



# Paradise Town Advisory Board

November 14, 2023

## MINUTES

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

Jazmine Harris; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Chair Philipp, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of October 31, 2023 Minutes

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

Approval of Agenda for November 14, 2023

**Moved by: Williams**  
**Action: Approve with item #6 held, to return to the November 28, 2023 Paradise TAB meeting**  
**Vote: 4-0 Unanimous**

V. Informational Items (For Discussion only)  
**None**

VI. Planning & Zoning

1. **UC-23-0712-NOVAL LP:**  
**USE PERMIT** for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District. Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action) **PC 12/5/23**

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

2. **VS-23-0690-POLV LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action) **PC 12/5/23**

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

3. **WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/syp (For possible action) **PC 12/5/23**

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

4. **WS-23-0717-RPI REGAL LP:**  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action) **PC 12/5/23**

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

5. **AR-23-400151 (UC-22-0521)-COUNTY OF CLARK (LV CONV AUTH):**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.  
**DESIGN REVIEWS** for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive and the east and west sides of University Center Drive within Paradise. TS/nai/syp (For possible action) **BCC 12/6/23**

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

6. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action) **BCC 12/6/23**

**Held per applicant. Return to the November 28, 2023 Paradise TAB meeting**

7. **ET-23-400144 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** multiple 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 multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/tpd/syp (For possible action) **BCC 12/6/23**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be November 28, 2023**
- IX. Adjournment  
**The meeting was adjourned at 7:30 p.m.**