



Paradise Town Advisory Board

January 14, 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

Brady Bernhart; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of December 10, 2024 Minutes

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

Approval of Agenda for January 14, 2025

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

V. Informational Items (For Discussion only)
Motion was made by Williams to appoint Swartzlander Chair
Vote: 4-0 Unanimous

Motion was made by Swartzlander to appoint Williams Vice-Chair

Vote: 4-0 Unanimous

VI. Planning & Zoning

1. **AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action) **PC 1/21/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action) **PC 1/21/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-24-0700-OZ OPTICS HOLDINGS, INC.:**
USE PERMITS for the following: **1)** outdoor dining and drinking; and **2)** restaurant and related facilities.
DESIGN REVIEWS for the following: **1)** modifications to building elevations; and **2)** outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action) **PC 1/21/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **WS-24-0697-CASAS, JASON:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (For possible action) **PC 1/21/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-24-0659-CEBALLOS, IVANA LAGONELL:**
USE PERMIT to allow a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action) **PC 1/21/25**

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

6. **WS-24-0688-JHGV TWO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify Maryland Parkway Overlay design standards; **2)** eliminate buffering and screening; **3)** eliminate residential adjacency standards; **4)** allow attached sidewalks; and **5)** alternative driveway geometrics
DESIGN REVIEW for modifications to the existing commercial site on 0.47 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. JG/rg/kh (For possible action) **BCC 1/22/25**

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

7. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action) **PC 2/4/25**

NO Show. Return to the January 28, 2025 Paradise TAB meeting

8. **UC-24-0744-QC STANDBY 24, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action) **PC 2/4/25**

MOVED BY-Williams
RETURN to the January 28, 2025 Paradise TAB meeting
VOTE: 4-0 Unanimous

9. **PA-24-700038-KAENRAT, NARIN:**
PLAN AMENDMENT to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action) **PC 2/4/25**

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

10. **ZC-24-0710-KAENRAT, NARIN:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action) **PC 2/4/25**

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

11. **VS-24-0712- ACRE-AMIGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action) **PC 2/4/25**

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

12. **DR-24-0711-ACRE-AMIGO,LLC:**
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) **PC 2/4/25**

MOVED BY-Williams
APPROVE- Subject to staff conditions
ADDED Condition

- No 2 story homes to be built on Lots #1, #2, #11 and #12

VOTE: 4-0 Unanimous

13. **TM-24-500153-ACRE-AMIGO, LLC:**
TENTATIVE MAP consisting of 12 lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) **PC 2/4/25**

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

14. **VS-24-0737-3400 WESTERN AVENUE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Western Avenue located between Desert Inn Road and Highland Drive within Paradise (description on file). TS/lm/kh (For possible action) **BCC 2/5/25**

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

15. **WS-24-0736-3400 WESTERN AVENUE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow attached sidewalks; and 3) allow modified driveway design standards.
DESIGN REVIEW for site modification in conjunction with an existing cannabis retail store, cannabis cultivation facility, and cannabis production facility on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action) **BCC 2/5/25**

MOVED BY-Swartzlander

APPROVE- Waivers #1, #3a, #3b. - Subject to staff conditions

APPROVE- Design Review- Subject to staff conditions

DENY- Waivers- #2a, #2b.

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
Board reviewed TAB Bylaws, Instructed to contact Blanca with any questions or concerns
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 28, 2025
- IX. Adjournment
The meeting was adjourned at 8:25 p.m.