



Paradise Town Advisory Board

March 25, 2025

MINUTES

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

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 March 11, 2025 Minutes

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

Approval of Agenda for March 25, 2025

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

RECEIVED

APR 14 2025

COUNTY CLERK

VI. Planning & Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**

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)

MOVED BY-Swartzlander

DENY- Applicant has not attended the last 3 town board meetings

VOTE: 4-0 Unanimous

2. **ET-25-400025 (UC-22-0184)- NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

DESIGN REVIEW for a redesigned communication tower on a 0.94 acre in a CP (Commercial Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action) **PC 4/15/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **PA-25-700011-MICHAEL, JOHN T:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action) **PC 4/15/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **ZC-25-0163-MICHAEL, JOHN T:**

ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 4/15/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **WS-25-0164-MICHAEL JOHN T:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) modified street design standards.
DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (phase 1); and 2) a proposed single-family residential development (phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road and 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

ADDED Conditions

- **Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;**
- **8 foot wall to be provided by the developer on south boundary line of this project**

VOTE: 4-0 Unanimous

6. **TM-25-500039-MICHAEL JOHN T:**
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on a 3.14 acres in a CG (General Commercial) Zone. Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (For possible action) **PC 4/15/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **ZC-25-0171-SEABASS REALTY, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action) **BCC 4/16/25**

HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting

9. **VS-25-0173-PRUDENTIAL, LLC:**
VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise (description on file). JG/rg/cv (For possible action) **BCC 4/16/25**

HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting

10. **DR-25-0172-PRUDENTIAL, LLC:**
DESIGN REVIEW for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action) **BCC 4/16/25**

HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting

11. **ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action) **BCC 4/16/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

12. **ZC-25-0134-GRIMM NORTON 4, LLC:**
ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action) **BCC 4/16/25**

Held per applicant. Return to the April 8, 2025 Paradise TAB meeting

13. **VS-25-0136-GRIMM NORTON 4, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action) **BCC 4/16/25**

Held per applicant. Return to the April 8, 2025 Paradise TAB meeting

14. **UC-25-0135-GRIMM NORTON 4, LLC:**
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action) **BCC 4/16/25**

Held per applicant. Return to the April 8, 2025 Paradise TAB meeting

15. **UC-25-0169-OBJECT DASH, LLC:**
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; 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 4/16/25**

Held per applicant. Return to the April 29, 2025 Paradise TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 8, 2025
- IX. Adjournment

The meeting was adjourned at 8:35 p.m.