



Paradise Town Advisory Board

February 25, 2025

MINUTES

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

Michael Huling; 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 February 11, 2025 Minutes

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

Approval of Agenda for February 25, 2025

Moved by: Williams
Action: Approve with changes
Vote: 5-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0009-CADANO ARDMORE, LLC:**

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action) **PC 3/18/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-1 Unanimous

Woitas opposed

2. **UC-25-0079-BOTACH PROPERT L L C:**

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) **PC 3/18/25**

NO show, return to the March 11, 2025 Paradise TAB meeting

3. **WS-25-0090-4201 CANNOLI CIRCLE BLDG, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for access gates.

DESIGN REVIEW for a security fence with access gates on 1.89 acres in an IL (Industrial Light) Zone. Generally located at the west end of Cannoli Circle, 360 feet west of Wynn Road within Paradise. MN/sd/kh (For possible action) **PC 3/18/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **WS-25-0099-ELDORADO SPRINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Proctor Street and south of Starchild lane within Paradise. JG/sd/kh (For possible action) **PC 3/18/25**

MOVED BY-Sheesley

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

5. **PA-25-700009-STASIS FOUNDATION:**

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action) **PC 3/18/25**

MOVED BY-Philipp

DENY

VOTE: 5-0 Unanimous

6. **ZC-25-0111-STASIS FOUNDATION:**
ZONE CHANGE to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action) **PC 3/18/25**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

7. **UC-25-0112-STASIS FOUNDATION:**
USE PERMITS for the following: **1)** banquet facility; and **2)** caretaker unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce buffering and screening; **3)** increase wall and fence height; **4)** allow nonresidential vehicular access to a residential local street; **5)** reduce parking; **6)** reduce access gate setback; **7)** reduce throat depth; and **8)** permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: **1)** banquet facility; **2)** recreational and entertainment facility; **3)** museum; **4)** caretaker unit; and **5)** alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action) **PC 3/18/25**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

8. **AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai (For possible action) **BCC 3/19/25**

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

9. **UC-25-0116-TYEB, LLC:**
USE PERMIT to allow a restaurant as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; and **2)** reduce throat depth.
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action) **BCC 3/19/25**

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

10. **ZC-25-0040-LONGFELLOW, LLC:**
ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action) **BCC 3/19/25**

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

11. **WS-25-0041-LONGFELLOW, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase parking; **2)** eliminate street landscaping; **3)** eliminate parking lot landscaping; **4)** eliminate and reduce buffering and screening; **5)** reduce drive aisle width; and **6)** alternative driveway geometrics. **DESIGN REVIEW** to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action) **BCC 3/19/25**

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

12. **ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action) **BCC 3/19/25**

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

13. **VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh (For possible action) **BCC 3/19/25**

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

14. **WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action) **BCC 3/19/25**

MOVED BY-WPhilipp

APPROVE- Subject to staff conditions

ADDED Condition

- **Remove Waiver of Development Standards request**

VOTE: 5-0 Unanimous

15. **TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action) **BCC 3/19/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

- VI. General Business (for possible action)

FILIPINO TOWN CULTURAL DISTRICT:

APPLICATION FOR REVIEW for the following:

Discuss the proposed cultural district geographic boundaries; 2) how the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community; 3) highlight any signature events or festivals that highlight the community's unique cultural identity; and 4) any other pertinent information within Paradise.

Motion was made by Philipp to APPROVE

VOTE: 5-0 Unanimous

46 neighbors present and IN SUPPORT for the proposed cultural district.

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be March 11, 2025

- IX. Adjournment

The meeting was adjourned at 9:35 p.m.