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New Housing Plans Move Forward as Fire-Damaged Las Vegas Condo Site Faces Rezoning

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A longtime Las Vegas condominium community marred by repeated fires is being cleared out to make way for a fresh start. Plans for hundreds of new homes are moving forward, pending final zoning approval.

The former Paradise Spa complex in the Las Vegas Valley has seen better days. Once considered a gem from a bygone era, the property has steadily declined and was recently

condemned by local authorities after becoming a frequent site of fires. After months of deterioration, demolition crews have removed the remaining debris and leveled the land, laying the groundwork for redevelopment.

According to plans submitted by homebuilder Taylor Morrison, roughly 275 new homes, including single-family units and triplexes, are set to rise on the property. However, construction is contingent upon zoning adjustments and is still awaiting approval from Clark County officials.

Dennis Snapp, President of the Paradise Spa Homeowners Association (HOA), expressed confidence in the process. “I have not seen anyone yet in opposition to rezoning and redeveloping this property,” Snapp said. He believes the changes will go through without much pushback.

While some view the redevelopment as a much-needed improvement, others are grappling with the impact of being displaced. Randolph Frie, a longtime resident and construction worker who once helped build the Luxor Hotel and Casino, now faces the difficult task of relocating to New Jersey, where his mother lived. Frie owns his unit at Paradise Spa and, along with his neighbor Pietro, is waiting for his portion of a court-ordered sale payout.

“We don’t know how much we’re getting, me and Pietro, and we don’t know when we’re getting it,” Frie shared.

Adding to his frustration, Frie said he is being forced to move before receiving his share of the proceeds. “Why don’t you plan for us to be out after we get the money?” he said. “ might help a little bit.”

Due to the court ruling, all remaining residents must vacate the property by the end of August. In May, there were still 72 occupied units; that number has now dropped to around 30, according to Snapp.

The total sale of the property amounts to \$30 million, and that money will be split between 384 individual units. However, the actual amount each owner receives will depend on how much is deducted for back taxes and legal fees. This leaves many, like Frie, uncertain how much financial relief they can expect and when they’ll receive it.

Frie estimated that his moving costs would be close to \$12,000, but he only has half that in savings. With the sale money still tied up, he’s forced to make plans without the resources

he needs.

The transformation of Paradise Spa marks another shift in Las Vegas' real estate landscape, where aging properties are increasingly being replaced with new residential developments.