Paradise Town Advisory Board

October 13, 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

Steve De Merritt; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment:
None

III. Approval of September 29, 2026 Minutes

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

Approval of Agenda for October 13, 2026

Moved by: Woitas
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

Received a presentation from Jason Dagher regarding the ongoing redevelopment efforts, public art initiatives, and infrastructure improvements within the Spring Mountain/Chinatown Cultural Corridor

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
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 within Paradise (description on file). MN/jl/kh (For possible action) **PC 10/6/26**

Held per applicant. Return to the October 27,2026 Paradise TAB meeting

2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **PC 11/3/26**

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

3. **SDR-26-0585-N&G SHOWCASE, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** electronic signs (electronic message unit, video); **2)** increase the area of wall signs; and **3)** increase the area of projecting signs in conjunction with an existing shopping center on a 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/mh/kh (For possible action) **BCC 11/4/26**

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

4. **AR-26-400088 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.
DESIGN REVIEW for a parking lot on 1.94 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/kh (For possible action) **BCC 11/4/26**

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

5. **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 the south side of Sands Avenue within paradise. TS/rp/kh (For possible action) **BCC 11/4/26**

Held per applicant. Return to the October 27,2026 Paradise TAB meeting

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 27, 2026

IX. Adjournment
The meeting was adjourned at 7:30 p.m.