



## Paradise Town Advisory Board

**January 13, 2026**

### **MINUTES**

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Board Members: Kimberly Swartzlander-Chair-**PRESENT**  
John Williams – Vice-Chair- **PRESENT**  
Susan Philipp- **PRESENT**  
Trenton Sheesley-**PRESENT**  
Renee Woitas-**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

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**

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/mdl/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 geometrics 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/tr/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/rr/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/nd/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/nd/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 Woitas 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.**