



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**
 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

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)

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.