



Paradise Town Advisory Board

March 11, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Susan Philipp- **PRESENT**
Trenton Sheesley-**PRESENT**
Renee Woitas-**EXCUSED**

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

Lorna Phegley; 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 25, 2025 Minutes

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

Approval of Agenda for March 11, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**
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 Paradise March 25, 2025 TAB meeting

2. **PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:**
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action) **PC 4/1/25**

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

3. **ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:**
ZONE CHANGE to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action) **PC 4/1/25**

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

4. **UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:**
USE PERMITS for the following: **1)** a hospital; and **2)** a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate electric vehicle capable and installed parking spaces; **2)** reduce buffering and screening; **3)** allow attached sidewalks; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a hospital expansion; and **2)** a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive approximately 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action) **PC 4/1/25**

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

5. **UC-25-0125-TROPICANA LAND, LLC:**
USE PERMITS for the following: **1)** recreational facility; **2)** live entertainment; **3)** avocational/vocational training facility; **4)** office; **5)** outdoor dining, drinking, and cooking; **6)** outdoor market; and **7)** mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce street landscaping; **2)** reduce electric vehicle charging spaces; **3)** reduce loading spaces; **4)** allow off-site temporary construction activities; and **5)** modified driveway geometrics.
DESIGN REVIEW for a recreational facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action) **BCC 4/2/25**

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

6. **VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action) **BCC 4/2/25**

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

7. **UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** office; and **2)** gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway approach distance; **2)** reduce driveway departure distance; **3)** allow an attached sidewalk; and **4)** reduce driveway throat depth.
DESIGN REVIEW for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise. JG/mh/cv (For possible action) **BCC 4/2/25**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 25, 2025
- IX. Adjournment

The meeting was adjourned at 8:30p.m.