



Paradise Town Advisory Board

November 25, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**EXCUSED**
John Williams Vice-Chair- **PRESENT**
Susan Philipp- **EXCUSED**
Trenton Sheesley-**PRESENT**
Rence 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

Roxy Pais-Evia; 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 28, 2025 Minutes

Moved by: Woitas

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for November 25, 2025

Moved by: Sheesley

Action: Approve as submitted

Vote: 3-0 Unanimous

IV. Informational Items (For Discussion only)

RECEIVED

DEC 15 2025

VI. Planning & Zoning

1. **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/cv (For possible action) **PC 11/18/25**

No show. Return to the December 9, 2025 Paradise TAB meeting

2. **UC-25-0744-EPD SOLUTIONS, LLC:**

USE PERMIT for an office.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone. Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action) **PC 12/2/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **ET-25-400112 (UC-19-0624)-TERRACOTTA SIX, LLC:**

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) multi-family residential development; 2) increase density; and 3) an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.

DESIGN REVIEW for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action) **BCC 12/3/25**

MOVED BY-Williams

DENY

VOTE: 2-1

Sheesley opposed

4. **SDR-25-0725-GC VEGAS RETAIL, LLC & NAKASH S&W, 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 a projecting sign in conjunction with a previously approved comprehensive sign package for an existing shopping center 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/mh/kh (For possible action) **BCC 12/3/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

5. **ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:**
USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone. Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv (For possible action) **PC 12/16/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

6. **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**

No show. Return to the December 9, 2025 Paradise TAB meeting

7. **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**

No show. Return to the December 9, 2025 Paradise TAB meeting

8. **WS-25-0734-YANG, TAYING & VIKTORIYA:**
WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action) **PC 12/16/25**

MOVED BY-Sheesley

DENY

VOTE: 3-0 Unanimous

9. **ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DEVIATION for existing sidewalk and landscaping.
DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/rp/cv (For possible action) **BCC 12/17/25**

MOVED BY-Woitas

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

10. **ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action) **BCC 12/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

11. **ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** eliminate trash enclosure setbacks; **2)** screening mechanical equipment; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** eliminate landscaping adjacent to a less intensive use (single-family residences); **6)** reduce drive aisle width; and **7)** allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv (For possible action) **BCC 12/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

12. **ZC-25-0774-OCEAN SHOWBOAT, INC.:**
ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description of file). JJ/rk (For possible action) **BCC 12/17/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

13. **VS-25-0773-OCEAN SHOWBOAT, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action) **BCC 12/17/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

14. **UC-25-0775-OCEAN SHOWBOAT, INC.:**
USE PERMITS for the following: **1)** outdoor dining and drinking; **2)** recreational and entertainment facilities; and **3)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase drive aisle length; **2)** allow an attached sidewalk to remain; and **3)** reduce throat depth.
DESIGN REVIEW for a proposed shopping center on a 4.91 acre portion of 7.55 acres in a CG (Commercial General) Zone. Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv (For possible action) **BCC 12/17/25**

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

15. **UC-25-0756 - BP FLAMINGO LLC:**
USE PERMIT for outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce parking; **3)** modify residential adjacency standards; **4)** allow an attached sidewalk; and **5)** allow a commercial pan driveway.
DESIGN REVIEW for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action) **BCC 12/17/25**

MOVED BY-Williams
APPROVE- Use Permit
DENY-Waivers and Design Review
VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None

- VII. Public Comment
1 neighbor was upset as applicant for item #6 & #7 was a no show
4 neighbors concerns about the Boring Company illegally dumping toxic waste,
Environmental EPA fines. Would like to have concerns addressed at a town board level.

- VIII. Next Meeting Date
The next regular meeting will be December 9, 2025

- IX. Adjournment

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