Winchester Town Advisory Board

Winchester Dondero Cultural Center
3130 S. McLeod Dr.
Las Vegas, NV 89121
November 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 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.
    - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
    - 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 Allisonacosta.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):	Javier Rivera-Rpjas, (702)455-3222, 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 27, 2026. (For possible action)

IV. Approval of the Agenda for November 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

12/01/26 PC

1. UC-26-0659-CARE ACCESS NV I, LLC:

USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Liberty Circle and east of Mcleod Drive within Winchester. TS/tpd/kh (For possible action) 12/01/26 PC

2. UC-26-0660-CARE ACCESS NV I, LLC:

USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Liberty Circle and west of Mojave Road within Winchester. TS/tpd/kh (For possible action) 12/01/26 PC

12/02/26 BCC

3. DR-26-0649-DELGADO, ANGEL M.:

DESIGN REVIEW for an accessory structure on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located west of Burnham Avenue and north of Sombrero Drive within Winchester. TS/jl/kh (For possible action) 12/02/26 BCC

4. ET-26-400108 (UC-23-0191)-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT SECOND EXTENSION OF TIME for deviations as shown per plans on file.

DEVIATIONS for the following: 1) alternative street landscaping; 2) increase wall height; 3) reduce gate setback; and 4) all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from a street; and 2) allow alternative driveway geometrics.

DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.50 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Sahara Avenue within Winchester. TS/gc/kh (For possible action) 12/02/26 BCC

5. WS-26-0665-MRCI FUNDING CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to allow on-site temporary construction activities; 2) driveway geometrics; and 3) allow an attached sidewalk on 0.68 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Debbie Reynolds Drive within Winchester. TS/bb/kh (For possible action) 12/02/26 BCC

VII. General Business

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 y**our 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: November 24, 2026 at 6:00pm.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.
https://notice.nv.gov

Winchester Town Advisory Board

October 27, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair –**PRESENT** Christopher Hooper– Vice Chair – Absent Judith Siegel – ABSENT	April Mench – **PRESENT** Brad Evans – **PRESENT**
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Javier Rivera-Rojas (702)-455-3222 Javier.Rivera-Rojas@ClarkCountyNV.gov	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:11 p.m.

II. Public Comment

None

III. Approval of Minutes For October 13, 2026

Moved by: Brad Evans

Action: Approved

Vote:3/0

IV. Approval of Agenda for October 27, 2026

Moved by: April Mench

Action: Approved

Vote: 3/0

V. Informational Items

From Liaison for the townboard, a reminder if they want to re-apply for the townboard, to do so.

VI. Planning & Zoning

11/03/26 PC

1. **TM-26-500139-1785 OFFICE CENTER, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 5.04 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Bruce Street within Winchester. TS/bb/kh (For possible action) **11/03/26 PC**

Motion by: : Cristhian Barneond
Action: Approved
Vote: 3/0

11/17/26 PC

2. **UC-26-0616-GOLD KEY 3049, LLC & JADE KEY, LLC:**

USE PERMIT for a massage establishment in conjunction with an existing shopping center on a portion of 1.53 acres in a CR (Commercial Resort) Zone.
Generally located east of Las Vegas Boulevard and south of Convention Center Drive within Winchester. TS/rp/cv (For possible action) **11/17/26 PC**

Motion by:April
Action:
Approved
Vote: 3/0

ςII. General Business:
NONE

ςIII. Public Comment:
Vivian Kilarshi Reminded to reapply for townboard

The next regular meeting will be November 10, 2026 at 6:00 p.m.

Adjournment

The meeting was adjourned at 6:22 p.m.

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

12/01/26 PC

1. **UC-26-0659-CARE ACCESS NV I, LLC:**
USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Liberty Circle and east of Mcleod Drive within Winchester. TS/tpd/kh (For possible action)

2. **UC-26-0660-CARE ACCESS NV I, LLC:**
USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Liberty Circle and west of Mojave Road within Winchester. TS/tpd/kh (For possible action)

12/02/26 BCC

3. **DR-26-0649-DELGADO, ANGEL M.:**
DESIGN REVIEW for an accessory structure on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located west of Burnham Avenue and north of Sombrero Drive within Winchester. TS/jl/kh (For possible action)

4. **ET-26-400108 (UC-23-0191)-LV-PCPS, LLC & LV-AM, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.
DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.50 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Sahara Avenue within Winchester. TS/gc/kh (For possible action)

5. **WS-26-0665-MRCI FUNDING CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** to allow on-site temporary construction activities; **2)** driveway geometrics; and **3)** allow an attached sidewalk on 0.68 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Debbie Reynolds Drive within Winchester. TS/bb/kh (For possible action)

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0659-CARE ACCESS NV I, LLC:

USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Liberty Circle and east of Mcleod Drive within Winchester. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
162-12-612-005

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3050 S. Liberty Circle
- Site Acreage: 0.16
- Project Type: Daycare (up to 12 children)

Site Plan & Request
The picture depicts an existing single-family residence with access provided via Liberty Circle to the south. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states they are currently licensed by the state of Nevada's Department of Health and Human Services to operate a daycare. Supervision will occur indoors with designated outdoor play areas in the back yard. Furthermore, there will be no more than 12 children under their supervision at any one time.

Surrounding Land Use

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

DRAFT

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
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Since the program is already existing and there are no violations with the Clark County Public Response Office (CCPRO), staff does not anticipate adverse impacts to neighbors. Therefore, 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
- 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
- No comment.

Fire Prevention Bureau
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

DRAFT

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: CARE ACCESS NV 1, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0659

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 11/10/26

Location: 3130 S. McLeod, Las Vegas

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: 12/1/26 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:~~ ~~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

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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 # APR-26- 101630

ASSESSOR PARCEL #(s): 162-12-612-005

PROPERTY ADDRESS/ CROSS STREETS: 3050 Liberty Circle

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a in home child care establishment

PROPERTY OWNER INFORMATION

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue. Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/ a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas STATE: Nevada ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

*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.

David Lynn

Egnyte Sign · c3c92f91c6

Property Owner (Signature)*

CARE ACCESS NV I, LLC
Care Access Real Estate Investments PBC
Its: Manager
By: David Lynn, CEO

Property Owner (Print)

Sep 11, 2026

Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Special Use Permit for Daycare
3050 S. Liberty Circle

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 3050 S. Liberty Circle. The property is more particularly described as APN:162-12-612-005 (the "Site"). The Site is zoned RS5.2. The Applicant is requesting a special use permit to allow for a day care establishment.

The Applicant is regulated and licensed by the Nevada Department of Health and Human Services pursuant to NRS 432A and NAC 432A. The Site will serve no more than 12 children at a time. The daycare will operate during standard childcare hours with schedules designed to meet the needs of working families. The daycare will be conducted entirely within the home with designated play areas outside, both of which meet the regulatory requirements on safety sanitization and supervision. Additionally, the Site will comply with State Fire Marshal and the Southern Nevada Health District requirements.

The Las Vegas Valley faces a shortage of licensed childcare options. The Applicant will provide a safe, loving, inclusive environment. The Applicant's philosophy centers around learning through play by keeping the children actively engaged and intrinsically motivated in a fun learning environment. The children will be taught age-appropriate early learning curriculum that provides the roadmap to kindergarten readiness.

KAEMPFER
CROWELL

We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

12/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0660-CARE ACCESS NV I, LLC:

USE PERMIT to allow a daycare in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Liberty Circle and west of Mojave Road within Winchester. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
162-12-613-010

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3151 S. Liberty Circle
- Site Acreage: 0.16
- Project Type: Daycare (up to 12 children)

Site Plan
The picture depicts an existing single-family residence with access provided via Liberty Circle to the north. The applicant requests a daycare for up to 12 children within the existing residence, which requires a use permit. No modifications to the site are proposed.

Applicant's Justification
The applicant states they are currently licensed by the state of Nevada's Department of Health and Human Services to operate a daycare. Supervision will occur indoors with designated outdoor play areas in the back yard. Furthermore, there will be no more than 12 children under their supervision at any one time.

Surrounding Land Use

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

DRAFT

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
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed daycare will help provide essential childcare services to the community while maintaining the established residential character of the neighborhood. No site modifications are proposed, so the existing home will maintain its residential appearance. Because the program is already existing and there are no violations with the Clark County Public Response Office (CCPRO), staff does not anticipate adverse impacts to neighbors. Therefore, the 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

- 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

- No comment.

DRAFT

Fire Prevention Bureau

- Applicant is advised 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 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: CARE ACCESS NV 1, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0660

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 11/10/26

Location: 3130 S. McLeod, Las Vegas

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: 12/1/26 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:~~ ~~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

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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 # APR-26- 10163

ASSESSOR PARCEL #(s): 162-12-613-010

PROPERTY ADDRESS/ CROSS STREETS: 3151 S Liberty Circle

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit for a in home child care establishment

PROPERTY OWNER INFORMATION

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Care Access NV I, LLC

ADDRESS: 2247 San Diego Avenue, Suite 135

CITY: San Diego STATE: CA ZIP CODE: 92110

TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas STATE: Nevada ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

*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.

David Lynn

Egnyte Sign - eb99fd93b9

Property Owner (Signature)*

CARE ACCESS NV I, LLC
Care Access Real Estate Investments PBC
Its: Manager
By: David Lynn, CEO

Property Owner (Print)

Sep 11, 2026

Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 18, 2026

VIA HAND DELIVERY

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Special Use Permit for Daycare
3151 S. Liberty Circle

To Whom It May Concern:

Please be advised that our office represents the Applicant in the above-referenced matter. The Applicant is the owner of a single-family residential home located at 3151 S. Liberty Circle. The property is more particularly described as APN:162-12-613-010 (the "Site"). The Site is zoned RS5.2. The Applicant is requesting a special use permit to allow for a day care establishment.

The Applicant is regulated and licensed by the Nevada Department of Health and Human Services pursuant to NRS 432A and NAC 432A. The Site will serve no more than 12 children at a time. The daycare will operate during standard childcare hours with schedules designed to meet the needs of working families. The daycare will be conducted entirely within the home with designated play areas outside, both of which meet the regulatory requirements on safety sanitization and supervision. Additionally, the Site will comply with State Fire Marshal and the Southern Nevada Health District requirements.

The Las Vegas Valley faces a shortage of licensed childcare options. The Applicant will provide a safe, loving, inclusive environment. The Applicant's philosophy centers around learning through play by keeping the children actively engaged and intrinsically motivated in a fun learning environment. The children will be taught age-appropriate early learning curriculum that provides the roadmap to kindergarten readiness.

KAEMPFER
CROWELL

We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

12/02/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0649-DELGADO, ANGEL M.:

DESIGN REVIEW for an accessory structure on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.

Generally located west of Burnham Avenue and north of Sombrero Drive within Winchester. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
162-11-810-113

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3217 Burnham Avenue
- Site Acreage: 0.2
- Project Type: Accessory building
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 366

Plans & Request
Plans show an existing single-family residence and carport with access from Burnham Avenue to the south. In the rear yard west of the residence is an existing 366 square foot accessory building. The building is 14 feet in height and is made of sheet metal painted beige. Since this property is within the Historic Designation Overlay zone, new construction requires a design review.

Applicant's Justification
The applicant states that the accessory building was constructed for personal storage and was designed to comply with setback and separation requirements. The building is painted beige and is barely visible from a public street.

DRAFT

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)
There is an active zoning violation via CE25-34535 for building without permits.

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
Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the materials used and design of the accessory building are incompatible with the existing residence. Although the building is mostly screened from view from public street and there are no additional design criteria for development within the Historic Designation Overlay, the building is inconsistent with the structures in the surrounding area. Therefore, staff cannot support this 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;
- The metal fence in the front yard shall be removed prior to final inspection for the accessory structure.

DRAFT

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ANGEL M. DELGADO
CONTACT: ANGEL DELGADO, 3217 BURNHAM AVENUE, LAS VEGAS, NV 89169

DRAFT

AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS/DR-26-0649

Property Owner or **Subdivision Name:** ANGEL M DELGADO

Public Hearing: Yes ☑ No ☐

Staff Report already created: Yes ☐ No ☑

Delete this application from the: **TAB/CAC** _____ **PC** 12/1/26 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 12/2/26

Change(s) to be made:

- ☐ Held no date specific
- ☐ Withdrawn
- ☑ No change to meeting(s) WINCHESTER TAB 11/10/26
- ☐ Amend Write-up
- ☐ Renotify
- ☐ Make a public hearing (Radius: _____)
- ☑ Rescheduling
- ☐ Other: _____
- ☐ Additional fees – $AMOUNT OF ADDITIONAL FEES:_____
- ☐ Refund
  - ☐ 80%
  - ☐ 100% (please include justification for full refund below)
  - AMOUNT OF REFUND$: _____

Reason for Change: INCORRECTLY ADDED MEETING DATE IN ACCELA -- THE APPLICATION NEEDS TO GO TO THE BCC -- CORRECT MEETING DATES ARE TAB 11/10/26 AND BCC 12/2/26

Change initiated by: JL **Date:** 10/14/26

Change authorized by: [signature] **Date:** 10/15/26

Change processed by: [signature] **Date:** 10/15/2026

Distribution e-mail sent by: [signature] **Date:** 10/15/2026

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 162-11-810-113

Town Board(s): WINCHESTER

Verified by: _____ Date: _____

Rev. 08/2024

12/02/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400108 (UC-23-0191)-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT SECOND EXTENSION OF TIME for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.
DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.50 acres in a CR (Commercial Resort) Zone.

Generally located west of Paradise Road and south of Sahara Avenue within Winchester. TS/gc/kh (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

DEVIATIONS:
1. Allow alternative street landscaping along Paradise Road where landscaping per Figure 30.64-17 is required.
2. Increase wall height to 11.5 feet where a maximum of 3 feet is permitted within the required zoning district setback per Section 30.64.020 (a 283.3% increase).
3. Reduce gate setback to 8 feet where a minimum of 18 feet is required when gates remain open during business hours per Section 30.64.020 (a 55.6% reduction).
4. Allow all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the setback from a street to 2 feet where a minimum of 10 feet is required per Table 30.44-1 (an 80% reduction).
2. Allow alternative driveway design where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 2535 S. Las Vegas Boulevard
- Site Acreage: 17.50

DRAFT

- Project Type: Modifications (landscaping, screening, driveways) to an existing resort hotel (Sahara)
- Wall Height (feet): 11.5

Site Plans

The original plans depict modifications to the street frontage along Paradise Road for the existing Sahara Resort Hotel. The existing bus turn-out will be vacated and the bus stop will be relocated to the adjacent property farther south. Off-site improvements will be installed in place of the bus turn-out to match the rest of the street frontage including the attached sidewalk. An approximately 8 foot high wall with painted EIFS finish to match the hotel, plus an approximately 2 foot high decorative metal privacy screen with a bronze metal finish on top of the wall is proposed along the entire frontage of Paradise Road. The pilasters between sections of walls will have a concrete planter bowl with artificial plants on top to bring the overall height of the wall to 11.5 feet. The wall will be set back 2 feet to 10 feet from the property line. Additionally, the maintenance driveway will be reconstructed with new sliding access gates that are set back 8 feet from the property line and will remain open during business hours. The access gates will be decorative with a bronze and brass metal finish. The proposed driveway will not be a curb return driveway and will instead be constructed per Commercial Driveway Option A as shown in Uniform Standard Drawing 224.

Landscaping

The approved plans show a 2 foot to 10 foot wide landscape area with an attached sidewalk along Paradise Road. The landscaping will consist of a combination of 24 inch box Bay Laurel trees, Green Cloud Texas Ranger, Japanese Boxwood, and Majestic Beauty Indian Hawthorne shrubs. Artificial turf will also be used along the edges of the landscape area. Additionally, Mediterranean Fan Palms are located behind the wall near the southern driveway.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900506 (UC-23-0191):

Current Planning

- Until October 4, 2026 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; 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.

Listed below are the approved conditions for UC-23-0191:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

DRAFT

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

Public Works - Development Review

- Applicant must enter into a written agreement that Applicant will, at a minimum, indemnify, hold harmless, and defend Clark County and its employees and add "Clark County" as an additional insured on a commercial general liability insurance policy with insurance limits as specified and required by Clark County; absent the aforementioned written agreement, vehicles shall not queue in the public right-of-way;
- Applicant must post "No Parking" and/or "No Loading or Unloading" signs on the southbound curb of Paradise Road;
- Applicant will only propose gates with retractable doors as opposed to swinging doors to avoid interference with pedestrians and vehicular traffic in the public right-of-way;
- Applicant must have and provide to Clark County set hours for use of the driveway to the service area that avoids the busiest and most congested days and times for pedestrian and/or vehicular traffic in the public right-of-way.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Applicant's Justification

The applicant states that during the past year they have completed the survey for all utilities and easements and continued to work with the utility agencies to coordinate efforts for the approved frontage changes on Paradise Road. The civil plans have been revised due to unknown utility lines that were present and are anticipated to be submitted to the utilities for approval of the design and encroachment into the underground easements within the next few months and then to Clark County Public Works for review. Once approved, coordination between the civil improvements and the building permits will need to be completed and the building permits reviewed and approved. Therefore, the applicant is requesting 2 additional years to maintain the existing approvals granted under UC-23-0191. This will allow enough time for the review process through the utility agencies, Clark County Public Works and Building Departments, and then for work to commence on the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ASDR-26-900374	Administrative sign design review to increase the number of wall signs	Approved by ZA	June 2026

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900506 (UC-23-0191)	Administrative first extension of time for use permit, deviations, waivers of development standards, and design review for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara)	Approved by ZA	July 2025
UC-23-0191	Use permit, deviations, waivers of development standards, and design review for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara)	Approved by BCC	October 2023
VS-23-0192	Vacation and abandonment a portion of right-of-way being Paradise Road	Approved by BCC	October 2023
DR-22-0367	Design review for modifications to an approved comprehensive sign plan	Approved by BCC	August 2022
UC-22-0044	Use permit for modifications to landscaping and screening along Las Vegas Boulevard South and Paradise Road	Approved by BCC	March 2022
UC-22-0021	Use permit for modifications to an approved comprehensive sign plan	Approved by BCC	March 2022
ADR-20-900123	Administration design review for restaurant addition	Approved by ZA	March 2020
WS-19-0803	Waivers of development standards to reduce setbacks and permit non-standard improvements within the right-of-way and design reviews for the renovation of a porte-cochere, water feature, site additions, and enhancements	Approved by BCC	November 2019
DR-19-0555	Design review for an expansion and renovation of outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Design review to amend a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Use permit to reduce parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Use permit to increase building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Use permit for comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Use permit for additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Use permit for additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1013-99	Use permit for additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Entertainment Mixed-Use	CR	Undeveloped (proposed resort hotel/arena - UC-24-0574)
East	Entertainment Mixed-Use	CR	Parking lot & multi-family residential
West	Entertainment Mixed-Use	CR	Outdoor recreational facility (concert/event/fairgrounds/live entertainment)

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 circumstances in the surrounding area have not substantially changed since the original application was approved. The applicant has submitted off-site improvement plans (PW24-19264) where comments were issued to the applicant in January 2025. However, due to the discovery of unknown utility lines in the area, revisions to the plans are necessary. Since the applicant has been working on updating these plans, staff does not have an issue with the extension of time request.

Public Works - Development Review
There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation
Approval.

DRAFT

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

- Until October 4, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LV-PCPS, LLC, LV-AM, LLC, LV-MRPC, LLC
CONTACT: MELISSA EURE, GC GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

DRAFT

12/02/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0665-MRCI FUNDING CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** to allow on-site temporary construction activities; **2)** driveway geometrics; and **3)** allow an attached sidewalk on 0.68 acres in a CR (Commercial Resort) Zone.

Generally located north of Desert Inn Road and east of Debbie Reynolds Drive within Winchester. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-09-806-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.
2. a. Reduce driveway width to 20 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 38% reduction).
   b. Eliminate the throat depth to 0 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
   c. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 225.
3. Allow an attached sidewalk to remain along Debbie Reynolds Drive where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.68
- Project Type: Temporary construction activities and employee parking
- Number of Stories: 1 (storage units)
- Building Height (feet): 10 storage units and façade mockup
- Parking Required/Provided: 0/25 employee

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400108

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 11/10/26

Location: 3130 S. McLeod, Las Vegas

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: N/A Time: N/A

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: 12/2/26 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

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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 # APR-26-101705

ASSESSOR PARCEL #(s): 162-09-502-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Blvd & Sahara Ave (2535 S Las Vegas Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Request for 2nd Extension of Time to UC-23-0191 of the approved Deviations, Waivers of Development Standards and Design Review for modifications (landscaping, screening, and apartment).

PROPERTY OWNER INFORMATION

NAME: LV-AM, LLC

ADDRESS: 2535 Las Vegas Blvd South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Same as above

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: GC Garcia, Inc c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr., Suite 210

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: (702) 435-9909 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.

Property Owner (Signature)*	Craig Pleva Property Owner (Print)	09/21/2026 Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101705

ASSESSOR PARCEL #(s): 162-09-502-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Blvd & Sahara Ave (2535 S Las Vegas Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Request for 2nd Extension of Time to UC-23-0191 of the approved Deviations, Waivers of Development Standards and Design Review for modifications (landscaping, screening, and apartment).

PROPERTY OWNER INFORMATION

NAME: LV-MRPC, LLC

ADDRESS: 2535 Las Vegas Blvd South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Same as above

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: GC Garcia, Inc c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr., Suite 210

CITY: Henderson STATE: NV ZIP CODE: 89014

TELEPHONE: (702) 435-9909 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.

Property Owner (Signature)*	Craig Pleva Property Owner (Print)	09/09/2026 Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101705
ASSESSOR PARCEL #(s): 162-09-502-001
PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Blvd & Sahara Ave (2535 S Las Vegas Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Request for 2nd Extension of Time to UC-23-0191 of the approved Deviations, Waivers of Development Standards and Design Review for modifications (landscaping, screening, and apartment).

PROPERTY OWNER INFORMATION

NAME: LV-PCPS, LLC
ADDRESS: 2535 Las Vegas Blvd South
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: GC Garcia, Inc c/o Melissa Eure
ADDRESS: 1055 Whitney Ranch Dr., Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: (702) 435-9909 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.

Property Owner (Signature)*	Craig Pleva Property Owner (Print)	09/21/2026 Date

GCGARCIA

September 29, 2026

Jason Allswang
Planning Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: 2nd Extension of Time for Use Permit with deviations, Waivers of Development Standards, and Design Review at Las Vegas Blvd. & Sahara Ave.
APN: 162-09-502-001

Dear Jason,

On behalf of our client, LV-PCPS, LLC; LV-AM, LLC; and LV-MRPC, LLC; please accept the attached application for the second Extension of Time for the approved Use Permit (UC-23-0191) with deviations, Waivers of Development Standards, and design review of the existing hotel resort (Sahara). The subject site currently is composed of one parcel of approximately ± 17.5 acres.

The subject site has an Entertainment Mixed-Use (EM) land use designation and is zoned Commercial Resort (CR). Properties located to the east, south, and west are also designated Entertainment Mixed-Use (EM). Properties located north of the subject site are within the jurisdiction of the City of Las Vegas.

Surrounding zoning consists of General Commercial (C-2) zoning to the north within the City of Las Vegas, and Commercial Resort (CR) zoning to the south, east and west. The property to the south is currently undeveloped and is associated with the proposed All Net Resort & Arena project. The property to the west contains an outdoor recreation and entertainment facility utilized for concerts, events, fairs, and other live entertainment activities. Properties to the east consist of a combination of parking facilities and multi-family residential development (Turnberry Towers).

EXTENSION OF TIME
The Use Permit (UC-23-0191) was originally approved by the Board of County Commissioners on October 4, 2023. The first extension of time, for one year, was administratively approved on July 15, 2025 (ADET-25-900506).

The approved application under UC-23-0191 was for an approximately 700+linear feet of new decorative security wall, enhanced landscaping and removal of an existing southbound bus turn-out along the west side of Paradise Rd. The project included deviations as shown on the approved plans consisting of alternative street landscaping, increased wall height, reduced gate setback, and other site improvements as depicted on the approved plans; Waivers of Development Standards for reduced street setbacks and alternative driveway geometrics along a portion of Paradise Rd.

During the past year the applicant has completed the survey for all utilities and easements and continued to work with the utility agencies to coordinate efforts for the approved frontage changes on Paradise. The civil plans have been revised and are anticipated to be submitted to the utilities for approval of the design and encroachment into the underground easements within the next few months and then to Clark County Public Works for review.

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

Once approved, coordination between the civil improvements and the building permits will need to be completed and the building permits reviewed and approved. The applicant is requesting a second Extension of Time for two years to maintain the existing approvals granted under UC-23-0191. This is to allow for enough time for the review process through the utility agencies, Clark County Public Works and Building depts and then for work to commence on the project.

Extension of Time Approval Criteria:
An Extension of Time request is subject to the following approval criteria.

(1) Conditions have not substantially changed to warrant a denial. 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.

Conditions have not substantially changed to warrant a denial. The property is still an active resort hotel and there have been no new regulations or violations affecting the property.

SUMMARY JUSTIFICATION:
The applicant has been diligently working through the issues created by the unknown utility lines that were present in the portion of the frontage where the project will occur. This second Extension of Time will allow the additional time needed to complete the civil improvement review and approval process through the various utility agencies as well as Clark County Public Works and Building depts. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

Site Plan

The site plan depicts a storage yard with parking for employees, a mockup construction example, and 7 storage containers. The storage containers and mockup area are located along the east side of the property. Material storage areas are located along the north property line and in the central part of the property. Parking is in the central and west part of the lot. 24-foot-wide drive aisles are provided for the parking areas and access to the interior of the site. Waivers are requested for driveway design at the northwest corner of the property at Debbie Reynolds Drive and to keep the existing attached sidewalk.

Landscaping

Landscaping is not a part of the proposed use.

Elevations

The construction storage units are standard sizes with a flat roof and doors facing west.

Applicant's Justification

The applicant is proposing to operate a temporary construction yard which will be operated in support of the new hotel development on 2995 Paradise Road. The yard will include temporary power with storage containers, employee parking, material storage, and a mockup of typical construction. No permanent buildings or improvements are proposed on the property. The proposed storage yard avoids negative impacts on the surrounding uses. The applicant is proposing to keep the existing attached sidewalk for the proposed storage yard and not install a detached sidewalk. Upon completion of construction activities, all temporary construction storage will be removed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0564	Expand GED, HIP, resort hotel, resort condominiums, live entertainment, shopping center, kitchens in guest rooms	Approved by BCC	January 2023
ET-21-400170 (UC-1223-07)	A sixth extension of time to expand the Gaming Enterprise District for a high impact project, resort hotel consisting of 3,250 hotel rooms and 250 resort condominiums is a related item on this agenda.	BCC Withdrawn without prejudice	January 2023
AR-21-400171 (WS-0237-08)	Sixth application for review for outdoor temporary events subject to removing the time limit	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400124 (UC-0899-14)	Fourth application for review for temporary outdoor events without a licensed business on-site subject to removing the time limit	Approved by BCC	December 2020

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400044 (UC-0899-14)	Third application for review for temporary outdoor events without a licensed business on-site	Approved by BCC	July 2020
AR-18-400265 (WS-0237-08)	Fifth application for review for an outdoor tent for a temporary event	Approved by BCC	February 2019
ET-18-400267 (UC-1223-07)	Fifth extension of time for the resort hotel with resort condominiums - until December 19, 2021 to commence	Approved by BCC	February 2019
AR-18-400234 (UC-0899-14)	Second application for review for temporary outdoor commercial events without a licensed business on-site	Approved by BCC	December 2018
WS-0237-08 (AR-0171-16)	Fourth application for review for an outdoor tent for a temporary event	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2017
UC-0899-14 (AR-0003-16)	First application for review for temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	March 2016
UC-0899-14	Use permit to allow temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	February 2015
WS-0237-08 (ET-0126-13)	Third application for review for an outdoor tent for a temporary event (2 extensions of time to commence were approved prior to this review)	Approved by BCC	February 2014
UC-1223-07 (ET-0127-13)	Third extension of time for the resort hotel with resort condominiums	Approved by BCC	February 2014
WS-0237-08 (ET-0046-11)	Second extension of time to commence an outdoor tent for a temporary event	Approved by BCC	June 2011
UC-1223-07 (ET-0045-11)	Second extension of time for the resort hotel with resort condominiums	Approved by BCC	June 2011
UC-1223-07 (ET-0321-09)	First extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2010

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0237-08 (ET-0322-09)	First extension of time to commence an outdoor tent for a temporary event	Approved by BCC	January 2010
WS-0237-08	Waivers of development standards to allow an outdoor tent for a temporary event	Approved by BCC	April 2008
UC-1223-07	Use permit to expand the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0786-06	Use permit to allow a 39 story, 300 hotel room, 300 resort condominium resort hotel (The Beach) on the northeast corner of the subject site	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Residence Inn, Las Vegas Marriott
South	Entertainment Mixed-Use	CR	Metropolis Condominiums
East	Entertainment Mixed-Use	CR	Residence Inn, Las Vegas Marriott
West	Entertainment Mixed-Use	CR	Approved hotel (Majestic), parking lot

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.

Waivers of Development Standards #1
The proposed location is surrounded on 3 sides by residential hotel property and is not compatible with the surrounding area for construction yard storage activity. The applicant has other options in the immediate area of the construction site that are more conducive to storage yard facilities without being near incompatible uses. The proposed development does not meet the intent of Clark County Master Plan Policy 1.4.1. Staff cannot support the waiver request.

Public Works - Development Review
Waiver of Development Standards #2a & #2b
The reduction in throat depth and driveway width, reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will result in on-street stacking of vehicles. Therefore, staff cannot support this request.

DRAFT

Waiver of Development Standards #2c
Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Waiver of Development Standards #3
Staff cannot support the request to allow the existing attached sidewalk to remain along Debbie Reynolds Drive. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

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:

- 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 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;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements;
- Reconstruct north driveway on Debbie Reynolds Drive as a commercial pan driveway per Uniform Standard Drawings 224;
- North driveway on Debbie Reynolds Drive to have a minimum driveway width of 32 feet from lip of gutter to lip of gutter.

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 and reference POC Tracking

DRAFT

#0156-2027 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JEFF PAWLOWSKI
CONTACT: DAVID DUCK, MORTENSON, 433 S. FARMER AVENUE, SUITE 101, TEMPE, AR 85281

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0665

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 11/10/26

Location: 3130 S. McLeod, Las Vegas

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: _____ 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: 12/2/26 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

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

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 # _____

ASSESSOR PARCEL #(s): 16209806008

PROPERTY ADDRESS/ CROSS STREETS: 3244 Debbie Reynolds Dr, Las Vegas, NV 89109 / Convention Center Dr and E Dessert Inn Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Empty lot will be used for temporary stagging of mobile office trailers, material staging, parking, and construction mockups.

PROPERTY OWNER INFORMATION

NAME: MRC I FUNDING, LLC

ADDRESS: 7750 Wisconsin Avenue

CITY: Bethesda STATE: MD ZIP CODE: 20814

TELEPHONE: 702.650.6608 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: David Duck

ADDRESS: 700 Meadow Lane North

CITY: Minneapolis STATE: MN ZIP CODE: 55422

TELEPHONE: 619.341.8507 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: David Duck

ADDRESS: 700 Meadow Lane North

CITY: Minneapolis STATE: MN ZIP CODE: 55422

TELEPHONE: 619.341.8507 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.

Property Owner (Signature)*	James McKinney (Vice President)	July 20, 2026
	Property Owner (Print)	**Date**

JUSTIFICATION LETTER

David Duck, PhD, PE
M.A. Mortenson
700 Meadow Lane North
Minneapolis, MN, 55422

07/08/2026

Jennifer Leslie
Clark County Comprehensive Planning Department
500 S Grand Central Pkwy
Las Vegas, NV 89155

Dear Jennifer Leslie:

I am writing on behalf of the M.A. Mortenson Company, the applicant, who requests a Waiver of Development Standards located on APN 162-09-806-008. The property is owned by MRC I FUNDING LLC and is located at 3244 Debbie Reynolds Drive, Las Vegas, NV 89109. The property is in the Commercial Resort (CR) Zone District and the Planned Land Use Category is Entertainment Mixed-Use (EM).

Temporary Construction Activities

The purpose of the Waiver of Development Standards application is to allow temporary construction activities without a building permit where on-site temporary construction activities are allowed with a building permit (per Section 30.03.01E of Title 30). This application is required to support the construction of the new hotel project located on 2995 Paradise Rd., Las Vegas, NV 89109 (BD25-54588).

The site currently contains no permanent structures and is accessible from Debbie Reynolds Drive via an existing 20-foot-wide commercial driveway. The site is generally level and suitable for temporary occupancy. Vehicular access, parking, and circulation can be accommodated entirely on-site without modifications to the public right-of-way. The applicant proposes a temporary construction staging facility consisting of mobile storage containers, employee parking, material staging areas, and construction mock-up. The construction mock-up will be used to replicate the building façade and ensure design constructability, as well as to perform water spray testing. No permanent buildings or site improvements are proposed. The use is intended to support ongoing development and construction activities within the surrounding resort corridor area. Temporary office trailers and associated facilities would remain below the maximum height identified on the site plan and are compatible with surrounding development patterns.

The proposed temporary use will not alter the property's underlying Entertainment Mixed-Use (EM) land use designation or Commercial Resort (CR) zoning classification. The site is located within an area characterized by resort, commercial, and ongoing development activities, making it well suited to accommodate a temporary construction staging operation. Upon completion of construction activities, all temporary facilities will be removed, and the property will remain available for future development consistent with the adopted land use designation and zoning district.

The requested Waiver of Development Standards will facilitate construction support activities while maintaining compatibility with surrounding land uses, providing adequate on-site parking and circulation, and avoiding impacts to adjacent properties or public infrastructure.

Public Works Development Standards

The Applicant requests a Waiver of Development Standard 30.04.08.5.ii.a to allow the existing sidewalks in lieu of detached sidewalks. The sidewalks are already constructed and attached along the Property, as well as along the properties to the north, south and across the street. Requiring detached sidewalks for this

temporary use and along this approximately 175-foot stretch would create an inconsistent pedestrian design along the east side of Debbie Reynolds Drive. This proposed waiver will maintain continuity with the surrounding development pattern and streetscape, while avoiding unnecessary reconstruction of functioning sidewalk improvements.

The Applicant requests a Waiver of Development Standards related to the commercial driveway standards set forth in USD 222.1. The following waivers are requested:

- A waiver to reduce the driveway width to 20 feet, where a minimum width of 32 feet is required.
- A waiver to allow the existing pan driveways to remain.
- A waiver to eliminate throat depths, where 25 feet is required.

The driveway exists, and no modifications are proposed or planned. The proposed use is temporary and is not expected to generate consistent heavy traffic. The current design of the driveway adequately accommodates the needs of the temporary construction activities and will not adversely affect the Property's functionality or the surrounding area. Upon completion of the construction, the Property will be restored to its original condition.

Thank you for your consideration of this request.

Sincerely,

David E. Duck, PhD, PE