Winchester Town Advisory Board

Winchester Dondero Cultural Center
3130 S. McLeod Dr.
Las Vegas, NV 89121
November 24, 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 November 10, 2026. (For possible action)

IV. Approval of the Agenda for November 24, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

12/16/26 BCC

1. UC-26-0690-WESTWYNN, LLC:

USE PERMITS for the following: **1)** recreational and entertainment facility; and **2)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; **4)** eliminate on-site parking; and **5)** eliminate trash enclosure.

DESIGN REVIEW for a proposed recreational and entertainment facility lot on 38.08 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Fashion Show Drive within Paradise and Winchester. TS/hw/cv (For possible action) **12/16/26 BCC**

2. AR-26-400115 (UC-25-0826)-RW LV FUTURE LAND, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational and entertainment facilities; and **2)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.85 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Genting Boulevard within Winchester. TS/hw/cv (For possible action) **12/16/26 BCC**

3. UC-26-0687-CCC, LLC:

USE PERMITS for the following: **1)** mini-warehouse; and **2)** caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** modify residential adjacency standards; **3)** allow an attached sidewalk; and **4)** allow non-standard improvements within the right-of-way.

DESIGN REVIEW for a proposed retail and mini-warehouse complex on 6.89 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Decatur Boulevard within Winchester. (For possible action) **12/16/26 BCC**

4. **UC-26-0724-2687 LLC:**
USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** eliminate street landscaping; and **3)** allow alternative driveway geometrics in conjunction with an existing industrial development on 0.55 acres in an IL (Industrial Light) Zone. Generally located northwest of Sammy Davis Jr. Drive and south of Sahara Avenue within Winchester. TS/dd/cv (For possible action) **12/16/26 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: December 8, 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

November 10, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair –ABSENT	April Mench – **PRESENT**
	Christopher Hooper– Vice Chair – **PRESENT**	Brad Evans – **PRESENT**
	Judith Siegel – **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 6:02 p.m.

II. Public Comment

None

III. Approval of Minutes For October 27, 2026

Moved by: Brad Evans
Action: Approved
Vote: 4/0

IV. Approval of Agenda for November 10, 2026

Moved by: April Mench
Action: Approved
Vote: 4/0

V. Informational Items

Liaison informed broad to re-apply to be on the board

VI. Planning & Zoning

12/01/26 PC

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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**

Motion by: April Mench
Action: Approved
Vote: 4/0

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**

Motion by: Judith Siegel
Action: Approved
Vote: 4/0

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**

Motion by: Brad Evans
Action: Approved
Vote: 4/0

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**

Motion by: April Mench
Action: Approved
Vote: 4/0

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**

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Motion by: Brad Evans
Action: Approved
Vote: 3/1

VII. General Business:

Vivian Pilerski reminded broad to reapply.

VIII. Public Comment:

IX. The next regular meeting will be November 24, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:03 p.m.

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12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0690-WESTWYNN, LLC:

USE PERMITS for the following: **1)** recreational and entertainment facility; and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; **4)** eliminate on-site parking; and **5)** eliminate trash enclosure.
DESIGN REVIEW for a proposed recreational and entertainment facility lot on 38.08 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Fashion Show Drive within Paradise and Winchester. TS/hw/cv (For possible action)

RELATED INFORMATION:

APNs:
162-09-403-004; 162-16-101-008 through 162-16-101-011

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Eliminate street landscaping along Las Vegas Boulevard South where a 10 foot wide landscape area is required per Section 30.04.01D.
   b. Eliminate street landscaping along Sammy Davis Junior Drive where a 10 foot wide landscape area is required per Section 30.04.01D.
2. a. Increase the height of a wall along Las Vegas Boulevard South to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
   b. Increase the height of a fence along Fashion Show Drive to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
   c. Increase the height of a fence along Sammy Davis Junior Drive to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
3. a. Allow a non-decorative fence (chain-link) along Sammy Davis Junior Drive where a decorative fence is required per Section 30.04.03B.
   b. Allow a non-decorative fence (chain-link) along Fashion Show Drive where a decorative fence is required per Section 30.04.03B.
4. Eliminate on-site parking where 40 spaces are required per Section 30.04.04D.
5. Eliminate on-site trash enclosures where trash enclosures are required per Section 30.04.05D

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

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BACKGROUND:
Project Description
General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 38.08
- Project Type: Recreational/entertainment facility (fairground)
- Parking Required/Provided: 40 /0

Plans & Request

The plans show an existing paved area located west of Las Vegas Boulevard South and north of Fashion Show Drive consisting of 5 parcels. The entire site is a paved lot that is occasionally used for overflow resort parking. The site is proposed to be primarily used as a fairground/recreational facility to host various outdoor events with live entertainment. No permanent structures are proposed at this time with any structures being temporary and based on the nature of the events on the site. The plans show a sample set-up that could be used for a variety of events including concerts. The plans show the southeastern portion of the site closest to the Las Vegas Boulevard South will contain the main event area, which could include a main stage area and various support tents with the temporary structures ranging in height from 20 to 35 feet and will range in size from 12,800 square feet up to 41,360 square feet. The north and west portions of the site would serve as parking areas for attendees. While no permanent dedicated parking will be provided on-site, temporary parking spaces will be provided depending on the arrangement and size of the events taking place on the site. Access to the site is provided by existing driveways along Fashion Show Drive and Sammy Davis Junior Drive. Pedestrian-only access is provided along Fashion Show Drive. The site is enclosed with an 8 foot high decorative wall along Las Vegas Boulevard South and the western portion of Fashion Show Drive. The remainder of the property boundary contains an 8 foot tall chain-link fence. There is no existing landscaping on the site and no landscaping is offered. Additionally, no permanent trash enclosure is proposed with temporary dumpsters and trash cans provided based on the proposed events.

Applicant's Justification

The site will be used for a variety of events, including music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sports-related special events, filmed events, and other similar events. Events may be operated solely by third parties, by third parties in conjunction with Wynn Las Vegas, or solely by Wynn Las Vegas. Events may be ticketed, may be open to the public, or may be invitation-only. Events may be single-day or span multiple days, and may exceed 5,000 attendees, depending on the nature of the event. It is anticipated there will be at least three to four events per year on an ongoing with the actual number depending on demand. Ample off-site parking is available at nearby hotels and casinos. Parking needs will be determined on an event-by-event basis. Depending on the nature of the event, some on-site parking may be available. No permanent buildings, structures, or ongoing operations are proposed, so the site will not produce refuse on a continuing basis

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Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0874	Use permit for a temporary outdoor commercial event with live entertainment - expired	Approved by BCC	January 2024
UC-22-0267	Use permit for temporary construction storage - expired	Approved by BCC	June 2022
WS-21-0035	Waiver of development standards to increase the height of a wood fence	Approved by BCC	March 2021
UC-18-0784	Use permit for a temporary parking lot	Approved by BCC	November 2018
UC-18-0592	Use permit for a temporary parking lot	Approved by BCC	September 2018
UC-0471-11	Use permit for an art gallery with an outdoor display area - expired	Approved by PC	November 2011
UC-1323-00	Use permit for Halloween haunted house outdoor event - expired	Approved by PC	September 2000
UC-0427-00	Use permit for a private bungee jumping recreational facility - expired	Approved by PC	April 2000

*Numerous applications have been approved for all subject parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Resorts World resort hotel
South	Entertainment Mixed-Use	CR	Fashion Show Mall
East	Entertainment Mixed-Use	CR	Wynn & Encore resort hotels
West	Entertainment Mixed-Use	CR	Trump International hotel, office, & retail complex

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 Permits
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 purpose of reviewing recreational and live entertainment uses is to assure the location of such uses will not negatively impact surrounding properties, is within the character of the

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neighborhood, and there is sufficient parking to accommodate the uses. In this case, the proposed recreational facility is near other resorts hotels and the Fashion Show Mall. Additionally, the site has frontage along Las Vegas Boulevard South. Similar use permits have been approved for recreational facilities, live entertainment, and fairgrounds directly to the north of the site at Resorts World and the Las Vegas Fairground. The subject site also has significant history of entertainment and resort uses along with previous temporary events. The properties surrounding the subject site are either undeveloped or have tourist and entertainment centric uses. There are also no residential uses directly adjacent to the subject site. The site is large enough to provide sufficient on-site temporary spaces and there are several adjacent resorts and public transportation to address parking needs on the site. Staff finds the proposed recreational facility and live entertainment uses are appropriate for the site given there are similar uses already approved and operating in the surrounding area. The surrounding area also contains mainly entertainment and tourist related uses with no adjacent residential uses. The site is well suited to host events and there have been several previous temporary events with no reported complaints. Additionally, the proposed use permits will support Master Plan Policies 1.4.4 and 5.1.3, which support the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of street landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. In this case, the site is adjacent to both Las Vegas Boulevard South and Sammy Davis Jr. Drive. Both streets service resort hotels and have significant pedestrian traffic. Currently, there is little to no street landscaping along both streets within this area. Additionally, the site is currently a paved, uncovered lot with no existing landscaping. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Additionally, the site currently acts as a large heat sink increasing temperatures in this area significantly. Staff cannot support these requests given the negative impacts the lack of landscaping has on the site and the surrounding area.

Waivers of Development Standards #2 & #3

Increase wall height is the subject of this request and is located along Las Vegas Boulevard South and the chain-link fences are located along Fashion Show Drive and Sammy Davis Jr Drive. The fences and walls exist and are primarily used to secure the site. Given the high intensity nature of the surrounding area and the large number of pedestrian areas, staff can understand the need for a taller wall or fence to secure the property. Additionally, the wall along Las Vegas Boulevard South is decorative. Staff does not support the use of chain-link fencing

materials particularly along Sammy Davis Jr Drive and Fashion Show Drive. Given the site is being partially developed for recreational uses and these streets will serve as the entrance for the site, these fences should be upgraded to a more decorative material. As a result, staff can support waiver of development standards #2, however, staff does not support waiver of development standards #3.

Waiver of Development Standards #4

The purpose of requiring on-site parking is to ensure there will be no parking in adjacent areas that may create unsafe conditions. Given the number of resort hotels and large-scale commercial complexes in the surrounding area, there is generally a large amount of surplus parking in the surrounding area that could be used to accommodate the events on the site. Additionally, the applicant has indicated temporary parking spaces will be provided based on the intensity of the events. The site is also large enough to accommodate rotating parking areas. Additionally, there is a high-capacity bus line that runs down Las Vegas Boulevard South that can also help alleviate any on-site parking issue. The site will also be primarily used to host events that will be particularly tourist focused as well. Finally, similar parking reductions have been approved in the past in the area for similar types of recreational facilities. For these reasons, staff can support this request.

Waiver of Development Standards #5

Trash enclosures are required for non-residential development as the intensity of such development produces a significant amount of refuse that needs to be handled on site. The proposed use of the site is intermittent or will not produce a significant amount of refuse. Additionally, each temporary event on the site will need to address waste needs that will change in intensity and with a varied set-up. As a result, the use of permanent trash enclosure may not be prudent in this case. Staff finds permanent trash enclosures should be provided when the site is developed in a more permanent manner but otherwise can support this request.

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.

The proposed recreational facility is well situated within an area dedicated to entertainment and tourism-related uses with little to no residential developments surrounding the site. Additionally, the surrounding area has had similar uses approved. The site has sufficient access to both Las Vegas Boulevard South, Fashion Show Drive, and Sammy Davis Jr Drive. There is sufficient parking that can temporarily be provided on-site and within more permanent structures in the area. The site is large enough to support recreational facility uses, as well. With that said, staff has significant concerns regarding the lack of landscaping on the site. The location of site along 2 large pedestrian thoroughfares makes landscaping important to support the pedestrian realm along Las Vegas Boulevard South. Additionally, the site is a large unshaded lot making it a heat sink negatively impacting the surrounding area over time. For these reasons, staff is unable to support this request.

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Staff Recommendation
Approval of the use permits and waivers of development standards #2, #4, and #5; denial of waivers of development standards #1 and #3 and the design review.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer must notify the Collection System Services Group at 702-668-8048 of the upcoming special events and submit a completed Application for Temporary Capacity Agreement identifying the connection location to the District's sewer system; the application must include on-site plumbing plans showing fixtures, connection point(s), total estimated discharge flow, 8 ½11-inch map(s) and/or sketches, and a non-refundable administrative fee of $1,000; following the event, the organizer will be invoiced for the discharged volume based on the estimated discharge flows provided in the application; and for inquiries, email amelo@cleanwaterteam.com and specialevents@cleanwaterteam.com.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: WESTWYNN, LLC
CONTACT: LISA CASERTA, WYNN LAS VEGAS, 3131 LAS VEGAS BLVD SOUTH, LAS VEGAS, NV 89109

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0690

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

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

Date: 11/24/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

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

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date: 11/24/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 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 02/04/2026

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101937

ASSESSOR PARCEL #(s): 162-16-101-008, 162-16-101-009, 162-16-101-010, and 162-16-101-011

PROPERTY ADDRESS/ CROSS STREETS: 3120 Las Vegas Blvd., South, Las Vegas, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

WestWynn is seeking a Recreational and Entertainment Facility Special Use Permit to allow for a variety of events to be held on the designated parcels. These events may include, but are not limited to, music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sports-related special events, and filmed events. Events may be single-day or span multiple days, and attendance may exceed 5,000 participants, depending on the event.

PROPERTY OWNER INFORMATION

NAME: WestWynn, LLC

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7574 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: WestWynn, LLC

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7574 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Lisa Caserta

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7591 CELL n/a 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)*	Thomas J. Reich Property Owner (Print)	2/27/2026 Date

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101937
ASSESSOR PARCEL #(s): 162-09-403-004

PROPERTY ADDRESS/ CROSS STREETS: 3120 Las Vegas Blvd., South, Las Vegas, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

WestWynn is seeking a Recreational and Entertainment Facility Special Use Permit to allow for a variety of events to be held on the designated parcels. These events may include, but are not limited to, music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sports-related special events, and filmed events. Events may be single-day or span multiple days, and attendance may exceed 5,000 participants, depending on the event.

PROPERTY OWNER INFORMATION

NAME: Tishmar, LLC
ADDRESS: 3411 Las Vegas Blvd., South
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: (702) 770-7000 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: WestWynn, LLC
ADDRESS: 3131 Las Vegas Blvd., South
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: (702) 770-7000 CELL n/a ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Lisa Caserta
ADDRESS: 3131 Las Vegas Blvd., South
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: (702) 770-7591 CELL n/a 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)* ^ | Thomas J. Reich (Property Owner (Print)) | 2/27/2026 (Date)

^ WestWynn, LLC is the long-term tenant of the parcel

THOMAS J. REICH
Senior Vice President, General Counsel and Secretary
direct dial: (702) 770-7574
fax: (702) 770-1518
email: thomas.reich@wynnlasvegas.com

October 16, 2026

VIA UPLOAD

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

Re: WestWynn, LLC Application for a Recreational and Entertainment Facility Special Use Permit

To Whom it May Concern,

The Las Vegas valley has undergone a remarkable transformation over the decades, evolving from a desert town known primarily for its casinos and gaming culture into a global entertainment powerhouse. While gambling once defined its identity, the Las Vegas Valley has diversified its appeal by embracing world-class entertainment, fine dining, luxury shopping, and major sporting events. Today, it hosts everything from international music festivals and award shows to professional sports games and conventions, drawing millions of visitors annually. With the addition of stadiums and arenas, Las Vegas has solidified its status as a premier destination for large-scale events, making it not just the entertainment capital of the world, but a dynamic hub for culture, sports, and innovation.

To contribute meaningfully to Las Vegas's evolving entertainment landscape, support local economic development, and offer a flexible space that complements the city's growth as a global destination, WestWynn, LLC[1] ("WestWynn") respectfully requests a Recreational and Entertainment Facility Special Use Permit for its undeveloped owned and leased property located at the northwest corner of Las Vegas Boulevard and Fashion Show Drive, directly across from the existing Wynn Las Vegas.

Site Description:

The term "Site" shall mean that certain undeveloped real property owned or leased by WestWynn bearing Clark County Assessor Parcel Numbers 162-09-403-004 (containing approximately 16.17 acres), 162-16-101-008 (containing approximately 2.89 acres), 162-16-101-010 (containing approximately 0.73 acres), 162-16-101-011 (containing approximately 5.6 acres), and 162-16-101-009 (containing approximately 12.79 acres), the latter of which has an address commonly referred to as 3120 Las Vegas Boulevard South, Las Vegas, Nevada.

[1] WestWynn, LLC is a wholly owned subsidiary of Wynn Resorts, Ltd, and is an affiliate of Wynn Las Vegas, LLC dba Wynn Las Vegas.

Event and Site Information:

WestWynn is requesting that the Site be used for a variety of events, including music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sporting-related special events, filmed events or any other use permitted under a Recreational and Entertainment Facility special use permit (collectively referred to herein as "Events").

Events may be operated solely by third parties, by third parties in conjunction with Wynn Las Vegas, or solely by Wynn Las Vegas (as applicable, the "Event Operator"). Events may be ticketed, may be open to the public, or may be invitation-only. Events may be single-day or span multiple days, and may exceed 5,000 attendees, depending on the nature of the Event.

Currently, there are no contracted Events scheduled to take place on the Site; however, WestWynn anticipates at least three to four Events per year on a going forward basis, with the actual number depending on demand for the Site. Each Event Operator must obtain the appropriate permits and licenses from the relevant regulatory or licensing authorities prior to their Event.

Below is some specific information related to the Site:

- There are no utilities (e.g., electrical, plumbing) provided at the Site for Events. Each Event Operator will be responsible for providing their own utilities (e.g., generators, portable restrooms) for Events.
- There are no permanent structures on the Site. Each Event Operator will be responsible for the construction and removal of any temporary infrastructure necessary to support their Event.
- The perimeter fencing features decorative wood along the section facing Las Vegas Boulevard, as well as a small portion facing Fashion Show Drive and Genting Boulevard, while the remaining sections are constructed of chain-link or, on a portion of the North side, decorative rod iron fencing separating the Site from Desert Inn Road. The entire fence is at least eight feet high.
- There is no landscaping on the Site. The Site consists of pavement/ crushed asphalt.
- There is no lighting on the Site.
- There are five entrances to the Site, including two on Fashion Show Drive, one on Genting Boulevard, and two on a small private road just south of Genting Boulevard. Site entrances are depicted on the Site Plan.

Waiver Requests:

We respectfully request the following waivers to the Clark County Development Standards:

- On-site parking requirement - The Site's size would ordinarily require forty (40) on-site parking spaces. However, due to the Site's location, ample off-site parking is available at nearby hotels and casinos. Parking needs will be determined on an Event-by-Event basis. Depending on the nature of the Event and the Event Operator's specific use of the Site, some on-site parking may be available. As part of the permit application process, each Event Operator will be required to submit a parking analysis to the County tailored to their Event.
- Street landscaping requirement - The Site is fully paved and currently contains no landscaping. Event Operators will have the flexibility to install event-specific landscaping and will include proposed landscaping plans, if any, in their permit applications.
- Fencing requirement - Decorative fencing is installed along portions of the Site facing Las Vegas Boulevard, small portions facing Genting Boulevard and Fashion Show Drive, as well as on the North side separating the Site from Desert Inn Road. The remaining sections are enclosed with standard chain-link fencing. We request approval to maintain this non-decorative fencing in the specified sections.
- Trash enclosure requirement - No permanent buildings, structures, or ongoing operations are proposed, so the Site will not produce refuse on a continuing basis. A permanent masonry or concrete block enclosure with screened gates and a concrete apron would serve no purpose between events. It would also create a fixed improvement that conflicts with the temporary, flexible use of the lot and could interfere with event layouts, staging, and circulation. Event Operators will have the flexibility to install event-specific trash areas and will include the proposed plans in their permit applications.

WestWynn is committed to enhancing the Las Vegas Valley's reputation as a world-class destination by offering a versatile venue that can accommodate a wide range of cultural, entertainment, and community-focused events. We respectfully request your consideration and approval of our application for a Recreational and Entertainment Facility Special Use Permit, which will allow us to contribute meaningfully to the area's continued growth and vibrancy. We appreciate your time and attention to this request and look forward to the opportunity to collaborate in shaping the future of the Las Vegas Valley's dynamic event landscape.

Sincerely,

Thomas J. Reich

12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-26-400115 (UC-25-0826)-RW LV FUTURE LAND, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational and entertainment facilities; and **2)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.85 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Genting Boulevard within Winchester. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:
162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003 ptn

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.85 (portion)
- Project Type: Recreational and entertainment facility (fairground and outdoor event spaces) with live entertainment
- Building Height (feet): 39 (Tent 1)/26 (Tent 2)
- Square Feet: 6.17 acres (total of event space area)/48,840 (Tent 1)/24,272 (Tent 2)
- Parking Required/Provided: 5,770/7,184

History & Request
The subject site has been the location of several temporary events and has previously been approved for fairground and live entertainment uses in the past. In particular, UC-22-0498 was approved by the Board of County Commissioners in October 2022 to allow an outdoor recreational facility (fairground) and live entertainment within an undeveloped area located in the southern portion of the site. Later, UC-23-0655 was approved in November 2023 to allow another outdoor recreational facility (fairground) and live entertainment in another undeveloped site located in the northeast corner of the site. UC-22-0498 was successfully reviewed three times via AR-23-400153 in December 2023 and again in November 2024 with AR-24-400106 and the third being AR-24-400106 by June 21, 2025. UC-23-0655 was successfully reviewed once with AR-24-400113 in December 2024 with another review as required by June 21, 2025. The required reviews for both applications (UC-22-0498 and UC-23-0655) were never completed and both applications have since expired. As a result, the applicant returned in

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January 2026 with UC-25-0826 to allow outdoor recreational and entertainment facilities and live entertainment for various temporary events on the 2 undeveloped areas in the south and north of the site that were previously approved for such uses. Additionally, the approved application allowed the same type of outdoor recreational and entertainment facilities and live entertainment on an undeveloped portion of the site in the west that is currently entitled through DR-23-0050 for a future convention center expansion.

As a result of conditions imposed upon UC-25-0826, an application for review of the approved recreational/entertainment facilities and live entertainment on the site is requested with this application.

Site Plans

The approved plans depict an existing resort hotel (Resorts World) located at the northwest corner of Genting Boulevard and Las Vegas Boulevard South. On the site, the plans indicate 3 currently undeveloped areas of the site that will be used for outdoors events. The northern event lot is shown in the northeast corner of the site set back 190 feet from the northernmost property line and 65 feet from Las Vegas Boulevard South. To the south of the existing hotel podium and tower is the southern events lot. This area is located along Genting Boulevard and is set back 31 feet from the street and encompasses most of the area between the hotel building and Genting Boulevard. To the west of the existing northern parking garage and theater building is the western event lot. This area runs along Sammy Davis Jr. Drive and is set back a minimum of 109 feet from the street. The applicant indicates each events area will be able to accommodate a minimum of 2 acres of event space. These event spaces are accessed through the existing driveways along Las Vegas Boulevard South, Genting Boulevard, and Sammy Davis Jr. Drive. Existing on-site parking is used to accommodate the parking needs of the event areas with the site requiring 5,770 parking spaces with 7,184 spaces being provided. Internal pedestrian access between the resort hotel and the events areas is provided.

Landscaping

All existing landscaping was maintained with no additional landscaping being required.

Elevations & Floor Plans

No elevations or floor plans were required, since the nature of the proposal is for various outdoor temporary events that will change depending on the type of event, but the applicant provided a sample of temporary tent structures that can be placed on each event lot. These plans showed the temporary tent structures come in 2 sizes. The larger tent structure is 165 feet by 296 feet for a total of 48,840 square feet and can reach 39 feet in height. The smaller tent structure is 82 feet by 296 feet for a total of 24,272 square feet and can reach 26 feet in height. The tent structures can either be attached or detached and are constructed out of metal framing and plastic tent membrane material. Several doors are provided on all sides of the structures and fire access will be provided surrounding the structures.

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Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0826:

Comprehensive Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

There have been no changes to the Resort World Development Agreement with the ultimate intent to build out the entire site, when there is a business need for the additional rooms and space. There has been no change to the previous approval and no complaints from surrounding neighbors. The events lots are used in conjunction and as an extension of the existing on-site conventions and citywide special events like the National Finals Rodeo and Formula 1 races. The Resort World garages and surface parking are utilized on all event days. All previous events have applied to the Fire Department for an operational permit and have complied with the Emergency Action Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0826	Use permit for a recreational and entertainment facility (fairground) and live entertainment	Approved by BCC	January 2026
PA-24-700028	Amended the Southwest - Las Vegas Valley Transportation Map to reduce the width of Las Vegas Boulevard South from 200+ feet to 150+ feet between Sahara Avenue and Flamingo Road	Approved by BCC	January 2025
ADR-24-900802	Modified the landscape plan associated with DR-24-0302	Approved by ZA	December 2024
AR-24-400113 (UC-23-0655)	First application for review for a second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - expired	Approved by BCC	December 2024
AR-24-400106 (UC-22-0498)	Second application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel - expired	Approved by BCC	November 2024

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0302	Modifications to the on-site landscaping, hardscaping, and building facades	Approved by BCC	August 2024
ADR-23-900538	Pedestrian bridge spanning from the east side of Las Vegas Boulevard South (Walgreens site) to Resorts World	Approved by ZA	November 2023
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel - expired	Approved by BCC	December 2023
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - expired	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023
UC-22-0498	Recreational facility (fairgrounds) for "Enchant" - expired	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017

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Prior Land Use Requests

Application Number	Request	Action	Date
WS-0029-17	Waiver of development standards to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Use permit for a resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Use permit for a modified approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Zone change to expand the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Use permit for a modified approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Tentative map for a commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus resort hotel & restaurant
South	Entertainment Mixed-Use	CR	Parking lot
East	Entertainment Mixed-Use	CR	Retail complexes, restaurant, parking lot, & undeveloped
West	Entertainment Mixed-Use & Public Use	IL, CG, & PF (ABO)	Office/warehouse, retail complex, cannabis establishment, adult cabaret, & fire station

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

Analysis
Comprehensive Planning
A review was required prior to January 21, 2026, to determine if the Resorts World Development Agreements needed to be amended. Staff finds the proposed use of portions of the site for live entertainment and a recreational facility is compatible with the resort hotel use and the events generally act as an extension of the existing entertainment and conventions uses on the site. The surrounding area has several existing fairground facility uses already in active or proposed. Staff is not aware of any complaints regarding events that have occurred on the site as a result of this use permit or those previously approved. As a result, staff finds further reviews of the use are not necessary and amendments to the existing Resorts World Development Agreement should be considered once more permanent use of the events lots are proposed. For these reasons, staff can support this request with the time limit removed.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Remove the time limit.
- Applicant is advised that future development on the site may require a new land use application; that amendments to the existing Resorts World Development Agreement may be required for future development of the site; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RESORTS WORLD LAS VEGAS
CONTACT: ANTHONY LEONE, RESORTS WORLD LAS VEGAS, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-26-400115

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

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

Date: 11/24/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 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 02/04/2026

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 # 26-101671

ASSESSOR PARCEL #(s): 162-09-312-002 Through 162-09-312-006 & 162-09-413-001 Through 162-09-413-003

PROPERTY ADDRESS/ CROSS STREETS: 3000 S. LAS VEGAS BLVD. Resort World Ave & LVBLVD

DETAILED SUMMARY PROJECT DESCRIPTION

Renewal of UC-25-0826 per the conditions of approval on 01-21-2026.

PROPERTY OWNER INFORMATION

NAME: Resort World Las vegas

ADDRESS: 3000 S. LAS VEGAS BLVD.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89109

TELEPHONE: 702-676-6649 CELL 702-296-3614

APPLICANT INFORMATION (information must match online application)

NAME: Resort World Las Vegas Attn: Anthony Leone

ADDRESS: 3000 S. LAS VEGAS BLVD.

CITY: LAS VEGAS STATE: NevadV ZIP CODE: 89109

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Anthony Leone

ADDRESS: 3000 S. LAS VEGAS BLVD.

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: 702-676-6649 CELL 702-296-3614 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)* | Brian Sandoval, Property Owner (Print) | 10.22.26, Date

Resorts World LAS VEGAS

October 08, 2026

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744
26-101671

Re: Justification Letter Resorts World Las Vegas for renewal of UC-25-0826
per condition of approval on our NOFA issued February 02, 2026

- South Parcel Event Lot Previous Land Use AR-24-400106 UC-22-0498 (162-09-413-003)
- North Parcel Fairgrounds Previous Land Use UC-23-0655 Parcel #s (162-09-312-006)
- West Parcel Fairgrounds UC-22-0498. (162-09-312-005)

To whom it my Concern:

We are requesting is for an application review of the renewal of UC-25-0826 for a minimum of 2 years.
There have been no changes to our Resort World Development Agreement that allows for recreational facilities. We intent to build out the entire site, when there is a business need for the additional rooms and space.
There has been no change to the previous approval and no complaints from our neighbors.
The event lots are used in conjunction and extension
of our Conventions and Citywide special events like NFR and F-1.
The Resort World garages and surface parking will be utilized on all event days.
All previous events have applied to the Fire Department for an operational permit and have complied with the Emergency Action Plan (EAP), showing the vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required).
Emergency. access is also identified on the EAP. Access is also identified on the EAP.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action

Thank you,
Anthony Leone
Anthony Leone
Director of Construction

12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0687-CCC, LLC:

USE PERMITS for the following: **1)** mini-warehouse; and **2)** caretaker unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** modify residential adjacency standards; **3)** allow an attached sidewalk; and **4)** allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a proposed retail and mini-warehouse complex on 6.89 acres in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and east of Decatur Boulevard within Winchester. AB/hw/cv (For possible action)

RELATED INFORMATION:

APN:
162-07-101-002; 162-07-101-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate buffering and screening landscaping along the south property line where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall and a double row of evergreen trees is required per Section 30.04.02C.
2. a. Allow roll-up doors to face a residential district where not permitted per Section 30.04.06N.
   b. Reduce the separation between a loading dock and an adjacent residential district to 91 feet where 150 feet is required per Section 30.04.06N (a 39% reduction).
3. Allow an attached sidewalk to remain along Sahara Avenue where a detached sidewalk is required per Section 30.04.08C.
4. Allow non-standard improvements (landscaping) along the Sahara Avenue right-of-way where not permitted per Section 30.04.08C.

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 6.89
- Project Type: Retail, office, and mini-warehouse complex
- Number of Stories: 2

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- Building Height (feet): 31
- Square Feet: 8,100 (restaurant pads)/6,600 (retail building)/17,429 (office building)/68,820 (mini-warehouse)/800 (caretaker unit)
- Parking Required/Provided: 111/118
- Sustainability Required/Provided: 7/7

Site Plan

The site is currently developed as vehicles sales facility with 4 existing buildings. The existing showroom and vehicle repair building in the central portion of the will remain and be remodeled with all other buildings to be demolished. The plans show 2 new proposed restaurant pad sites with drive-thru lanes located along Sahara Avenue.

The 2 restaurant buildings will be separated from each other by drive-thru lanes, landscaping, and a drive aisle. Approximately 95 feet south of the eastern restaurant will be the remodeled showroom building. The showroom building is being converted into a 2-story office building along the east property line. A proposed in-line retail building with a drive-thru lane is proposed west of the renovated office building. The existing vehicle repair building is south of the new office building and will be renovated into a mini-warehouse building.

A brand-new L-shaped mini-warehouse building is proposed 60 feet to the south and west of the renovated mini-warehouse building. A multi-door loading dock is proposed along the north end of the southeastern portion of the mini-warehouse with the dock set back 60 feet from the east property line and 91 feet from the south property line.

Access to the site is provided by 2 existing driveways located in central and northeastern portions of the Sahara Avenue frontage. Additional access is proposed in the northwest corner of the property through existing cross access to the shopping center to the west. A total of 111 spaces are required with 118 spaces being provided. Existing 3 feet to 6 feet tall walls will remain along the exterior east, west, and south property lines. A new 8 foot wall is proposed within the interior of the site that will section off the office building and mini-warehouse facility from the new commercial spaces in the north. The drive aisle along the eastern portion of the site will be gated at the new wall.

Landscaping

The landscape plans show street, parking lot, and screening and buffering landscaping will be provided. Screening and buffering landscaping is provided along the southern portion of the eastern property line adjacent to single-family developments within the City of Las Vegas. No screening and buffering landscaping is proposed along the southern property line adjacent to a multi-family residential development.

Elevations

The elevations show all buildings on the site will carry a similar architectural theme with all buildings consisting of neutral painted stucco and with stone veneer accenting. The retail and restaurant buildings will all have prominent stone veneer on the entrance side of the building with a flat roof. The remainder of the facades will be painted stucco. All windows and doors are commercial aluminum window door systems covered with metal awnings. These structures will

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vary in height with a maximum height of 21 feet. The renovated office building has a varying roof line with columns covered with stone veneer. Large aluminum windows systems are located along the north facades with smaller fenestration along the remaining faces. A roll-up door faces south toward the mini-warehouse buildings. The office building is 31 feet tall at the tallest point. The mini-warehouse building consists exclusively of painted stucco with both flat and varying roof lines. Roll-up doors will face both north and east. Each unit is accessed by a commercial window-door system.

Floor Plans

The floor plans show the restaurant pad buildings will total 8,100 square feet with the western building containing 3,600 square feet and the eastern building containing 4,500 square feet. The interior of the buildings are restaurants shells with dining room, kitchen, storage, and restroom spaces. The in-line retail building will be 6,600 square feet spread across 5 retail suites with each being 1,300 square feet containing display area, restroom, and office spaces. The renovated office building contains 17,429 square feet with 2 floors of offices, storage spaces, and various support rooms. The mini-storage buildings combine for 68,820 square feet with the new building containing 55,500 square feet and the renovated building containing 13,320 square feet. The renovated building contains 3 units ranging between 1,050 square feet up to 9,300 square feet. The larger mini-warehouse building contains 4 units ranging from 9,000 square feet up to 11,000 square feet. A caretaker unit is in the northeast corner of the western wing. The unit is 800 square feet with a living room, kitchen, bedroom, and bathroom.

Applicant's Justification

The proposed development will include the demolition and repurposing of the existing buildings on-site. The facility has been abandoned for over 3 years and has been nuisance to the neighborhood. The abandoned facility has created graffiti, vagrants and homeless encampments. Due to high crime in the area providing a buffer would create a nuisance for the neighborhood. The required 35 trees have been redistributed in the north half of the site that will be more beneficial to the public. The docks are separated by the proposed mini-storage building, and the actual residential building is over 180 feet away. There will not be any activity between 11:00p.m. and 5:00 a.m. to further protect residents. No Outdoor Storage will be associated with the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0306-07	Zone change from C-1 & C-2 to C-2 for vehicle sales facility	Approved by BCC	May 2007
DR-1859-03	Design review for a remodel to an existing vehicles sales complex	Approved by PC	January 2004
VC-0876-97	Variance to eliminate setbacks for a 2 story, parts storage building	Approved by PC	April 1997
DR-043-91	Design review for a 6,600 square foot body shop addition	Approved by PC	April 1991
ZC-248-86	Zone change from C-1 & H-1 to C-2 for a vehicle sales facility - expired	Approved by BCC	December 1986

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Urban Neighborhood (Greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Multi-family residential & portion of shopping center
East	City of Las Vegas	C-1 & R-1	Retail complex & single-family residential
West	Corridor Mixed-Use	CG	Shopping center

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 Permits
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 purpose of reviewing the location of mini-warehouses is to assure that the proposed use will not negatively affect the surrounding area, impact traffic patterns, and there are sufficient adjacent uses to support the mini-warehouse. In this case, the mini-warehouse will primarily serve a mix of residential and commercial customers. The surrounding neighborhoods have a large mix of commercial uses and residential developments along both Sahara Avenue and Decatur Boulevard. The proposed mini-warehouse will likely have less traffic than the previous use of the site as a vehicle sales lot and proposed retail and restaurant uses that will be located along Sahara Avenue. Additionally, there will be no outside storage or display of materials, which should improve the impact of the site on the surrounding residential properties compared to the previous vehicle sales lot. Staff finds the proposed mini-warehouse will be an improvement on the previous condition of the site and should not significantly impact the surrounding area. There are also plenty of potential customers in the surrounding area given the site's location along 2 major thoroughfares. The proposed use will also activate a currently unused commercial site. Staff finds the proposed use will support Clark County Master Plan Policies 1.3.3, 1.4.4, and 5.1.5, which support the development of needed services within established neighborhood particularly within infill areas and through the adaptive reuses of vacant commercial spaces. Finally, staff finds the proposed caretaker unit is within the mini-warehouse portion of the site and is compatible with the mini-warehouse use. The proposed caretaker unit should also not negatively impact the surrounding area. For these reasons, staff can support these use permits.

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Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of buffering and screening landscaping is limit the impacts more intense uses may have on adjacent residential uses. In this case, the proposed mini-warehouse building will be placed directly on the southern property line with no buffer between the building and the adjacent multi-family development to the south. Staff finds that this portion of the mini-warehouse building may not significantly impact the residential development to south, especially since the nearest occupied structures are several hundred feet south of the property line. With that said, the south façade of the mini-warehouse will be the only thing those to the south will be able to see. Staff finds the buffer would soften the visual impact of the building and provide additional separation. Additionally, the site is being redeveloped and thus the buffer could have been accommodated. As a result, staff cannot support this request.

Waiver of Development Standards #2

Residential adjacency standards such as loading dock separations and limiting the visibility of roll-up doors serve the purpose of reducing the impact such features have on adjacent residential developments. In this case, the purpose roll-ups doors are either screened by buildings or screening and buffering landscaping. Additionally, the proposed loading dock is screened from the affected residential property to the south by the building itself. While this feature will likely have little impact on the adjacent residential properties, staff finds the site is being redevelopment and the site could have been designed to avoid the need for these waivers. As a result, staff is unable to support this request.

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.

The proposed commercial development is generally layout in a logical manner with the more intense restaurant and retail uses located closest to Sahara Avenue and lower traffic office and mini-warehouse uses located closer to the residential uses in the rear. The site has good access to Sahara Avenue and to the shopping center to the west. Street and parking lot landscaping is provided well beyond Title 30 requirements, which should reduce the heat sink the previous vehicle sales lot created. Parking and circulation is well designed throughout the site. Staff, however, has issues with the layout of the mini-warehouse portion of the site. This area could have been designed to eliminate or reduce the visibility of the roll-up doors with increased

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landscaping and to increase the separations of the proposed loading areas. Ultimately, the site is being redeveloped and is relatively large and could be redesigned to alleviate or remove these issues. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3

Since the applicant is already reconfiguring the site, the project should comply with the detached sidewalk requirement along Sahara Avenue. Detached sidewalks improve pedestrian safety by increasing the distance between pedestrians and vehicle traffic; therefore, staff cannot support this request.

Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any sidewalks and landscaping placed in the right-of-way. Staff can support waiver of development standards #4 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval of the use permits and waiver of development standards #4; denial of waivers of development standards #1 through #3 and the design review.

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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; for any sanitary sewer needs, to contact the City of Las Vegas; and that an interlocal agreement with the City of Las Vegas will also be required.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHARD GALLEGOS
CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0687

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

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

Date: 11/24/2026

Location: *Refer to listing on other side*

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

https://clarkcountynv.gov/TABCACInformation

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/16/2026 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 02/04/2026

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 # 26 - 100500

ASSESSOR PARCEL #(s): 162 - 07 - 101 - 003 and - 002

PROPERTY ADDRESS/ CROSS STREETS: 4701 W. SAHARA AVE.

DETAILED SUMMARY PROJECT DESCRIPTION

Redevelopment of an existing abandoned vehicle dealership facility on 6.89 acres in a Commercial General Zoning District.
Proposed development includes demolition of 2 existing buildings and the exterior and interior modifications to the 2 remaining buildings for a General Contractor's Office.
Use Permit is for a proposed single story Mini - Storage facility consisting of 2 buildings
Waiver of Development Standards #1 is to allow no buffer along a portion of the south boundary and Waiver of Development Standards #2 is to allow loading dock 91 feet from residential where 150 feet is required
Design Review #1 is for 2 -quick serve drive thru pads ,1 - 6,600 Sq Ft single story Retail Building and exterior remodel of an existing 2 story Office Building approximately 17,429 Sq Ft and proposed single story Mini Storage Building
Design Review #2 is for Alternative Landscaping to modify tree placement of required buffer trees to the north parking area

PROPERTY OWNER INFORMATION

NAME: CCC, LLC c/o VIC NOWAK, MANAGER

ADDRESS: 2304 LOSEE ROAD

CITY: NORTH LAS VEGAS STATE: NV ZIP CODE: 89030

TELEPHONE: 702 - 639 - 9000 CELL 702- 339 - 6413

APPLICANT INFORMATION (information must match online application)

NAME: CCC, LLC C/O VIC NOWAK , MANAGER

ADDRESS: 2304 LOSEE ROAD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89030

TELEPHONE: 702 - 639 - 9000 CELL 702 - 339 - 6413 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD GALLEGOS - PACIFIC DESIGN CONCEPTS

ADDRESS: 6725 S. EASTERN AVE. SUITE 5

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: 702 - 524 - 0054 CELL 702 - 524 - 0054 ACCELA REFERENCE CONTACT ID # 168799

*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)* | VIC NOWAK , MANAGER (Property Owner (Print)) | January 09, 2026 (Date)

PACIFIC DESIGN CONCEPTS , LLC
6725 S. EASTERN AVE. SUITE 5 LAS VEGAS , NV 89118

June 22,2026 * September 26,2026 REVISED

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Hunter White
Principal Planner

RE: CRAFT Office Building Remodel, Mini - Storage Buildings and Retail Building
APN 162 - 07 -101- 002 and - 003
JUSTIFICATION LETTER
Use Permits, Waiver of Development Standards and Design Reviews
APR - 26 - 100500

Dear Hunter ,

We respectfully request favorable consideration on the above referenced project for a (2) Use Permits, (4) Waiver of Development Standards and (2) Design Reviews.

The project Site is located on the south side of Sahara Ave. approximately 670 feet east of Decatur Blvd. The previous use was for a Vehicle Dealership facility which included a 2-story Office Building with showroom, a Shop Building, a Service Building and an Autobody and Paint Building. The facility has been abandoned for over 3 years and has been nuisance to the neighborhood. The abandoned facility has created graffiti, vagrants and homeless encampments.
The proposed development supports the goals and policies of the Clark County Master Plan specifically Goal Policy 1.4.4 which promotes infill and redevelopment projects within established neighborhoods.

The Site is approximately 6.89 acres and has a Planned Land Use of Corridor Mixed-Use (CM) and a zoning district of Commercial General (CG).
The Site consists of 2 parcels and a single lot commercial subdivision map will be submitted to combine the parcels at a future date.
The Site is surrounded to the east by an existing commercial development abutting the north half zoned C-1 and an existing residential subdivision abutting the south half, zoned R-1, both developments being within the City of Las Vegas. To the north across Sahara Ave. is an existing commercial development zoned C-1 also in the City of Las Vegas. To the west and a portion of the south boundary is an existing commercial development that has a Planned Land Use of CM and a zoning designation of CG. To the south is an existing multifamily development and has a Planned Land Use of Urban Neighborhood (UN) and a zoning designation of RM-32.
The proposed development will include the demolition of the existing Shop Building and the existing Service Building and a portion of the 2 story (dealership) Office Building. The existing Autobody and Paint Building will be repurposed for a Mini- Storage use with no change to the square footages.
The proposed development generally consists of 2 components which include the north half of the Site having Restaurant and Retail uses and the south half of the Site having the Contractor's Office and Mini - Storage uses.
Proposed development includes : Use Permits to allow a Mini Storage facility including a Caretakers Residence in conjunction with a General Contractor's office. This includes re-purposing of the existing (autobody and paint) Building and constructing a new Building.

Waiver of Development Standards #1 is to allow no buffer along the south boundary abutting the existing multifamily development where 15 feet is required per section 30.04.02. Due to high crime in the area providing a buffer would create a nuisance for the neighborhood. The required 35 trees have been redistributed in the north half of the site that will be more beneficial to the public.

Waiver of Development Standards #2 is to allow loading docks 91 feet from residential where 150 feet is required. The docks are separated by the proposed Mini Storage Building and the actual residential building is over 180 feet away. There will not be any activity between 11:00p.m. and 5:00 a.m. to further protect residents.

Waiver of Development Standards #3 is to allow the existing attached sidewalk along Sahara to remain.

The sidewalks are attached on the east and west sides and in the surrounding area. The sidewalk is 10 feet wide with mature street trees and there have been no issues of safety due to sidewalk location.

Waiver of Development Standards #4 is to allow 3 roll up doors to face (2) homes that are over 400 feet away and separated by a 15 foot landscape buffer and an 8 high decorative CMU wall

Design Review #1 is to allow the following:

A. 2 future Quick Serve Restaurant pads with drive thru service. Pad A is approximately 3600 Sq. Ft. and Pad B is approximately 4500 Sq. Ft.

B. A proposed Retail Building that is approximately 6,600 sq ft with a drive thru and has 4-sided architecture. The proposed building is approximately 20'- 6" high.

C. The exterior remodel of the existing 2 story Office Building with 4-sided architecture. The existing Building is approximately 17,429 Sq. Ft. and is approximately 30'-6" high.

D. The exterior remodel of the (existing autobody and paint) Mini- Storage Building with 4-sided architecture. The existing Building is approximately 13,320 Sq. Ft. and is approximately 23'-6" high.

E. A proposed single story Mini-Storage Building approximately 55,500 Sq. Ft. and has 4-sided architecture. The proposed Building is approximately 28'-6" high. The Building will also have an 800 Sq. Ft. Caretaker's Residence to provide additional onsite security.

The Contractor's Office and Mini- Storage Buildings will be gated and fully enclosed with an 8-foot-high decorative wall. No Outdoor Storage will be associated with the proposed development.
Site sustainability has been provided with the proposed Buildings achieving 7 points.
Site parking is in compliance with Title 30 and due to the proximity of a transit stop, a 10% reduction has been incorporated.

Design Review #2 is to allow alternative landscaping by redistributing the 35 required landscape buffer trees to the north half of the Site where they will be more effective and visible to the public. The shading square footage required will be the same.

The proposal is appropriate based on the following finding of the facts:

1. The proposed development is compatible with adjacent development to the north, west and east including existing development in the general area;

2. The proposed development is consistent with the applicable Winchester Land Use Plan, Title 30, other regulations, plans and policies of the County;

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

4. Building and landscape materials are appropriate for the area and for the County;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and (development will be secured and properly illuminated with all required safety measures incorporated in the construction and compliance with governing codes)

7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

Richard C. Gallegos
Project Director

12/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0724-2687 LLC:

USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** eliminate street landscaping; and **3)** allow alternative driveway geometrics in conjunction with an existing industrial development on 0.55 acres in an IL (Industrial Light) Zone.

Generally located northwest of Sammy Davis Jr. Drive and south of Sahara Avenue within Winchester. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:
162-09-104-005

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce required parking spaces to 9 parking spaces where 30 parking spaces are required per Section 30.04.04D (a 70% reduction).
2. Eliminate street landscaping along Sammy Davis Jr. Drive where a minimum 10 foot wide landscaping strip is required per Section 30.04.01D
3. Allow existing pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 2687 Sammy Davis Jr. Drive
- Site Acreage: 0.55
- Project Type: Recreational facility and live entertainment
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 10,160
- Parking Required/Provided: 30/21

Site Plan & Request
The site plan depicts a rectangular shaped parcel with access to the site from an existing pan driveway on the southeast portion of the site adjacent to Sammy Davis Jr. Drive. The commercial building runs along the southwest property line, continues along the northwest

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property line in an L-shape, and terminates in the northwest corner of the property. There is an open paved yard at the center of the site that can either be used event space. The remainder of the required parking is located in the front area of the site adjacent to the main entrance along Sammy Davis Jr Drive. The internal paved yard is separated from the southeast parking area by a rolling gate located 66 feet from the southeast property line.

Currently, this site is used as a light manufacturing space for artisan goods, such as custom printed clothing, with retail as an accessory use to the site. The applicant is requesting use permits for a recreational facility and live entertainment in, since the applicant would like to use this site for temporary commercial events with live music from bands or disk jockeys.

Landscaping

A small landscape strip was approved as part of the original land use at the site via VC-0616-87, but this landscape strip is no longer existing. Since there is no landscaping proposed with this request, but it was a part of the original site, a waiver for street landscaping is required.

Elevations

Photos of the existing building depict it as being constructed of painted stucco and metal siding with roll-up doors facing internally to the site, not dissimilar to other warehouse buildings in the area. The highest point of the existing building is labeled as 18 feet, with other portions of the building varying between 14 and 15 feet.

Floor Plans

The floor plans and photos of the existing building depict five distinct spaces; the first two spaces, labeled "the gallery" and "the garage" and located along the southwest property line, are retail areas. These spaces are 2,500 and 1,440 square feet, respectively. The third space labeled "media bay" is an open space for photography and is 1,350 square feet. The fourth space, labeled "print shop" and located in the southwest corner of the site, is used as a shirt and merchandise printing area and is 1,500. The fifth space, labeled "the paddock" and located along the northwest property line, is a covered area of the open paved yard and is 3,370 square feet. None of the building spaces or "the paddock" are shown to have any interior rooms or structures.

Applicant's Justification

The applicant states that their events would take place in their building spaces and within the open paved yard internal to the site, and that any events and the live music associated with them would conclude by midnight. The attendance of each event will vary depending on the programing, but the applicant estimates that the maximum number of attendees at any event would not exceed 300 people. Examples of the events that would be hosted at the site are automotive exhibitions, music performances, art displays, and vendor activities. The applicant also states that there have been temporary commercial events at the site in the past, and that they did not cause any disruption to the surrounding area. For the waivers of development standards, the applicant states that the parking areas and the pan driveway are existing features of the site.

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & City of Las Vegas	IL & M	Warehousing & outdoor storage uses
South	Business Employment & Entertainment Mixed-Use	IL & CR	Recreational facility (shooting range) & resort hotel (Circus Circus)
East	Entertainment Mixed-Use	CR	Resort hotel (Circus Circus)
West	City of Las Vegas	M	Warehousing & outdoor storage uses

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 Permits
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.

Staff finds that this area contains a mixture of industrial and commercial uses, and that the use permits for a recreational facility and live entertainment may not fit well within the surrounding area. Staff does acknowledge that there has been one sanctioned temporary commercial event with live music hosted at the site via TC-25-901073, and that staff is not aware of any complaints associated with this event, however there is not enough of a recorded history of events at this site to make the determination that they will not negatively impact the surrounding area. The use permits for a recreational facility and live entertainment will open the site to be used heavily for events, and the applicant has indicated that there may be quite a few events hosted throughout the year, which could have an effect on neighboring sites. For these reasons, staff cannot support this request.

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.

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Waivers of Development Standards #1

While the applicant notes that there are verbal agreements between nearby property owners, staff finds that without any recorded parking agreements with surrounding sites, parking may be a serious issue for the site depending on the size of the events being hosted. The parking that exists at the site does not meet the requirements for the current uses, let alone the new uses being proposed. While there are other modes of transportation for event guests, staff finds that the limited parking area could cause traffic and congestion outside of the site on event days. For these reasons, staff cannot support this request.

Waivers of Development Standards #2

According to historical aerial imagery, the landscape strip that was originally installed at the site has not been there since at least 2009, and that space has been used as part of the parking area since then. The applicant has the opportunity to contribute to mitigating the heat island effect on the site; since staff is not supporting the corresponding waivers staff also not supporting this request.

Public Works - Development Review

Waiver of Development Standards #3

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. Additionally, the proposed change in use will increase traffic volumes to and from the site, which could create conflicts along Sammy Davis Jr. Drive, a heavily traveled collector road. 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:

- 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.

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Public Works - Development Review

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: CODY WARREN
CONTACT: CODY WARREN, 1580 CAPISTRANO AVENUE, LAS VEGAS, NV 89169

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