



Paradise Town Advisory Board

January 13, 2026

MINUTES

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of December 9, 2025 Minutes

Moved by: Woitas
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for January 13, 2026

Moved by: Sheesley
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

RECEIVED

JAN 29 2026

COUNTY CLERK

VI. Planning & Zoning

1. **UC-25-0668-FASHION SHOW MALL, LLC:**

HOLDOVER 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 1/20/26**

MOVED BY-Sheesley

DENY

VOTE: 5-0 Unanimous

2. **UC-25-0824-APOLLO PROPERTY HOLDINGS, LLC:**

USE PERMIT to allow a recreational/entertainment facility in conjunction with an existing office/warehouse complex on 1.55 acres in an IL (Industrial Light) Zone. Generally located south of Reno Avenue and west of Rogers Street within Paradise. MN/ji/cv (For possible action) **PC 1/20/26**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **VS-25-0830-BFH VEGAS I, LLC:**

VACATE AND ABANDON a portion of right-of-way being Mojave Road located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/hw/cv (For possible action) **PC 1/20/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-25-0831-BFH VEGAS I, LLC:**

USE PERMIT for a gas station.

DESIGN REVIEW for a proposed gas station and convenience store on 2.39 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/hw/cv (For possible action) **PC 1/20/26**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

ADDED Conditions

- **Signage to be placed on the empty lot stating No overnight parking or camping**
- **Lighting to be place on the empty lot facing away from the residences to the North**

VOTE: 5-0 Unanimous

5. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)
BCC 1/21/26

Held per applicant. No certain date set

6. **ET-25-400122 (UC-23-0376)-4380 BOULDER, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from a school; and **2)** reduce separation from a non-restricted gaming property on 4.75 acres in an IP (Industrial Park) Zone. Generally located west of Boulder Highway and north of Twain Avenue within Paradise. TS/rr/kh (For possible action)
BCC 1/21/26

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-2 Unanimous
Williams and Woitas opposed

7. **ET-25-400133 (UC-23-0209)-BESEAU, CONCHITA:**
USE PERMIT FIRST EXTENSION OF TIME for personal services (beauty salon).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking; **3)** alternative street landscaping; **4)** alternative landscaping adjacent to a residential use; **6)** allow modified street standards; and **7)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** beauty salon on 0.49 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and west of Horseshoe Drive within Paradise. JG/md/cv (For possible action)
BCC 1/21/26

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

8. **WS-25-0461-NELSON, JEREMY & KATIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometries in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action) **BCC 1/21/26**

Held per applicant. Return to the January 27, 2026 Paradise TAB meeting

9. **UC-25-0851-FC INCOME PROPERTIES, LLC:**
USE PERMIT for a proposed kennel in conjunction with an existing commercial center on 0.38 acres of a 2.87 total acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action) **PC 2/3/26**

NO show, return to the January 27, 2026 Paradise TAB meeting

10. **PA-25-700054-ISABELLE INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action) **PC 2/3/26**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

11. **ZC-25-0855-ISABELLE INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action) **PC 2/3/26**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **VS-25-0856-ISABELLE INVESTMENTS, LLC:**
VACATE AND ABANDON portions of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue, portions of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street, and portions of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action) **PC 2/3/26**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **WS-25-0857-ISABELLE INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce buffering and screening; **3)** modify residential adjacency standards; and **4)** allow modified driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/tr/kh (For possible action) **PC 2/3/26**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

14. **SDR-25-0848-JHGV TWO, LLC**
SIGN DESIGN REVIEWS for the following: **1)** allow an electronic message unit, video; **2)** modify residential adjacency standards; and **3)** proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise. JG/mh/kh (For possible action) **BCC 2/4/26**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
Applicant Withdrew Design Review 2. C and 2. D
VOTE: 5-0 Unanimous

15. **VS-25-0859-CORNER INVESTMENT COMPANY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane, and Flamingo Road and Albert Avenue (alignment) within Paradise (description on file). TS/md/kh (For possible action) **BCC 2/4/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

16. **SDR-25-0860-CORNER INVESTMENT COMPANY, LLC:**
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing resort hotel (The Vanderpump previously known as The Cromwell) on a 4.36 acre portion of a 23.73 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action) **BCC 2/4/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
Motion was made by Waitas to cancel the December 29, 2026 TAB meeting, all other Meeting dates approved as presented. Vote was 5-0 unanimous
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 27, 2026
- IX. Adjournment
The meeting was adjourned at 9:15 p.m.