



## Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

February 10, 2026

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 Secretary Name at Secretary's Phone Number.
  - 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.

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

Secretary: 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

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

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- 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 January 13, 2026. (For possible action)
- IV. Approval of the Agenda for February 10, 2064 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

None

- VI. Planning and Zoning

**03/03/26 PC**

1. **WS-26-0029-GALLAGHER, JOHN A:** WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce the building separation distance in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Topanga Street and south of Hermosa Street within Winchester. TS/bb/kh (For possible action)

**03/04/26 BCC**

2. **WC-25-400142 (UC-25-0053)-305 CCD, LLC:** WAIVERS OF CONDITIONS of a use permit requiring the following: 1) prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County; 2) Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; 3) Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit; in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

3. **WC-25-400143 (VS-25-0055)-305 CCD, LLC:** WAIVER OF CONDITIONS of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action)

4. **WS-25-0901-305 CCD, LLC: WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

VII. General Business

a. None

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: February 24, 2026.

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>

**ATTACHMENT A**  
**WINCHESTER TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**TUESDAY, 6:00 P.M., FEBRUARY 10, 2026**

03/03/26 PC

1. **WS-26-0029-GALLAGHER, JOHN A:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate and reduce the building separation distance in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Topanga Street and south of Hermosa Street within Winchester. TS/bb/kh (For possible action)

03/04/26 BCC

2. **WC-25-400142 (UC-25-0053)-305 CCD, LLC:**  
**WAIVERS OF CONDITIONS** of a use permit requiring the following: 1) prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County; 2) Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; 3) Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit; in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)
3. **WC-25-400143 (VS-25-0055)-305 CCD, LLC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action)
4. **WS-25-0901-305 CCD, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0029-GALLAGHER, JOHN A:

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate and reduce the building separation distance in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Topanga Street and south of Hermosa Street within Winchester.  
TS/bb/kh (For possible action)

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RELATED INFORMATION:

APN:

162-11-210-061

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate the building separation between an existing detached accessory structure (Conex box) and an existing single-family family residence where 6 feet is required per Section 30.02.04.  
b. Reduce the building separation between an existing detached accessory structure (gazebo) and an existing single-family family residence to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2766 Topanga Street
- Site Acreage: 0.22
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 9 (existing Conex box)/10 (existing gazebo)/14 (existing residence)/7 (existing storage shed)
- Square Feet: 1,161 (existing residence)/160 (existing Conex box)/100 (existing gazebo)/32 (existing storage shed)

### Site Plan

The site plan depicts an existing 1,161 square foot home in the center of the property with an attached carport on the south side of the home. The Conex box is located immediately adjacent to the south side of the carport and has a zero foot building separation distance therefore requiring a waiver of development standards. The attached patio cover is located along the east side of the home in the rear yard. A detached storage shed is located 5 feet from the rear (east) property line, and the detached gazebo structure is located at the northeast corner of the home, 5 feet, 6 inches from the attached patio cover and is also the subject of a waiver request. The driveway access is from Topanga Street at the southwest corner of the property. A 6 foot wall and gate are located on the north side of the home adjacent to Hermosa Street and the owner has requested a building permit for the wall.

### Landscaping

Landscaping is not a part of this request.

### Elevations

The elevations and photographs depict a 9 foot high metal Conex box with a zero foot separation distance south of the attached carport and main house. The 10 foot high gazebo located on the northeast corner is constructed of wood that is painted a similar color as the main house. The existing storage shed has an overall height of 7 feet and is constructed of wood painted white.

### Floor Plans

The plans depict that the gazebo has an overall area of 100 square feet. The Conex box has an overall area 160 square feet. The storage shed is 50 square feet and the main residence has an overall area 1,161 square feet.

### Applicant's Justification

The applicant is working to obtain a building permit for the street side wall and decorative fence. The Conex box and gazebo are less than the required area for building permits but need to meet the separation requirements between structures. The applicant is working towards correcting code violations related to debris and old vehicles on the property.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban RS5.2	Single-family residential

### **Clark County Public Response Office (CCPRO)**

CE24-19967 is an active code enforcement violation related to building without a permit and outdoor storage.

### **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**

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1a

The Conex box is located immediately adjacent to the attached carport and does not provide required separation distance necessary to maintain a safe and visual separation distance from the main residence. The Conex box could be accessed just as easily from the concrete pad being used as a driveway on the south side of the existing curb cut at the street. There is no physical barrier keeping the Conex box from being moved 6 feet from the residential structure. Staff cannot support the waiver request.

#### Waiver of Development Standards #1b

The detached gazebo structure is less than 6 feet from the attached patio cover at the northeast corner of the home. There is adequate space in the yard to meet the required 6 foot setback or the gazebo could be modified to meet the setback requirement. Since this is a self-imposed hardship, staff cannot support the waiver request.

### **Staff Recommendation**

Denial.

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**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

**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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JOHN GALLAGHER

**CONTACT:** JOHN GALLAGHER, 2766 TORANGA STREET, LAS VEGAS, NV 89169

03/04/26 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400142 (UC-25-0053)-305 CCD, LLC:

**WAIVERS OF CONDITIONS** of a use permit requiring the following: 1) prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County; 2) Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; 3) Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit; in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone.

Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

162-09-805-015; 162-09-805-016

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 305 Convention Center Drive
- Site Acreage: 6.22
- Project Type: Waivers of conditions
- Number of Stories: 52 (hotel tower)/4 (convention center)/2 (shopping center)
- Building Height (feet): 620 (hotel tower)/152 (convention center)/110 (shopping center)
- Square Feet: 798,219 (hotel)/55,600 (convention center)/66,750 (shopping center)/920,569 (overall)
- Parking Required/Provided: 907/1,262
- Sustainability Required/Provided: 7/7.5

### History & Request

The project was approved in May 2025 via UC-25-0053 for a 920,569 square foot hotel, convention center, and shopping and entertainment complex that will be a series of 5 connected buildings, each serving a particular purpose. The buildings are split into 2 groups of structures with the shopping and entertainment center and the western parking garage consisting of 2 buildings in the northwest corner of the site, and the hotel, eastern parking garage, and convention center consisting of 3 buildings in the longer eastern portion of the site. The applicant is proposing to construct the shopping and entertainment center and the western parking garage as Phase 1, and build the hotel, eastern parking garage, and convention center at a later time as Phase 2.

Subsequently, the applicant is now requesting that several conditions of approval associated with UC-25-0053 be waived and deferred to Phase 2 of the development, which consists of the hotel, eastern parking garage, and convention center on the eastern portion of the site.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0053:

#### Comprehensive Planning

- Expunge UC-23-0552;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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

- Drainage study and compliance;
- Traffic study and compliance;

- The installation of detached sidewalks will require the vacating of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive.
- Applicant is advised that off-site improvement permits may be required.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Due to the FAA's Determination of Hazard for any heights exceeding the points specified within the ASN's, all cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment Plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation before any building permits are issued.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0040-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the previously approved development consists of 2 phases. Phase 1 is located on the western portion of the site and includes the shopping center and associated parking garage. Phase 2 is located on the eastern portion of the site and includes the hotel and associated parking garage and the convention center. The proposed waivers of conditions are requested to facilitate the immediate mapping and permit issuance for Phase 1 (the shopping center), which is the smaller and shorter portion of the overall project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-25-0053	Use permit and design review for a hotel with a convention center and a shopping center	Approved by BCC	May 2025
VS-25-0055	Vacation and abandonment for a portion of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road for detached sidewalks	Approved by BCC	May 2025
SDR-25-0054	Sign design review allowed a sign design review for wall, roof, freestanding, directional, and animated signs	Approved by BCC	May 2025
UC-23-0552	Allowed a shopping center with alcohol sales, retail, outside dining, live entertainment, offices, and underground parking	Approved by BCC	October 2023
VS-20-0328	Vacation and abandonment for a portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020
TM-19-500172	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	October 2019
UC-18-0753	Permitted a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired	Approved by BCC	May 2019
UC-1434-07	Allowed a 780 room, 310 foot tall resort hotel - expired	Approved by BCC	January 2008
DR-0464-01	Increased sign area in conjunction with a hotel/casino renovation - expired	Approved by BCC	June 2001
UC-455-92	Allowed the remodel of an existing hotel and re-established the casino use - expired	Approved by PC	January 1993
VC-535-87	Allowed the construction of an 11 story, 269 room hotel addition - expired	Approved by BCC	November 1987

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-83	Permitted a family entertainment center in conjunction with an existing hotel and casino - expired	Approved by BCC	April 1983
AC-22-77	Allowed a 225 room addition to an existing hotel - expired	Approved by PC	May 1977
AC-21-77	Allowed a 113 room addition to an existing motel - expired	Approved by PC	April 1977

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Public Use	PF	Las Vegas Convention Center
South	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel & multi-family development
East	Entertainment Mixed-Use	CR	Resort condominiums, hotel, & undeveloped
West	Entertainment Mixed-Use	CR	Resort condominiums & office/retail complex

### Related Applications

Application Number	Request
WS-25-0901	A waiver of development standards for full off-site improvements in conjunction with a proposed minor subdivision is a companion item on this agenda.
WC-25-400143 (VS-25-0055)	A waiver of condition of a vacation and abandonment is a companion item on this agenda.

### 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

#### Waivers of Conditions

Staff finds that the approved conditions are intended to mitigate the project's potential safety and visual impacts on the community. Staff can support the deferring the conditions to Phase 2, which includes the hotel, eastern parking garage, and convention center on the east side of the development, since those conditions were primarily imposed for those portions of the project.

#### Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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**

- Prior to the issuance of building and grading permits for Phase 2 (hotel, garage, and convention center), mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits for Phase 2 (hotel, garage, and convention center), enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit for Phase 2 (hotel, garage, and convention center).

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **TAB/CAC:**

### **APPROVALS:**

### **PROTEST:**

**APPLICANT:** LORENZO DOUMANI

**CONTACT:** LEBENE AIDAM-OHENE, BROWN BROWN & PREMSIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400143 (VS-25-0055)-305 CCD, LLC:

**WAIVER OF CONDITIONS** of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015; 162-09-805-016

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**History & Request**

The original request was for the vacation and abandonment of portions of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road which was approved in May 2025 via VS-25-0055. The vacation was requested to accommodate detached sidewalks for a project consisting of a 920,569 square foot hotel, convention center, and shopping and entertainment complex. The applicant is proposing to construct the shopping and entertainment center and the western parking garage as Phase 1 and build the hotel, eastern parking garage, and convention center at a later time as Phase 2. Subsequently, the applicant is now requesting that the condition of approval associated with VS-25-0055 requiring "the vacation to be recordable prior to building permit issuance or applicable map submittal" be waived and deferred to Phase 2 of the development, which consists of the hotel, eastern parking garage, and convention center on the eastern portion of the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-25-0055:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### Applicant's Justification

The applicant indicates that the previously approved development consists of 2 phases and that the vacation and abandonment is to allow for the construction of detached sidewalks. Phase 1 is located on the western portion of the site and includes the shopping center and associated parking garage. Phase 2 is located on the eastern portion of the site and includes the hotel and associated parking garage. The proposed waiver of conditions is requested to facilitate the immediate permit issuance for Phase 1 (the shopping center) and will allow for the vacation and abandonment to record after the permits are issued for Phase 1.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0053	Use permit and design review for a hotel with a convention center and a shopping center	Approved by BCC	May 2025
VS-25-0055	Vacation and abandonment for a portion of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road for detached sidewalks	Approved by BCC	May 2025
SDR-25-0054	Sign design review allowed a sign design review for wall, roof, freestanding, directional, and animated signs	Approved by BCC	May 2025
UC-23-0552	Use permit allowed a shopping center with alcohol sales, retail, outside dining, live entertainment, offices, and underground parking	Approved by BCC	October 2023
VS-20-0328	Vacation and abandonment for a portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020
TM-19-500172	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	October 2019
UC-18-0753	Use permit for a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired	Approved by BCC	May 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1434-07	Allowed a 780 room, 310 foot tall resort hotel - expired	Approved by BCC	January 2008
DR-0464-01	Increased sign area in conjunction with a hotel/casino renovation - expired	Approved by BCC	June 2001
UC-455-92	Allowed the remodel of an existing hotel and re-established the casino use - expired	Approved by PC	January 1993
VC-535-87	Allowed the construction of an 11 story, 269 room hotel addition - expired	Approved by BCC	November 1987
UC-22-83	Permitted a family entertainment center in conjunction with an existing hotel and casino - expired	Approved by BCC	April 1983
AC-22-77	Allowed a 225 room addition to an existing hotel - expired	Approved by PC	May 1977
AC-21-77	Allowed a 113 room addition to an existing motel - expired	Approved by PC	April 1977

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Public Use	PF	Las Vegas Convention Center
South	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel & multi-family development
East	Entertainment Mixed-Use	CR	Resort condominiums, hotel, & undeveloped
West	Entertainment Mixed-Use	CR	Resort condominiums & office/retail complex

### Related Applications

Application Number	Request
WS-25-0901	A waiver of development standards for full off-site improvements in conjunction with a proposed minor subdivision is a companion item on this agenda.
WC-25-400142 (UC-25-0053)	A waiver of condition of a use permit is a companion item on this agenda.

### 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**

### **Public Works - Development Review**

#### Waiver of Conditions

Staff has no objection to deferring the recording of the vacation to allow for the parcel map to record. The applicant will record the vacation with future development of the site.

#### **Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:**

### **Public Works - Development Review**

If approved:

- No comment.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **TAB/CAC:**

### **APPROVALS:**

### **PROTEST:**

**APPLICANT:** LORENZO DOUMANI

**CONTACT:** LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-25-0901-305 CCD, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone.

Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

162-09-805-015; 162-09-805-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Convention Center Drive where required per Section 30.04.08C.
  - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Debbie Reynolds Drive where required per Section 30.04.08C.
  - c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Desert Inn Road where required per Section 30.04.08C.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 305 Convention Center Drive
- Site Acreage: 6.22
- Project Type: Minor subdivision
- Number of Lots: 1

**Site Plan**

The site plan depicts a proposed 1 lot parcel map on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive, which is requested with MSM-25-600081. A new 6.22 acre parcel is shown after the combination of the two existing lots. Full off-site improvements are required as part of the minor subdivision request along Desert Inn Road, Debbie Reynolds Drive, and Convention Center Drive, and street improvement plans must be approved and bonded or street improvement must be constructed prior to minor subdivision map Mylar submittal. A project consisting of a 920,569 square foot hotel, convention center, and shopping and entertainment complex was approved in May 2025 on the subject site. The applicant is proposing to construct the shopping and entertainment center and western garage as

Phase 1 and build the hotel, eastern garage, and convention center at a later time as Phase 2. Subsequently, the applicant is now requesting that the off-sites to be deferred to Phase 2 of the development, which consists of the hotel, eastern parking garage, and convention center on the eastern portion of the site.

#### Applicant's Justification

The applicant indicates that the off-sites will be constructed in 2 phases. Phase I (shopping center and the western garage) on the western portion of the site will consist of off-sites along the western portion of Convention Center Drive, and then subsequently Phase II (hotel, eastern garage, and convention center) on the eastern portion of the site will consist of the off-sites along eastern portion of Convention Center Drive, Debbie Reynolds, and Desert Inn Road. The request is necessary to record the minor subdivision map to combine the two existing parcels.

#### Prior Land Use Requests

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UC-25-0053	Use permit and design review for a hotel with a convention center and a shopping center	Approved by BCC	May 2025
VS-25-0055	Vacated and abandoned a portion of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road for detached sidewalks	Approved by BCC	May 2025
SDR-25-0054	Allowed a sign design review for wall, roof, freestanding, directional, and animated signs	Approved by BCC	May 2025
UC-23-0552	Allowed a shopping center with alcohol sales, retail, outside dining, live entertainment, offices, and underground parking	Approved by BCC	October 2023
VS-20-0328	Vacated and abandoned a portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020
TM-19-500172	Not commercial subdivision - expired	Approved by PC	October 2019
UC-18-0753	Permitted a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired	Approved by BCC	May 2019
UC-1434-07	Allowed a 780 room, 310 foot tall resort hotel - expired	Approved by BCC	January 2008
DR-0464-01	Increased sign area in conjunction with a hotel/casino renovation - expired	Approved by BCC	June 2001
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### Prior Land Use Requests

Application Number	Request	Action	Date
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West	Entertainment Mixed-Use	CR	Resort condominiums & office/retail complex

### Related Applications

Application Number	Request
WC-25-400142 (UC-25-0053)	A waiver of condition of a use permit is a companion item on this agenda.
WC-25-400143 (VS-25-0055)	A waiver of condition of a vacation and abandonment is a companion item on this agenda.

### 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

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Public Works - Development Review

#### Waiver of Development Standards

Staff has no objection to not install full off-site improvements along Convention Center Drive, Debbie Reynolds Drive and Desert Inn Road. The applicant will install full off-site improvements with future development of the site.

## **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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; 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**

- Drainage study and compliance;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

### **Fire Prevention Bureau**

- Applicant is advised that fire emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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### **APPROVALS:**

### **PROTESTS:**

**APPLICANT:** LORENZO DOUMANI

**CONTACT:** LEBENE AIDAM-OHENE, BROWN BROWN & PREMSIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101