESIGN REVIEW for a proposed manufacturing, light facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise. JG/rg/cv (For possible action) **BCC 3/18/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 2-1 Woitas

6. **WS-26-0042-COLOSO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action) **BCC 3/18/26**

Held per applicant. Return to the March 31, 2026 Paradise TAB meeting

7. **ZC-26-0035-GIPSY, LLC:**
ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action) **BCC 3/18/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

8. **WS-26-0036-GIPSY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; **3)** reduce and eliminate buffering and screening; **4)** increase fence height; **5)** increase parking; **6)** eliminate parking turnaround; **7)** modify residential adjacency standards; and **8)** allow attached sidewalk.
DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **BCC 3/18/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
Spring Job Fair. March 13, 2026 10:00AM-3:00PM 300 Convention Center Dr.
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 10, 2026
- IX. Adjournment
The meeting was adjourned at 8:05 p.m.