

EP/RD 6/15/26 (7/7/26)



Paradise Town Advisory Board

May 26, 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 mhelmtabva@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

Brady Bernhart; 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 May 12, 2026 Minutes

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

Approval of Agenda for May 26, 2026

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

RECEIVED

JUN 15 2026

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFF, Chair WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK
KEVIN SCHILLER, County Manager TUCK SEGERBLOM

1. **TM-26-500065-BP FLAMINGO, LLC:**
TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/tpd/cv (For possible action) **PC 6/2/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
2. **UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**
USE PERMITS for the following: **1)** banquet facility; and **2)** live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv (For possible action) **PC 6/16/26**

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
3. **ET-26-400038 (NZC-22-0005)-KAVISON HOMES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multi-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** reduced street landscaping.
DESIGN REVIEW for a proposed multi-family residential development. Generally located east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise. JG/rk/cv (For possible action) **BCC 6/17/26**

MOVED BY-Woitas
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
4. **VS-26-0218-KULIK RIVER CAPITAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action) **BCC 6/17/26**

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

5. **UC-26-0219-KULIK RIVER CAPITAL, LLC:**
USE PERMITS for the following: **1)** expand the gaming enterprise district; **2)** resort hotel; and **3)** a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**

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

6. **TM-26-500056-KULIK RIVER CAPITAL, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**

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

7. **WS-26-0238-AYERS JOHN EDWARD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Palm Street and south of Hacienda Avenue within Paradise. JG/rp/cv (For possible action) **BCC 6/17/26**

MOVED BY-Williams
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 June 9, 2026
- IX. Adjournment
The meeting was adjourned at 7:50 p.m.