



Paradise Town Advisory Board

October 28, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**EXCUSED**
 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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
 None

III. Approval of October 14, 2025 Minutes

Moved by: Sheesley
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for October 28, 2025

Moved by: Philipp
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**
HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action) **BCC 11/5/25**

MOVED BY-Williams
DENY
VOTE: 3-0 Unanimous

2. **PA-25-700034-CLF, LLC:**
PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estates Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

3. **VS-25-0559-CLF, LLC:**
VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

4. **WS-25-0560-CLF, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

5. **TM-25-500140-CF, LLC:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

6. **UC-25-0668-FASHION SHOW MALL, LLC:**
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 (For possible action) **PC 11/18/25**

Applicant was a no show. Return to the November 25, 2025 Paradise TAB meeting

7. **UC-25-0721-SGS NORTH AMERICA, INC.:**
USE PERMIT to allow a laboratory within an existing office and office/warehouse complex on a portion of 10.01 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Sunset Road and west of Sandhill Road within Paradise. JG/my/xx (For possible action) **PC 11/18/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

8. **VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd (For possible action) **PC 11/18/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

9. **VS-25-0694-PUBLIC RIGHT OF WAY:**
VACATE AND ABANDON a portion of right-of-way being Arville Street located between Tropicana Avenue and Reno Avenue within Paradise (description on file). MN/ji/xx (For possible action) **PC 11/18/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

10. **WS-25-0714-REGAL I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for modifications to a previously approved recreational vehicle storage facility within an existing commercial complex on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the east of Eastern Avenue and north of Pebble Road within Paradise. MN/rp/cv (For possible action) **PC 11/18/25**

MOVED BY-Williams

Deny

VOTE: 3-0 Unanimous

11. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**

ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.

DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/xx (For possible action)

BCC 11/19/25

HELD per applicant. Return to the January 13, 2026 Paradise TAB meeting

12. **VS-25-0702-SCHOOL BOARD OF TRUSTEES:**

VACATE AND ABANDON easements of interest to Clark County located between Jefferys Street and Eastern Avenue, and Saddle Avenue (alignment) and Viking Road; and a portion of right-of-way being Eastern Avenue located between Viking Road and Saddle Avenue (alignment); a portion of right-of-way being Viking Road located between Eastern Avenue and Jefferys Street; and a portion of right-of-way being Jefferys Street located between Saddle Avenue (alignment) and Viking Road within Paradise (description on file). TS/rg/xx (For possible action) **BCC 11/19/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

13. **WS-25-0701-SCHOOL BOARD OF TRUSTEES:**

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for proposed redevelopment of a school on 8.94 acres in a PF (Public Facility) Zone. Generally located south of Viking Road and west of Eastern Avenue within Paradise. TS/rg/xx(For possible action) **BCC 11/19/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be November 25, 2025

IX. Adjournment

The meeting was adjourned at 9:00 p.m.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager