Paradise Town Advisory Board

October 27, 2026

MINUTES

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

Tyler DeLorenzo; Planning, Blanca Vazquez; Community Liaison, Vivian Kilarski

Meeting was called to order by Vice-Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of October 13, 2026 Minutes

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

Approval of Agenda for October 27, 2026

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

IV. Informational Items (For Discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street; and a portion of a right-of way being Escondido Street located between Serene Avenue and Frangrant Spruce Avenue (previously not notified) within Paradise (description on file). MN/jl/kh (For possible action) **PC 11/3/26**

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

2. **ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:**
USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Sands Avenue within paradise. TS/rp/kh (For possible action) **BCC 11/4/26**

MOVED BY- Sheesley
DENY
VOTE: 4-0 Unanimous

3. **ET-26-400105 (UC-21-0636)-APEX LAS VEGAS, LLC:**
USE PERMIT THIRD EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** non-standard landscaping; and **3)** alternative standards for perimeter fence.
DESIGN REVIEW for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located south of Twain Avenue and west of Cambridge Street within Paradise. TS/dd/cv (For possible action) **PC 11/17/26**

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

4. **UC-26-0622-RAMIREZ, GARLIS BREFFE:**
USE PERMIT for a daycare in conjunction with a single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Hazelcrest Circle and south of Flamingo Road within Paradise. TS/rp/cv (For possible action) **PC 11/17/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
ADDED Condition
- **1 Year review as a public hearing**

VOTE: 3-1
Kephart opposed

5. **VS-26-0552-RAMAR PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sandhill Road located between Jewel Avenue and Raymert Drive, and a portion of a right-of-way being Jewel Avenue between Sandhill Road and Interstate 11 within Paradise (description on file). TS/jm/cv (For possible action) **PC 11/17/26**

MOVED BY- Kephart
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
Williams disclosed he received a notification card in the mail.

6. **AR-26-400104 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** temporary construction storage; and **2)** temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on an 8.52 acre portion of a 37.23 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65 & AE-70) Overlay. Generally located north of Tropicana Avenue and east of Deckow Lane within Paradise. JG/tpd/cv (For possible action) **BCC 11/18/26**

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

7. **AR-26-400107 (UC-23-0599)-PARADISE 12, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** caterer; **2)** temporary construction activities; and **3)** temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a catering facility within a membrane structure (tent); **2)** eliminate parking and loading spaces; **3)** eliminate landscaping and screening; **4)** allow alternative site design standards; and **5)** waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Paradise Road and south of Flamingo Road within Paradise. JG/lm/cv (For possible action) **BCC 11/18/26**

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

8. **UC-26-0632-LEGACY 5 GROUP, LLC:**
USE PERMIT for truck parking or staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** allow an attached sidewalk; and **3)** reduce driveway throat depth.
DESIGN REVIEW for a proposed truck parking or staging facility on 0.51 acres in an Industrial Park (IP) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Surrey Street and south of Helm Drive within Paradise. JG/jud/cv (For possible action) **BCC 11/18/26**

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

9. **WS-26-0628-4565 W. NEVSO DRIVE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage area on 0.69 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and south of Nevso Drive within Paradise. MN/tpd/cv (For possible action) **BCC 11/18/26**

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

10. **ZC-26-0634-XL LANDSCAPE DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 0.49 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/gc (For possible action) **BCC 11/18/26**

MOVED BY- Kephart
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

11. **WS-26-0635-3526 PATRICK LANE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified buffering and screening; **2)** eliminate parking lot landscaping; **3)** eliminate street landscaping; **4)** modify residential adjacency; **5)** modify driveway geometrics; and **6)** allow an attached sidewalk.
DESIGN REVIEW for a proposed plant nursery on 0.49 acres in a CG (Commercial General) Zone within the Airport Environs Overlay (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 11/18/26**

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

12. **WS-26-0638-SPRING MOUNTAIN PROMENADE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics in conjunction with a previously approved shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise. JJ/hw/cv (For possible action) **BCC 11/18/26**

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

13. **WS-26-0642-WAGNER, ROBERT E. & HILDA D.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** reduce setbacks; and **2)** waive off-site improvements (curb, gutter, and sidewalks) with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road and east of Sage Brush Street within Paradise. JG/rp/cv (For possible action) **BCC 11/18/26**

MOVED BY- Sheesley
APPROVE- Waiver of Standards 2.B Subject to IF approved staff conditions
DENY-Waiver of Standards 1.A, 1.B, and 2.A
VOTE: 4-0 Unanimous

14. **WS-26-0644-US HUI DE REAL ESTATE INVESTMENT CORP.:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial building in conjunction with an existing shopping center on 3.14 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Arville Street within Paradise. JJ/dd/cv (For possible action)
BCC 11/18/26

MOVED BY- Williams
APPROVE- Design Review Subject to staff conditions
DENY- Waiver of Standards
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 November 10, 2026

IX. Adjournment
The meeting was adjourned at 8:40 p.m.