



# Paradise Town Advisory Board

February 27, 2024

## MINUTES

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Board Members: Susan Philipp-Chair-**EXCUSED**  
Katlyn Cunningham- Vice-Chair -**PRESENT**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Steve De Merritt; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of February 13, 2024 Minutes

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

Approval of Agenda for February 27, 2024

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

V. Informational Items (For Discussion only)

**Spring job fair March 8, 2024 9:00am-2:00pm at the Las Vegas Convention Center, West Hall. 300 Convention Center Dr. Las Vegas, NV. 89109**

VI. Planning & Zoning

1. **TM-24-500003-GB LAS VEGAS RETAIL, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 7.5 acres in a CG (Commercial General) (AE-60) Zone and Maryland Parkway (MPO) Overlay District. Generally located on the south side of Twain Avenue and the west side of Maryland Parkway within Paradise. TS/nai/ng (For possible action) **PC 3/5/24**  
  
**MOVED BY- Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
2. **WC-24-400008 (UC-0234-14)-GMD FOOD, LLC:**  
**WAIVERS OF CONDITIONS** of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with an existing commercial/industrial complex on 0.9 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/dd/ng (For possible action) **PC 3/19/24**  
  
**MOVED BY- Swartzlander**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 4-0 Unanimous**
  
3. **WS-24-0011-CONNER, EMILY 2018 TRUST & CONNER EMILY C. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.3 acres in an RS5.2 (Residential Single Family 5.2) Zone within the Historic Designation Overlay District. Generally located on the east side of Spencer Street, 130 feet south of Ottawa Drive within Paradise. TS/mh/ng (For possible action) **PC 3/19/24**  
  
**MOVED BY- Williams**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 4-0 Unanimous**
  
4. **WS-24-0022-CLARK COUNTY STADIUM AUTHORITY:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce on-site parking in conjunction with an existing recreational facility (Allegiant Stadium) on 62.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Hacienda Avenue and the east side of Polaris Avenue within Paradise. MN/hw/ng (For possible action) **PC 3/19/24**  
  
**MOVED BY- Cunningham**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
5. **ZC-23-0868-SPRING MOUNTAIN PROCYON LLC:**  
**ZONE CHANGE** to reclassify 5.7 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** height setback from an arterial street; and **3)** driveway geometrics.  
**DESIGN REVIEW** for a commercial center. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). JJ/rr/ng (For possible action) **BCC 3/20/24**

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

6. **VS-23-0872-SPRING MOUNTAIN PROCYON LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action) **BCC 3/20/24**

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

7. **TM-23-500185-SPRING MOUNTAIN PROCYON LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action) **BCC 3/20/24**

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

- VI. General Business (for possible action)
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be March 12, 2024**
- IX. Adjournment  
**The meeting was adjourned at 7:40 p.m.**