



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

November 25, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Allison Acosta at (702) 817-6803.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond, Chairperson
Christopher Hooper, Vice Chairperson
Judith Siegel
April Mench
Brad Evans

Secretary: Allison Acosta, (702) 817-6803, and allisoncosta.cc@outlook.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 28, 2025. (For possible action)
- IV. Approval of the Agenda for November 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

12/03/25 BCC

1. AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh (For possible action) 12/03/25 BCC

12/16/25 PC

2. AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action) 12/16/25 PC

12/16/25 PC

3. UC-25-0762-SKY HI, LLC:

USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action) 12/16/25 PC

VII. General Business

1. Review and approve the 2026 meeting calendar (for possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: December 9, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

3130 S. McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

October 28, 2025

MINUTES

Board Members:	Cristhian Barnoend – Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT Judith Siegel – Member – PRESENT	April Mench – Member – ABSENT Brad Evans – Member – ABSENT
Secretary:	Allison Acosta (702) 817-6803	Allisonacosta.cc@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Matt Young – Planner, & Allison Acosta – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the October 14, 2025, Minutes

Moved by: Judith Siegel
Action: Approved
Vote: 3-0

IV. Approval of Agenda for October 28, 2025.

Moved by: Christopher Hooper
Action: Approved
Vote: 3 -0

V. Informational Items: None

VI. Planning & Zoning

11/04/25 PC

1. ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action) 11/04/25 PC

11/18/25 PC

Motioned by: Judith Siegel

Action: Approved Per Staff Recommendation

Vote: 3/0

2. UC-25-0677-WESTPORT LAS VEGAS GLEN AVENUE SELF STORAGE, LLC:

USE PERMIT to allow a banquet facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial/industrial complex on a portion of 9.62 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and west of Jacyra Avenue within Winchester. TS/my/xx (For possible action) 11/18/25PC

Motioned by: Cristhian Barneond

Action: Approved Per Staff Recommendation

Vote: 3/0 Approved

VII. General Business:

1. FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
More dog parks or dog runs, comfortable chairs, increase homeless funds/ food assistance, and a stop light or sign at Bruman and Sahara.
2. Nominate and appoint a representative and alternate to the Community Development Advisory

Committee (CDAC) for 2025/2026 (for possible action)
April Mench will be representative, and Christopher Hooper will be alternate.
Motioned by: Christopher Hooper
Action: Approved
Vote: 3/0

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be November 25, 2025.

X. Adjournment

The meeting was adjourned at 6:26pm.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 25, 2025**

12/03/25 BCC

1. **AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh (For possible action)

12/16/25 PC

2. **AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action)

12/17/25 BCC

3. **UC-25-0762-SKY HI, LLC:**
USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh
(For possible action)

RELATED INFORMATION:

APN:

162-11-502-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveway along Bruce Street to a minimum of 8 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 8.23 (portion)
- Project Type: Charter school
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 32,706
- Parking Required/Provided: 35/91

Site Plan

The approved plans depict a charter school and associated outdoor uses that will be located at the southeast corner of Sahara Avenue and Bruce Street. This is an existing building, and the school replaced a former restaurant supply store that has been on the property since 2012. The school is utilizing 3.3 acres of the 8.2 acre parcel. The remaining south two-thirds of the site had outside

storage of the kitchen supply equipment which since have been removed. The main entrance is on Sahara Avenue, and the auxiliary driveway is on Bruce Street, which is primarily used as exit only during student pick-up and drop-off. A new driveway on Karen Avenue has been provided at the far south end of the property to provide for better circulation. This driveway serves as the staging lane for student drop-off and pick-up. The adjacent business do not have to access this drive aisle. Traffic exit the site either on Bruce Street to the west or Sahara Avenue to the north. Parking is on the north and west sides of the building. An outdoor play area is located to the south of the building with a fence separating the area from the outside storage to the south and the drive aisle to the east.

Landscaping

The approved plans depicted existing street landscaping consisting of a 6 foot wide to 10 foot wide landscape area behind an existing attached sidewalk along Sahara Avenue and Bruce Street. The submitted photos show the applicant has cleaned up the existing landscaping and installed new landscaping rock and material where appropriate.

Elevations

The approved plans depict an existing building that is 24 feet to the top of the parapet wall. The exterior of the building consists of stucco, fluted brick accents, 4 roll-up doors, and an aluminum storefront window system, and the building will be painted a neutral, earth tone color. The recently submitted photos show they have also completely remodeled the building along Sahara Avenue into an educational facility which includes repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior.

Floor Plans

The approved plans depicted a 32,706 square foot school building which consists of multiple classrooms, administrative offices, lobby, multi-purpose room, conference restroom, corridors, and all other ancillary uses associated with a school site.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0555:

Current Planning

- 2 years to review to monitor the progress of the removal of outside storage and upgrades to street landscaping and the building façade;
- For security purposes, eliminate any fence opening to the outside storage yard south of the children's outdoor play area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works;
- Reconstruct any unused driveways with full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The new applicant indicates they have completely remodeled the building along Sahara Avenue into an educational facility. This also included repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior. They have also demolished four of the 5 smaller buildings further south on the site where the outside storage had occurred and the entire site has now been cleared and fenced. In addition to these items, they have cleaned up the landscaping and installed new landscaping rock where appropriate. Additionally, they re-stripped the parking lot and installed new lighting on the site. Lastly, they have completed all Clark County and City of Las Vegas requirements pertaining to installing a school zone which include a median installation on Sahara Avenue, 4 different school flasher/streetlight units (2 on Sahara Avenue and 2 on Karen avenue), and corresponding NV Energy electric meters for the flasher units.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0555	Use permit, waiver, and design review for a charter school in conjunction with an existing commercial site	Approved by BCC	November 2022
ADR-1157-11	Building addition in conjunction with a proposed restaurant supply store	Approved by ZA	December 2011
WS-1424-05	Allowed service bay doors facing a street and waive parking lot landscaping	Approved by PC	August 2005
ZC-2170-98	Reclassified to C-2 zoning for an automobile dealership with a variance for outside storage	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

A review was required to monitor the progress of the removal of the outside storage at the rear of the property and upgrades to be made on the building façade and street landscaping. A new owner took over the school and Ascension Academy was issued a business license on August 7, 2025. Staff finds the applicant has demonstrated compliance with these conditions of approval. The applicant has demolished 4 of the 5 smaller buildings farther south on the site where the outside storage had occurred and the entire site has now been cleared and fenced. They have also completely remodeled the building along Sahara Avenue into an educational facility which includes repainting the entire building, new windows were installed where needed, and additional EIFS finish was added to the exterior. In addition to these items, the applicant has cleaned up the existing landscaping and installed new landscaping rock where appropriate. Staff finds the applicant has met and has complied with conditions of their original approval. As a result, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue storm drain improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** ASCENSION ACADEMY**CONTACT:** ANTONIO BOWEN, ASCENSION ACADEMY, 2025 E. SAHARA AVE, LAS VEGAS, NV 89104

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in CR (Commercial Resort) Zone.

Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase wall sign area on the north elevation to 21,462 square feet where a maximum of 1,176 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- b. Increase the wall sign area on the east elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725 % increase).
- c. Increase the wall sign area on the west elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- d. Increase the wall sign area on the east parking garage elevation to 23,000 square feet where a maximum of 1,840 square feet is allowed per Table 30.72-1 (a 1,150% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3
- Project Type: Wall signage
- Square feet: 77,166 (total signage area)

History & Request

The signage for the site was originally approved in October 2019, and was then approved for two extensions of time in December of 2021 (ET-21-400150) and December of 2023 (ET-23-400150) which kept the original approval active. Then, in September of 2025, TC-25-900801

was approved for the signage which officially signaled the commencement of WS-19-0618. The applicant has now applied for the required application for review.

Site Plan

The previously approved site plan depicts a 3.3 acre parcel with an existing 11 story building and plaza building with a parking garage at the southeast corner of Convention Center Drive and Channel 8 Drive. The property has 2 driveways, including the half circle driveway off of Convention Center Drive. The parking garage is accessed from Channel 8 Drive.

Landscaping

The previously approved application did not affect the existing landscaping on site, nor were any changes to the landscaping required at the time.

Signage

The approved plans depicted wall signage consisting of 77,166 square foot building vinyl wraps located on the west, east, and north office building elevations, and on the east elevation of the existing parking garage.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400150 (WS-19-0618):

Comprehensive Planning

- Until October 1, 2025 commence and review as a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for ET-21-400150 (WS-19-0618):

Current Planning

- Until October 1, 2023 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-19-0618:

Comprehensive Planning

- 2 years to commence and review as a public hearing;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised, which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states that the current wall sign wrapping program is a valuable marketing asset and a community landmark within the area that adds visibility to conventions and their clients. Customers utilize the large-format temporary wall signs to promote their respective industry initiatives and showcasing their products while conventions are taking place. The applicant also states that that their signage has not received any notices of violation from code enforcement, and that their signage does not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0151	Use permit for an urgent care	Approved by PC	June 2024
UC-23-0667	Use permit, waivers of development standards, and a design review for banquet facility, a restaurant with outside dining, and hookah lounge	Approved by PC	December 2023
ET-23-400150 (WS-19-0618)	Second extension of time for a waiver of development standards to increase wall sign area for temporary signs related to convention center events	Approved by PC	December 2023
ET-21-400150 (WS-19-0618)	First extension of time for a waiver of development standards to increase wall sign area for temporary signs related to convention center events	Approved by PC	December 2021
WS-19-0618	Waiver of development standards to increase wall sign area for temporary signs related to convention center events	Approved by PC	October 2019
UC-18-0441	Banquet and convention facility	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & PF	Shopping center, long term/short term lodging & commercial buildings, Convention Center expansion
South	Entertainment Mixed-Use	CR	Broadcast facility & multi-family residential
East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel (Royal Resort)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that since the original approval in 2019, no code enforcement cases have been levied against the site related to temporary wall signage. Additionally, the site obtained a permit for temporary signage in September of 2025, and staff is not aware of any complaints stemming from the signage. For these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ELITE MEDIA., INC.

CONTACT: ELITE MEDIA., INC, C/O ROD CARTER, 2505 ANTHEM VILLAGE DRIVE,
SUITE E448, HENDERSON, NV 89074

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0762-SKY HI, LLC:

USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays.

Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester.
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-803-015

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1140 E. Desert Inn Road
- Site Acreage: 1.60
- Project Type: Cannabis dispensary
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,915
- Parking Required/Provided: 24/50

Site Plan

The subject site, located at 1140 East Desert Inn Road, was originally developed in 1975 as a bank. The site includes a centrally located commercial building with parking areas situated to the north, east, and south.

In November 2023, the Board of County Commissioners approved a use permit (UC-23-0648) to redevelop the site as a cannabis consumption lounge in conjunction with the adjacent Jade Cannabis Company dispensary located to the west on APN 162-10-803-014. That approval included building additions, reconfigured parking, outdoor patio areas for events, and public art installations. A waiver of development standards was also granted to address separation from residential uses and design overlay requirements within the Midtown Maryland Parkway Design Overlay District.

The current request involves a separate use permit to relocate the existing Jade Cannabis Company dispensary from 1130 East Desert Inn Road to the subject site. The dispensary will operate independently from the previously approved consumption lounge, with both uses physically separated by the internal floor plan configuration.

According to the approved Use Permit (UC-23-0648), the site plan proposed a 6,225 square feet of addition which will make the total area of the project 11,060 square feet. The building remains centrally located on the parcel, with vehicular access provided via 2 existing driveways at the southeast and southwest corners. A drive-thru lane is proposed along the south side of the building to accommodate controlled, pre-ordered transactions. Shared access is maintained with the adjacent dispensary site to the west, while access to the east remains restricted. Parking areas are retained as shown on the site plan. Based on the proposed floor area - 2,442 square feet for the dispensary and 2,473 square feet for the lounge - a total of 24 parking spaces is required per Title 30, and the site plan depicts adequate parking to meet this standard.

Elevations

No changes are proposed from the previously approved plans under UC-23-0648.

Floor Plans

The 4,915 square foot building is divided into 2 separate suites: the 2,442 square foot dispensary will be on the west side and the 2,473 square foot consumption lounge will be on the east. Each suite has dedicated functional areas and shares access through a central lobby. The dispensary includes secure entry, retail space, consultation rooms, and storage. The lounge features designated use areas and private rooms. Restrooms and office space are centrally located and accessible to both suites. The layout allows for future tenant improvements, subject to permitting.

Applicant's Justification

The applicant requests a special use permit to relocate the Jade Cannabis Company dispensary from 1130 to 1140 East Desert Inn Road. The dispensary has operated without issue since 2017 under prior approval and remains in good standing with state and county licensing agencies. The new location will maintain existing operating hours and follow all regulatory procedures.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400108 (UC-23-0648)	Extension of time for use permit, waiver of development standards and design review for a cannabis consumption lounge; waiver of development standards - withdrawn	Approved by BCC	11/05/25
UC-23-0648	Use permit, waiver of development standards, and design review for a cannabis consumption lounge; waiver of development standards - withdrawn	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	CR	Multi-family residential
East	Corridor Mixed-Use	CG	Psychiatric hospital
West	Neighborhood Commercial	CG	Cannabis dispensary & retail sales facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

The proposed relocation of the Jade Cannabis Company dispensary to 1140 East Desert Inn Road is consistent with the site's zoning and prior approvals. The use remains compatible with surrounding development, including the adjacent consumption lounge, and no exterior changes are proposed. The site provides adequate access, parking, and infrastructure, and the building is internally divided to support operational separation. - The relocation will maintain existing procedures and hours of operation, and the request meets all applicable criteria under Title 30. Staff recommends approval of this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOANNA DEFILIPPIS

CONTACT: JOANNA DEFILIPPIS, PICKSY LLC, 4145 WAGON TRAIL AVE, LAS VEGAS, NV 89118



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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): _____

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Through UC.22.0555 with a 2 year review,
this request is for the Application Review on the original use permit.

PROPERTY OWNER INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ascension Academy School of Excellence
ADDRESS: 2025 E Sahara Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: (725)205-2993 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Antonio Bowen
ADDRESS: 2025 E Sahara Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702)787-0458 EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Mike Glauser

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



July 15, 2025

Negar Masoomi
Assistant Planning Manager - Clark County
Negar.Masoomi@clarkcountynv.gov

Re: Special Use Permit UC-22-0555
2025 E Sahara Avenue, Parcel #162-11-502-003

Dear Negar:

Clark County Building Department Demo Permit #BD24-60408 issued 12-24-24

Thank you for helping me with this matter. On November 29th, 2022 Odyssey Sahara, LLC received a Notice of Final Action (NOFA) for a special use permit (UC-22-0555) for a school use at 2025 E Sahara Avenue, parcel #162-11-502-003. As part of this NOFA, there was a 2 year period given to complete the conditions of approval. These items have now been completed. The reason for the delay in completing these items is related to extensive vandalism and a fire that burned down one of our buildings on the lot. We were forced to demolish four structures that became unsafe and a became a magnet for the homeless population that accompanied extensive trespassing and illegal activity.

Since acquiring the property, we have completely remodeled the largest building (along Sahara) into a nice educational facility. This includes a complete repainting of the façade and entire building, new windows where needed, and additional EIFS exterior. We have also demolished four of the five smaller buildings further south on the site. We had the entire site fenced, which includes a double lane drop off and pick up queuing lane. In addition to these items, we have cleaned up the landscaping and installed new landscaping rock where appropriate. We have added ADA access where necessary, closed off one parking lot entrance, improved access throat depth, restriped the parking lot and queuing lanes, and installed new lighting on the site. Lastly, we have completed all Clark County and Las Vegas city requirements pertaining to installing a school zone which include a worm median installation in Sahara, four different school flasher/street light units (two on Sahara and two on Karen), and corresponding NV Energy electric meters for the flasher units.

We feel that these extenuating circumstances warrant an extension of the time to review the conditions of approval. I am attaching our original NOFA, the fire report from Clark County Fire Department, as well as the Demo Permit (#BD24-60408 issued 12-24-24) that was pulled from the Clark County Building Department.

Thank you for your consideration in this matter. We are happy to answer any questions or provide any additional documentation that may be needed to approve this extension request.

Sincerely yours,



Mike Glauser
President - Odyssey Partners
Mike@OdysseyPtrs.com





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-25-400120

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 11/25/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

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Samantha Crunkilton, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

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Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
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Revised 12/14/2023

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<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-09-805-017

PROPERTY ADDRESS/ CROSS STREETS: 101 Convention Center Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Review of conditions for 101 Convention Center Drive- WS-19-0618, ET 21-400150- Temporary building wraps in conjunction with convention related business.

PROPERTY OWNER INFORMATION

NAME: Concord Prime LLC and Vegasstarr LLC

ADDRESS: 101 Convention Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Elite Media, Inc. c/o Rod Carter

ADDRESS: 2505 Anthem Village Drive Ste E448

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL 7025101764 ACCELA REFERENCE CONTACT ID # 171138

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same As Applicant

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Rod Carter Authorized Lease Holder
Property Owner (Signature)*

Rod Carter
Property Owner (Print)

9.25.2025
Date



October 16, 2025

Nancy Amundsen
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification for Continuation of permit No. WS-19-0618 (Review of Conditions)
101 Convention Center Drive

To Whom It May Concern,

Elite Media Inc. humbly requests the continuation of our temporary building wrap permit (WS-19-0618) at 101 Convention Center Drive.

The continuation of this permit is paramount to the continued success of our business operations and the preservation of the integrity and visual consistency of our building wrap program within the convention corridor. Our current program serves as both a valuable marketing asset and a community landmark, enhancing the aesthetics and visibility of our esteemed convention clients. These clients utilize these large-format temporary building wrap opportunities to promote their respective industry initiatives, showcasing their latest and greatest technology while participating in their tradeshow. Moreover, the presence of these companies at the show attracts several employees and invited guests from around the world, contributing to our local economy by filling hotel rooms, restaurants, and other establishments. These building wraps become an integral part of their overall convention experience, which is crucial to our long-term success as a local business.

Our displays have consistently complied with the Clark County Zoning Code. We have never encountered any issues with any of the show organizers (in some instances, the show producers have even advertised with us in the past). We have never received a Notice of Violation (NOV) or any other similar action. In fact, we have received unanimous approvals for all our past renewals. Therefore, we respectfully request the Town Board, Planning Commission, and the Clark County Commissioners to approve our required Review of Conditions, as outlined in the approved permit, WS-19-0618, located at 101 Convention Center Drive.

In conclusion, the surrounding areas have remained unchanged. Convention business has resumed, and some of the largest conventions are expected to arrive in Las Vegas in the coming months and years. Since the surrounding area hasn't changed, we have been operating in full compliance with the County's regulations. Therefore, we respectfully request that the County continue to grant us the necessary approval to proceed with our temporary building wrap.

We sincerely appreciate the continued support of the staff and the Board of County Commissioners. Thank you for your time and consideration.

Rod Carter,
President and Partner
Elite Media, Inc.



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0762

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 11/25/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

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Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101277

ASSESSOR PARCEL #(s): 162-10-803-015

PROPERTY ADDRESS/ CROSS STREETS: Desert Inn and Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

We are applying for a SUP for a Cannabis Dispensary. We want to move our current dispensary located at 1130 E. Desert Inn Road to the parcel next door at 1140 E. Desert Inn Road.

PROPERTY OWNER INFORMATION

NAME: Sky Hi, LLC

ADDRESS: 1140 E. Desert Inn Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: 646-286-9070

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Picksy, LLC

ADDRESS: 1130 E. Desert Inn Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: 702-523-5124

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Joanna DeFillippis/ Picksy, LLC

ADDRESS: 4145 Wagon Trail Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-523-5124

CELL

646-286-9070

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Lorenzo Barracco

Property Owner (Print)

10/15/25

Date

October 2, 2025

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1741

Ladies and Gentlemen:

We are applying for a Special Use Permit for a Cannabis Dispensary to relocate the current dispensary from 1130 E. Desert Inn Road to 1140 E. Desert Inn Road Las Vegas, NV 89109.

1. The Cannabis dispensary has operated with no problems known to the applicant since being licensed and commencing retail sales on July 1, 2017 at the 1130 E. Desert Inn location. (under approved use permit (UC-0497-15) by board county commissioners on September 2, 2015.)
2. The applicant has complied with all conditions imposed on the original application.
3. The applicant does not know of any significant change in the area which would make the continuation of the use inappropriate at this location.
4. The applicant has remained in continuous good standing with both the State of Nevada and Clark County Department of Business License.
5. In light of the applicant's demonstrated ability to operate successfully and without reported problems, we request final approval without further required reviews. If county policy requires some further review, applicant requests at least five years due to the level of investment already made in establishing the retail and medical cannabis use on the property.
6. The dispensary will be relocated and follow all the current standard operating procedures to remain compliant with all regulatory agencies.
7. The current lobby hours of operation are 9am – 12am daily. The drive thru is open 24 hours. The new location will follow the same operating hours.

Sincerely



Lorenzo Barracco