



Paradise Town Advisory Board

February 11, 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

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 January 28, 2025 Minutes

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

Approval of Agenda for February 11, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **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)

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):**
VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action) **PC 2/18/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **DR-25-0002-MAXWELL TRAVIS DEAN:**
DESIGN REVIEW for architectural compatibility for a proposed accessory structure in conjunction with an existing single-family residence on 0.72 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Bruce Street, 323 feet south of Warm Springs Road within Paradise. MN/my/kh (For possible action) **PC 3/4/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **ET-25-400003 (UC-19-0824) -ATRIUM HOLDINGS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce parking; **3)** reduce number of loading spaces; **4)** alternative landscaping; **5)** nonstandard off-site improvements; and **6)** alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** a long term/short term lodging facility; and **2)** alternative parking lot landscaping on 3.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/nai/kh (For possible action) **PC 3/4/25**

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

5. **UC-25-0017-B F H VEGAS I, LLC:**
USE PERMIT for a vehicle body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW a proposed vehicle body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action) **PC 3/4/25**

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

6. **UC-25-0035-SG VEGAS OWNER, LLC:**
USE PERMIT to allow recreation and entertainment facilities in conjunction with an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/jm/kh (For possible action) **PC 3/4/25**

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

7. **VS-25-0065-POST ROAD CAPITAL REAL ESTATE FUND, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Cameron Street (alignment), and between Sobb Avenue (alignment) and Teco Avenue (alignment), and a portion of a right-of-way being Rogers Street located between Sobb Avenue (alignment) and Teco Avenue (alignment) within Paradise (description on file). MN/mh/kh (For possible action) **PC 3/4/25**

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

8. **WS-25-0066-POST ROAD CAPITAL REAL ESTATE FUND, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** modify residential adjacency standards.
DESIGN REVIEW for a proposed communication utility building with accessory offices on a 9.54 acre portion of a 12.3 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/mh/kh (For possible action) **PC 3/4/25**

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

9. **VS-25-0124-VT1, LLC & SIERRA RIDGE STORAGE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Desert Inn Road located between Backstage Boulevard and Sandhill Road within Paradise (description on file). TS/md/kh (For possible action) **PC 3/4/25**

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

10. **WS-25-0011-KAUFMAN ELENORA L TRUST & KAUFMAN MARK E TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback of a proposed accessory structure in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Pecos Road and the north side of Rochelle Avenue within Paradise (description on file). TS/nai/kh (For possible action) **PC 3/4/25**

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

11. **WS-24-0756-LAS VEGAS AIRPORT CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce setbacks; **3)** increase lot coverage; **4)** eliminate street landscaping; **5)** eliminate parking lot landscaping; **6)** allow modified driveway design standards; **7)** allow modified street standards; and **8)** allow non-standard commercial driveways to remain.
DESIGN REVIEW for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise. JG/hw/kh (For possible action) **BCC 3/5/25**

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

12. **ZC-24-0749-KALIFANO DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action) **PC 3/4/25**

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

13. **UC-24-0750-KALIFANO DEVELOPMENT, LLC:**
USE PERMIT for an office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate parking lot landscaping; **3)** reduce street landscaping; **4)** eliminate buffering and screening; **5)** reduce throat depth; **6)** allow an attached sidewalk to remain; and **7)** allow a commercial pan driveway.
DESIGN REVIEW for an office/warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/sd/kh (For possible action)
PC 3/4/25

MOVED BY- Woitas

APPROVE- Subject to IF APPROVED staff conditions

ADDED Condition

- **Only 4 podiums to be on display**

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 25, 2025
- IX. Adjournment
The meeting was adjourned at 9:05 p.m.