



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 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

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

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

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.