

EP/RD 7/31/25 (8/19/25)



## Paradise Town Advisory Board

July 8, 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@a 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

Judith Rodriguez; 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 June 24, 2025 Minutes

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

Approval of Agenda for July 8, 2025

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

V.      Informational Items (For Discussion only)

RECEIVED

JUL 31 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 NAITT  
KEVIN SCHILLER, County Manager

VI. Planning & Zoning

1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: **1)** a loading bay within the side yard of an industrial complex; and **2)** reduce drive aisle width.  
**DESIGN REVIEW** for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**  
  
**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
2. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**  
**USE PERMIT** to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**  
  
**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
3. **AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** for a parking lot.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action) **BCC 7/16/25**  
  
**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
4. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**  
**USE PERMIT** for a home occupation.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action) **PC 8/5/25**

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

5. **VS-25-0438-ARISTOCRAT TECHNOLOGIES:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action) **PC 8/5/25**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

6. **UC-25-0439-SLH PROCYON, LLC:**  
**USE PERMIT** to allow a cannabis establishment distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)**BCC 8/6/25**

**DELETED**

7. **VS-25-0453-EHARDT, LAWRENCE J. & ANITA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action) **BCC 8/6/25**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

8. **WS-25-0452-EHARDT, LAWRENCE J. & ANITA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area; **2)** increase wall height; **3)** waive off-site improvements; and **4)** allow 2 driveways in conjunction with single-family residences.  
**DESIGN REVIEW** for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh **BCC 8/6/25**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**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 July 29, 2025**
- IX. Adjournment

**The meeting was adjourned at 7:45 p.m.**