

EP/RD 04/28/24 (05/05/24)



Paradise Town Advisory Board

March 31, 2026

MINUTES

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

Brady Bernhart; 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 March 10, 2026 Minutes

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

Approval of Agenda for March 31, 2026

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

IV. Informational Items (For Discussion only)

RECEIVED

APR 23 2026

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

1. **PA-26-700008-FINLEY, DAVIS W & NANCY N:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action) **PC 4/21/26**

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

2. **ZC-26-0126-FINLEY DAVIS W & NANCY N:**
ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 4/21/26**

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

3. **VS-26-0125-FINLEY, DAVIS W & NANCY N:**
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action) **PC 4/21/26**

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

4. **WS-26-0127-FINLEY, DAVIS W & NANCY N:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce buffering and screening; **2)** modify residential adjacency standards; **3)** reduce throat depth and **4) reduce departure distance.**
DESIGN REVIEW for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action) **PC 4/21/26**

MOVED BY-Sheesley
DENY
VOTE: 3-0 Unanimous

5. **TM-26-500031-FINLEY, DAVIS W & NANCY N:**
TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action) **PC 4/21/26**

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

6. **SC-26-0136-FLAMINGO LV OPERATING CO., LLC:**
STREET NAME CHANGE to name a private drive Vanderpump Lane. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/jl/cv (For possible action) **PC 4/21/26**

HELD per applicant. Return to the April 14, 2026 Paradise TAB meeting

7. **UC-26-0145-AMIGO WARM SPRINGS, LLC:**
USE PERMIT to allow outdoor dining, drinking, and cooking in conjunction with an existing restaurant on a portion of 1.89 acres in an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Amigo Street within Paradise. MN/dd/cv (For possible action) **PC 4/21/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

8. **VS-26-0109-US HUI DE REAL ESTATE INVESTMENT CORP:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/tp/cv (For possible action) **PC 4/21/26**

NO show. Return to the April 14, 2026 Paradise TAB meeting

9. **WS-26-0132-RODRIGUEZ-RODRIGUEZ EMILIA I:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** eliminate building separation for a shed in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of White Drive and east of Ray Charles Lane within Paradise. MN/jam/cv (For possible action) **PC 4/21/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

10. **SDR-26-0122-FLAMINGO LV OPERATING CO., LLC**
SIGN DESIGN REVIEWS for the following: **1)** increase the number of electronic signs; **2)** increase the area of electronic signs; and **3)** proposed wall signs in conjunction with an existing resort hotel (Flamingo Resort Hotel) on 19.37 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/rg/cv (For possible action) **BCC 4/22/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

11. **UC-26-0042-COLOSO, LLC:**
AMENDED HOLDOVER USE PERMIT to allow retail (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an existing commercial building (previously notified as 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 4/22/26**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 14, 2026
- IX. Adjournment
The meeting was adjourned at 7:55 p.m.