



## Paradise Town Advisory Board

October 28, 2025

### MINUTES

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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 bvava@clarkcountynv.gov

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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)

RECEIVED

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair   WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON   JUSTIN C. JONES   MARILYN KIRKPATRICK   ROSS MILLER   MICHAEL NAIT  
KEVIN SCHILLER, County Manager

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 MARI YN KIRKPATRICK ROSS MILLER MICHAEL NAFT  
KEVIN SCHILLER, County Manager