

EP/RD 5/5/2025 (5/20/2025)



Paradise Town Advisory Board

April 8, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
 John Williams – Vice-Chair- **PRESENT**
 Susan Philipp- **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

Steve DeMerritt; 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 25, 2025 Minutes

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

Approval of Agenda for April 8, 2025

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

V. Informational Items (For Discussion only)

RECEIVED

MAY 05 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-25-0169-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**

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

2. **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**

MOVED BY-Williams

DENY

VOTE: 3-2

Philipp and Sheesley Opposed

3. **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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **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**

MOVED BY-Williams

DENY

VOTE: 3-2

Philipp and Sheesley Opposed

5. **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**

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

6. **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**

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

7. **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**

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

8. **DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**
DESIGN REVIEW for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone. Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JJ/mh/cv (For possible action) **PC 5/6/25**

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

9. **VS-25-0211-COUNTY OF CLARK(AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; and a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (Alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/cv (For possible action) **PC 5/6/25**

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

10. **UC-25-0218-GRIMM NORTON 4, LLC:**
USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on a portion of 6.05 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 5/7/25**

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

11. **VS-25-0229-TMC HOLDINGS SERIES-E, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise (description on file). JG/bb/kh (For possible action) **BCC 5/7/25**

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

12. **WS-25-0228-TMC HOLDINGS SERIES-E, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise. JG/bb/kh (For possible action) **BCC 5/7/25**

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

13. **WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Callahan Avenue, 95 feet west side of Sandhill Road within Paradise. JG/tpd/cv (For possible action) **BCC 5/7/25**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
14. **ZC-25-0238-PHO, LLC:**
ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action) **BCC 5/7/25**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
15. **VS-25-0239-PHO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action) **BCC 5/7/25**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
16. **UC-25-0240-PHO, LLC:**
USE PERMITS for the following: **1)** a proposed hotel; **2)** personal services (beauty salon); **3)** outdoor dining, drinking, and cooking; **4)** live entertainment; and **5)** restaurant and related facilities.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce and eliminate street landscaping; **4)** reduce drive aisle width; **5)** attached sidewalk; and **6)** alternative driveway geometrics.
DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise. MN/md/cv (For possible action) **BCC 5/7/25**
- MOVED BY-Philipp**
APPROVE- Use Permit Subject to staff conditions
DENY- ALL Waivers of Development Standards
DENY-Design Review
VOTE: 5-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
Job Fair May 1, 2025 10am-3pm
Las Vegas Convention Center
3150 Paradise Rd. LV, NV. 89109

VIII. Next Meeting Date
The next regular meeting will be April 29, 2025

IX. Adjournment

The meeting was adjourned at 9:05 p.m.