

EP/RD 5/15/25 ( 6/03/25 )



## Paradise Town Advisory Board

April 29, 2025

### MINUTES

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Board Members: Kimberly Swartzlander-Chair-**PRESENT**  
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

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Roxy Pais-Evia; 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 April 8, 2025 Minutes

**Moved by: Sheesley**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for April 29, 2025

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 5-0 Unanimous**

V. Informational Items (For Discussion only)

RECEIVED

MAY 15 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 NAFT  
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**  
**HOLDOVER USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)  
**PC 5/6/25**

**No show. Return to the May 13, 2025 Paradise TAB meeting**

2. **SC-25-0241-IC 3700 FLAMINGO RD, LLC:**  
**STREET NAME CHANGE** to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive. Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)  
**PC 5/20/25**

**MOVED BY-Sheesley**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

3. **DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:**  
**DESIGN REVIEW** for a proposed dayclub expansion on a 1.0 acre portion of a 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)  
**BCC 5/21/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

4. **SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE**  
**SIGN DESIGN REVIEWS** for the following: **1)** modifications to a previously approved comprehensive sign package for a resort hotel; **2)** increase the square footage of wall signs; **3)** increase the number of wall signs; **4)** increase the square footage of electronic message unit, animated and video; **5)** increase the number of electronic message unit, animated and video; **6)** increase the overall square footage of signage; and **7)** increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action) **BCC 5/21/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

5. **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 on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 5/21/25**

**Held per applicant. Return to the May 27, 2025 Paradise TAB meeting**

6. **WS-25-0204-Dragon JJ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow existing attached sidewalks to remain.  
**DESIGN REVIEW** for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action) **BCC 5/21/25**

**MOVED BY-Swartzlander**

**DENY**

**VOTE: 5-0 Unanimous**

7. **ZC-25-0252-YASMEH, ALLEN:**  
**ZONE CHANGE** to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action) **BCC 5/21/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

- VI. General Business (for possible action)  
**Job Fair May 1, 2025 10am-3pm**  
**Las Vegas Convention Center**  
**3150 Paradise Rd. LV, NV. 89109**
- VII. Public Comment
- VIII. Next Meeting Date  
**The next regular meeting will be May 13, 2025**
- IX. Adjournment

**The meeting was adjourned at 7:40 p.m.**