



Paradise Town Advisory Board

December 9, 2025

MINUTES

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

Lorna Phegley Jolelene Isfalt ; Planning, Bea Martinez; Community Liaison

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

II. Public Comment:
None

III. Approval of November 25, 2025 Minutes

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

Approval of Agenda for December 9, 2025

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

IV. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-25-0668-FASHION SHOW MALL, LLC:**

HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

MOVED BY-Sheesley

DENY

VOTE: 4-0 Unanimous

2. **PA-25-700047-COUNTY OF CLARK:**

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)

PC 12/16/25

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ZC-25-0745-COUNTY OF CLARK:**

ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

PC 12/16/25

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **AR-25-400130 (UC-24-0490)-SDE, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh (For possible action)

PC 1/6/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**
APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise. TS/mh/kh (For possible action) **BCC 1/7/26**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

6. **ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:**
USE PERMIT FIRST EXTENSION OF TIME for public utility structures consisting of a pumping station, electric substation, fences, and walls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.
DESIGN REVIEWS for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone. Generally located north of Monthill Avenue and east of Hazelcrest Drive within Paradise. TS/tpd/kh (For possible action) **BCC 1/7/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEW for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action) **BCC 1/7/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **SDR-25-0642-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the area of wall signs; 2) electronic sign (electronic message unit, static); and 3) increase the area of roof signs for the proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/kh (For possible action) **BCC 1/7/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **SDR-25-0801-SG VEGAS OWNER, LLC**

SIGN DESIGN REVIEW to increase the area of animated signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/lm/kh (For possible action) **BCC 1/7/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **WS-25-0799-TROPICANA LAND, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action) **BCC 1/7/26**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

3 neighbors had concerns regarding the home at 7751 Radcliff St. advertising a grand opening of a dog boarding, daycare and grooming center. Adding traffic, noise and odors to the neighborhood, without a business license or permits. They presented a Petition with 28 signature's against this upcoming business.

VIII. Next Meeting Date

The next regular meeting will be December 13, 2025

IX. Adjournment

The meeting was adjourned at 7:45 p.m.