



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

May 26, 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): Beatriz Martinez, (702) 455-0560, and Beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

- III. Approval of Minutes for May 12, 2026. (For possible action)
- IV. Approval of the Agenda for May 26, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

06/16/26 PC

1. PA-26-700020-HAPPY MINER LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action) 06/16/26 PC

2. VS-25-0897-HAPPY MINER, LLC:

VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action) 06/16/26 PC

3. UC-25-0896-HAPPY MINER, LLC:

USE PERMIT for office as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building height; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action) 06/16/26 PC

06/17/26 BCC

4. AR-26-400041 (UC-25-0544)-WORLD BUDDHISM ASSOCIATION HEADQUARTERS & MGM-GRAND BALLY'S, LLC LEASE:

USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational or entertainment facility.

DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort)

Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action) 06/17/26 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** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: June 30, 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

May 12, 2026

MINUTES

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

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

The meeting was called to order at 6:00 p.m.

II. Public Comment

None

III. Approval of Minutes For April 28, 2026

Moved by: April Mench

Action: Approved

Vote: 3/0

IV. Approval of Agenda for May 12, 2026

Moved by: Cristhian Barnmeond

Action: Approved agenda

Vote: 3/0

V. Informational Items

None

VI. Planning & Zoning

06/02/26 PC 1. WS-26-0202-AMAYA, ALMA G: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

existing accessory structures in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Talbot Street and south of Balboa Avenue within Winchester. TS/ji/kh (For possible action) 06/02/26 PC

Moved By: April Mench

Action: Approved

Vote: 3/0

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date May 26,2026

The next regular meeting will be May 26, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:20 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 26, 2026**

06/16/26 PC

1. **PA-26-700020-HAPPY MINER LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action)

2. **VS-25-0897-HAPPY MINER, LLC:**
VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action)

3. **UC-25-0896-HAPPY MINER, LLC:**
USE PERMIT for office as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase building height; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action)

06/17/26 BCC

4. **AR-26-400041 (UC-25-0544)-WORLD BUDDHISM ASSOCIATION HEADQUARTERS & MGM-GRAND BALLY'S, LLC LEASE:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational or entertainment facility.
DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700020-HAPPY MINER LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres.

Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md
(For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Existing Land Use: Office complex

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM). A Master Plan Amendment is required to match the allowable density within the corresponding zoning district, Commercial Resort (CR), for the subject property. Transitioning to an Entertainment Mixed-Use (EM) land use designation is appropriate for this site for the following reasons: 1) Strategic Proximity to Healthcare and Employment: The site is situated near Sunrise Hospital and the Las Vegas Convention Center. Increasing residential density in this corridor allows healthcare workers and seniors to live within immediate reach of critical medical services and major employment hubs; 2) Efficient Land Use: By utilizing a vertical mixed-use model, the project maximizes the area of commercial space while providing high-density housing on a compact footprint, aligning with modern urban planning goals for the region; and 3) Community Integration: The project serves as a transitional bridge between the intensive commercial uses of the Convention Center area and the specialized needs of the local medical district.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	N/A	N/A
UC-0167-07 (ET-0075-09)	Extension of time for a use permit for a beauty salon	Approved by PC	May 2009
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
ET-0209-98 (VC-1311-95)	Extension of time for a use permit for psychic arts	Approved by PC	July 1998
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0897	A vacation and abandonment of right-of-way is a companion item on this agenda.
WS-24-0433	A use permit for offices, waivers of development standards and a design review for mixed-use development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Entertainment Mixed-Use. Intended primary uses in the Entertainment Mixed-Use (EM) land use category include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses. Furthermore, the Entertainment Mixed-Use (EM) land use category permits residential density at 18 or more dwelling units per acre.

Staff finds the request to redesignate the site to Entertainment Mixed-Use (EM) is compatible with the surrounding land uses. The site is adjacent to an existing office building to the west and abuts an existing single-family residential development zoned RS5.2 to the north. To the east of the project site, across Pawnee Drive, is an existing office building while immediately south of the site, across Desert Inn Road, is a mixture of office buildings and single-family residences. The project site is located adjacent to Desert Inn Road which is designated as an arterial street, and the surrounding area features a combination of commercial and residential land uses. Redesignating the site to Entertainment Mixed-Use (EM) will advance Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varying densities.

The request to Entertainment Mixed-Use complies with Policy WP-1.7 of the Master Plan by encouraging targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. Furthermore, this request also complies with Goal 1.1 which aims to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the Entertainment Mixed-Use (EM) land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July, 22 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

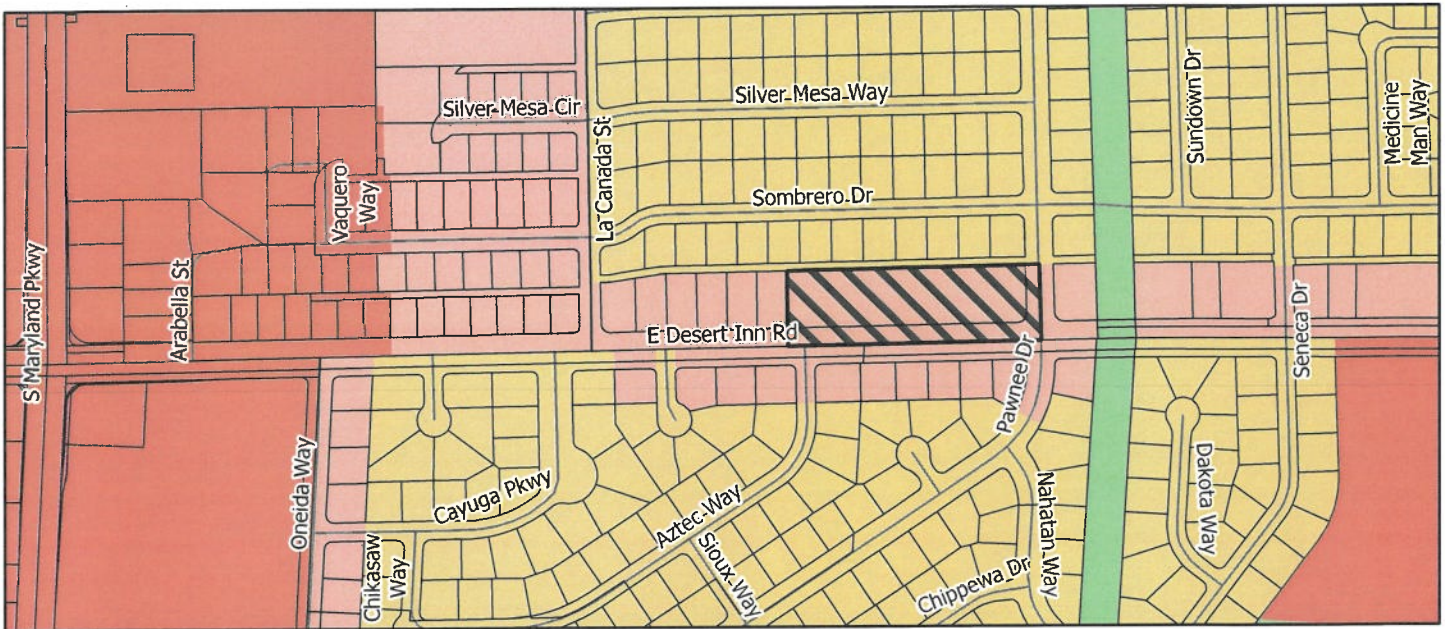
APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103

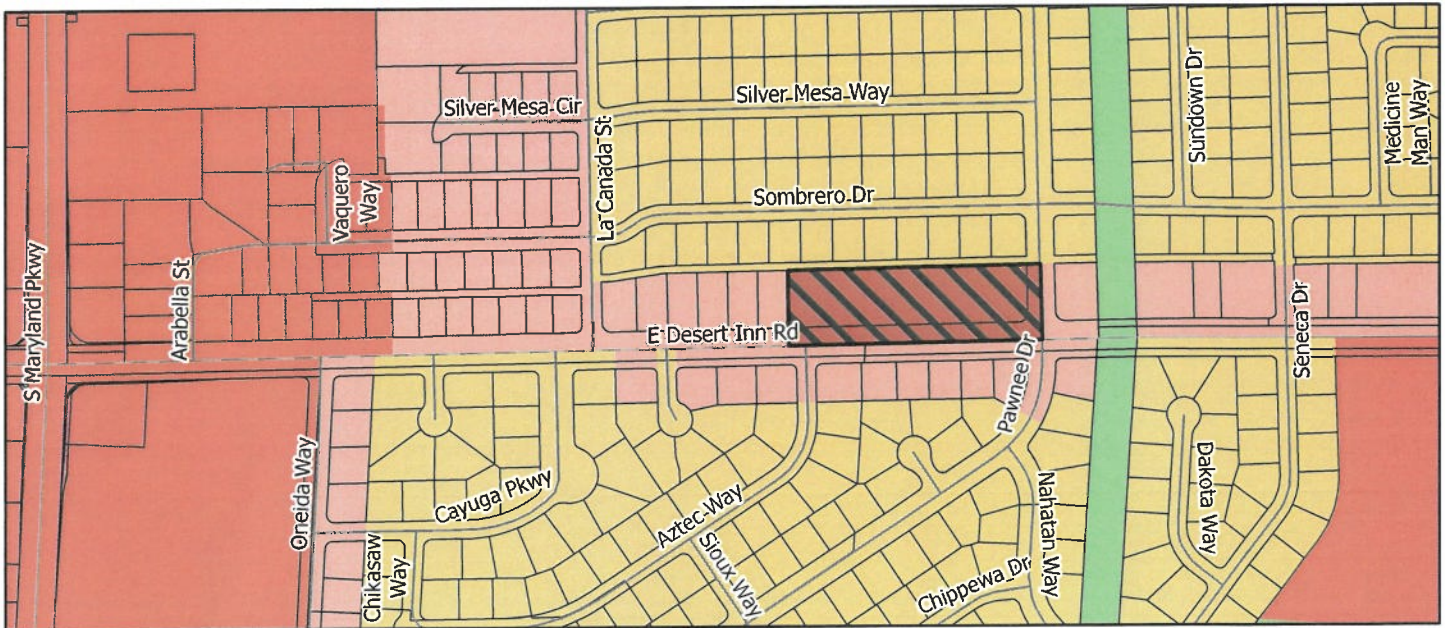
DRAFT

Planned Land Use Amendment PA-26-700020



DRAFT



Current






Requested

-  Requested Area To Change
-  Planning Areas



Neighborhoods

-  Outlying Neighborhood (ON)
-  Edge Neighborhood (EN)
-  Ranch Estate Neighborhood (RN)
-  Suburban Estate Neighborhood (SN)
-  Low-Intensity Suburban Neighborhood (LN)
-  Mid-Intensity Suburban Neighborhood (MN)
-  Compact Neighborhood (CN)
-  Urban Neighborhood (UN)

Commercial and Mixed Use

-  Neighborhood Commercial (NC)
-  Corridor Mixed-Use (CM)
-  Entertainment Mixed-Use (EM)

Employment

-  Business Employment (BE)
-  Industrial Employment (IE)

Other

-  Agriculture (AG)
-  Open Lands (OL)
-  Public Use (PU)
-  Major Projects (MP)

Winchester Paradise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700020, UC-25-0896 & VS-25-897

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

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

Date: 5/26/2026

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

PLANNING COMMISSION (PC)

Date: 6/16/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/22/2026 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 1/7/25

Department of Comprehensive Planning

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

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): _____
PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (information must match online application)

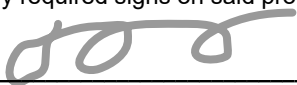
NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

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

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

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



Property Owner (Signature)*

Property Owner (Print)

Date



March 26, 2026

Clark County Zoning & Comprehensive Planning
4701 W Russell Road
Las Vegas, NV 89118

**1700 E. Desert Inn Road – Zoning
APN# 162-11-411-112**

Justification Letter

To whom it may concern,

We are requesting a design review, special use permit, and a waiver of standards for a new Commercial-Multi Family mixed-use building that is currently on a Commercial Resort (CR) zoned parcel. The new mixed-use building will consist of 2 stories of office building use with 13 stories of multi-family use above that will house 200 units (the office building use will require a special use permit as this is under the office use in a CR zoning district). In addition to this we are adjusting the planned land use of the site from Neighborhood Commercial (NC) to Entertainment Mixed Use (EM) to better align with the proposed project. Overall, this development will provide an enhanced environment for senior living that is within close proximity to Sunrise Hospital.

An open area under the multi-family section of the building has been designed for an outdoor and natural experience mimicking a small park for the communal use of the building. Along with this, there is a parking garage to provide adequate parking for the residents and office use that ties into the overall design aesthetic and is a pleasing architectural addition to the site.

With the overall design detailed above, emphasis has also been placed on the site being used by seniors by providing convenient access to the first 2-story medical facilities, common gathering areas as well as a fully accessible overall development that is well needed within the community.

Building Materials:

The aesthetic of the site is designed to be a modern clean aesthetic while bringing natural green and earth tones for a nice warm and welcoming environment. This has been accomplished through the use materials such as colored stucco, and various ornamental metal design elements.

Square Footage and Stories:

The following are the overall square footage and stories for the site broke down into the various uses:

Office Use:	Stories 1-2:	15,500 SF per floor	31,000 SF
Multi-Family Use:	Stories 3-15:	16,250 SF per floor	211,250 SF
Parking Garage:	Stories 1-5:	24,000 SF per floor	120,000 SF
Total:	15 Stories Max		362,250 SF

Setbacks:

The following are the building setbacks:

Front:	10'-0" Required	10'-0" Provided
East Side:	10'-0" Required	11'-4" provided
West Side:	10'-0" Required	10'-0" Provided
Rear:	0'-0" Required	10'-0" Provided
Building Height:	N/A Required	200'-0" Provided

Parking Calculation:

Overall parking requirements based off the Title 30 requirements indicate that 278 stalls with 7 being ADA compatible and 24 bicycle spaces are required to accommodate both the office and multi-family use being proposed. We have provided 315 stalls with 9 ADA compatible stalls and 24 Bicycle spaces. The 315 stalls falls within the 15% overparking allowance.

Sustainability:

The project provides (7.0) seven of the sustainable standards:

Trees:

Provide 10% more than required by title

- 49 trees have been provided where 27 are only required. **+1 Point**

Water efficient landscaping:

Provide 95% or more of plants have low or Very low water needs

- 100% of new plants provided Have low or very low water needs **+1 Point**

Cool roofs:

Provide roof w/sri=to or > 78 for low Sloped roofs (<2.12) & 29 for steep sloped Roofs (>2.12)

- Provided a 'white' JM PVC – 50 mil Thermoplastic Polyvinyl Chloride Membrane Roof with an 84 sri rating that exceeds the minimum requirement **+1 Point**

Energy conservation/solar gains:

Orient plant materials south and west sides of the site

- New plant materials have been provided along the west and south side of the site. **+ 1/2 Point**

Shade structures:

Provide shade/awning over 50% of south/west windows & doors. Add 1 pt for each addition 25% (min. 3-ft overhang)

- All Multi-Family unit windows and doors facing south side have provided shading from floor above. **+2 Points**
200/205 total windows & doors shaded (97.6%)

Daylighting strategies:

Provide daylighting strategies to minimized Artificial lighting

- Provided daylighting strategies with a moderate amount of glass within the design of the building **+ 1/2 Point**

Low-emissivity glass:

Provide on all south & west facing windows.

- Provided low-emissivity glass on all south & west facing windows **+ 1/2 Point**

Building entrances and ADA ramps:

Shade with awning or portico or other device.

- The bridge above has been strategically placed to provide shade for the main entrance of the site below which also shades the ADA ramp. **+ 1/2 Point**

Total: 7 Points

Mixed Use Design:

The overall development has met all requirements outlined in the Mixed Use design code section. This includes enhanced detached sidewalks along East Desert Inn and Pawnee drive. The standard 20'-0" enhanced sidewalk has been provided along E. Desert Inn and a 15'-0" enhanced sidewalk has been provided along Pawnee drive to accommodate the enhanced and natural experience of the streetscape. Within both enhanced areas, benches, planters, and trash receptacles have been strategically placed within the amenity zones for an additional improvement to the pedestrian experience.

The building design has also adhered to all standards including the use of common materials and design within the building which provides a coherent and pleasing design. Architectural features present within the design include Overhangs at the Exterior Common Area, Recessed units for the multi-family portion above, a parapet roof style, and planters with seating in various areas.

Landscaping:

New landscaping per the Title 30 code has been provided along East Desert Inn Road and Pawnee Drive. This includes new Shoestring Acacia trees and various shrubs to provide a pleasing natural environment to the site and surrounding area.

Trees have been staggered along the detached sidewalk where possible, but due to the site visibility zone, trees along Pawnee Drive and a portion of East Desert Inn Road will need to be located on the rear landscaping area to provide safe site lines for drivers. Shrubs provide have been adjusted to all be 2'-0" in height and those have been provided along the front landscaping area. It's important to note that existing electrical transmission lines run along East Desert Inn so all landscaping will have to comply with NV energy allowable plantings.

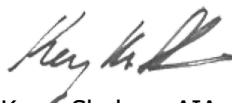
Along with the main road landscaping is an enclosed park area provided under the multi-family portion of the site featuring a comfortable leisure path through the natural vegetation. Within this area the Acacia Shoestring and Desert Oak trees have been provided along with a nice pleasing artificial turf and decomposed granite ground cover, which provides a very natural yet open environment for various uses for the community. This area is enclosed with a 8'-0" high decorative wrought-iron fence and will have secure access from the exterior to provide a safe environment for the site's community.

Waiver of Standards:

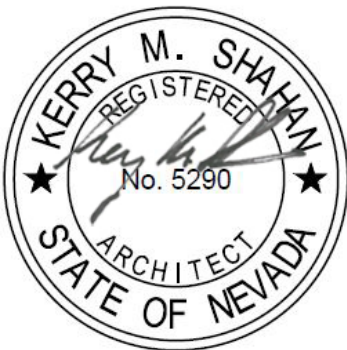
We are requesting a waiver of standards for the commercial driveway geometrics regarding the throat depth to be reduced from the 150' minimum length to the 39'-1" and 49'-2" throat depth provided.

If you have any questions or concerns, please feel free to contact me.

Thank you,



Kerry Shahan, AIA
Architectural Civil Group, LLC.
Principal Architect
kshahan@acg.design
(702) 355-9638



3/26/2026

06/16/26 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0897-HAPPY MINER, LLC:

VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:
 162-11-411-112

LAND USE PLAN:
 WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is requesting the vacation and abandonment of portions of the rights-of-way along Pawnee Drive and Desert Inn Road to accommodate street landscaping and detached sidewalks associated with the companion mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Hold No Date by BCC	October 2024
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700020	A plan amendment from NC to EM is a companion item on this agenda.
UC-25-0896	A use permit, waiver of development standards, and design review for a mixed-use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Desert Inn Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: VS-25-0897

Property Owner or Subdivision Name: HAPPY MINER, LL C

Public Hearing: Yes [X] No []

Staff Report already created: Yes [X] No []

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC 5/26/26 PC 6/16/26 BCC 7/22/26

Winchester

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s)
Amend Write-up
Renotify
Make a public hearing (Radius:)
[X] Rescheduling
Other:
[X] Additional fees - \$AMOUNT OF ADDITIONAL FEES: \$500
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUND\$:

Reason for Change: The applicant has applied for the required Plan Amendment (PA-26-700020). The application VS-25-0897 was previously held to no date and scheduled for BCC. VS-25-0897 is now a companion item with PA-26-700020, and will go to both PC and BCC; therefore, additional \$500 notification fee.

Change initiated by: RG Date: 4/20/26
Change authorized by: [Signature] Date: 4/20/26
Change processed by: [Signature] Date:
Distribution e-mail sent by: Date:
Follow up assigned to: Instructions:

Parcel Number(s): 162-11-411-112

Town Board(s): Winchester

Verified by: Date:

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0896-HAPPY MINER, LLC:

USE PERMIT for office as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase building height; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-11-411-112

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback of the multi-family component to 16 feet where 20 feet is required per Section 30.02.11B (a 20% reduction).
 - b. Reduce the side setback of the multi-family component to 10 feet where 20 feet is required per Section 30.02.11B (a 50% reduction).
 - c. Reduce the rear setback of the multi-family component to 10 feet where 20 feet is required per Section 30.02.11B (a 50% reduction).
2. Increase the building height of the multi-family component to 192 feet where 75 feet is the maximum allowed per Section 30.02.11B (a 156% increase).
3. Reduce throat depth to 39 feet along Desert Inn Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Project Type: Mixed-use development
- Number of Units: 200
- Density (du/ac): 92.59
- Number of Stories: 15
- Building Height (feet): 192

- Square Feet: 31,000 (Office Building)/211,250 (Multi-Family Residential)/120,000 (Parking Garage)
- Open Space Required/Provided: 20,000/23,763
- Parking Required/Provided: 278/315
- Sustainability Required/Provided: 7/7

Site Plan

The subject site is located at the northwest corner of Desert Inn Road and Pawnee Drive and currently contains existing office buildings that will be demolished to accommodate the proposed mixed-use development. This redevelopment replaces outdated structures with a modern high-rise building that integrates residential and office uses.

The proposed development consists of a mixed-use high-rise building that includes 200 multi-family residential units, an office building, and a five-level parking garage. The garage will provide 309 parking stalls, including 3 ADA-compliant spaces, and electric vehicle accommodation consisting of 10 installed EV stalls, and 69 future EV-capable stalls. Surface-level parking is provided to the east of the office building consisting of 6 ADA spaces including one ADA EV stall. The proposed parking count complies with Title 30 by remaining within the 15 percent maximum allowance over the required 278 stalls.

Building setbacks are as follows: the parking garage is positioned 10 feet, 4 inches from Pawnee Drive (east property line), 10 feet from the north property line, and 16 feet, 7 inches from Desert Inn Road (south property line). The office building is set back 16 feet, 4 inches from Desert Inn Road and 10 feet from the north property line, while the multi-family building is set back 10 feet, 11 inches from the north property line and 10 feet from the west property line. The residential component is subject to the RS50 (Residential Single-Family 50) standards for setbacks, which results in the associated setback reductions addressed through waiver requests. Internal circulation will be accommodated by 24 foot wide drive aisles, and two loading zones measuring 10 feet by 25 feet each will be located adjacent to the office component along the existing alleyway to the north.

Pedestrian connectivity is enhanced through detached sidewalks along Desert Inn Road and Pawnee Drive, as well as a 6 foot wide meandering pathway that traverses outdoor amenity areas featuring benches, planters, decoratively stamped concrete pathways, and shaded seating areas. Portions of the site will be enclosed by an 8 foot high decorative wrought-iron fence along the north and south sides of the multi-family building. Bicycle facilities will include 12 racks providing 24 spaces.

Vehicular access will be provided via a new commercial-standard driveway from Desert Inn Road, supplemented by an existing alleyway that will remain. A waiver is requested to reduce the throat depth to 39 feet along Desert Inn Road, where 150 feet is required per Uniform Standard Drawing 222.1.

Landscaping

The plan shows a 15 foot wide street-landscape area measured from the back of curb along Pawnee Drive, consisting of two, 5 foot wide landscape strips separated by a 5-foot detached

sidewalk. Along Desert Inn Road, the rear landscape strip is extended to 10 feet wide. Street landscaping provides one large tree every 30 feet and three shrubs per tree, with trees staggered on opposite sides of the sidewalk. An amenity zone adjacent to the sidewalk meets the minimum 10 foot width requirement on one side along Desert Inn Road and the 5 foot width requirement along Pawnee Drive. The proposed amenity zone area may be counted toward the overall landscaping requirement, excluding the sidewalk width. The plan provides common open space and meets the Title 30 requirement with 23,763 square feet provided.

Elevations

The elevations show a mixed-use building with a residential tower reaching 192 feet at the parapet, and the residential component is subject to the RS50 (Residential Single-Family 50) standards for building height. The office component forms a 28 foot high base, with residential levels beginning at Level 3 and continuing for 15 stories. The parking garage ranges from an 11 foot basement level to a 67 foot height. A pedestrian bridge connects the residential tower to the garage.

Horizontal articulation is provided through color, texture, window variation, and parapet returns. Vertical articulation is shown through a defined base, middle, and top. Exterior colors include Black Spruce, Ground Coffee, and Delicate White, applied through textured stucco with powder-coated metal railings. Windows are concentrated on the south elevation of the residential tower, with glazing on all four sides of the office levels.

Floor Plans

The plan depicts a mixed-use development with two levels of office space, upper-level residential floors, and a 5 level parking garage. The commercial portion totals 31,000 square feet, with 15,500 square feet per floor, including tenant suites, a central lobby, vertical circulation, shared amenities, and a large gathering area on the second floor. The residential floor plan is typical for all upper levels and is represented by the 3rd floor, which contains the bridge connection to the parking garage; units are arranged along a central corridor and include bedrooms, restrooms, storage, and private balconies. The parking garage spans 5 levels, is directly connected to the main building through the bridge corridor, and has a typical layout represented by the third floor.

Applicant's Justification

The project is intended to provide an enhanced environment for senior living in proximity to Sunrise Hospital, with integrated medical and residential uses and supporting amenities. The applicant states that the design emphasizes accessibility, sustainability, and compliance with mixed-use development standards. The waiver request pertains to commercial driveway geometries for a reduced throat depth, and the applicant is also requesting waivers to reduce the required setbacks and to increase the building height of the multi-family component.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Hold No Date by BCC	October 2024
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700020	A plan amendment to redesignate the site from NC to EM is a companion item on this agenda.
VS-25-0897	A vacation and abandonment of a portion of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed office use is permitted in the CR (Commercial Resort) zoning district with a Special Use Permit under Section 30.03.06G.6 and meets the standards for approval. It will not create substantial adverse impacts on adjacent properties, neighborhood character, traffic, parking, or public health and safety. The site is surrounded by compatible uses, including offices to the east and west, mixed office and residential uses to the south, and residential to the north, which is separated from the site by an existing alley providing additional buffering. The property is adequately served by public infrastructure and services, and the proposed use will not impose an undue burden on public facilities. Staff recommends approval of the Special Use Permit as the request is consistent with the applicable standards and surrounding land use context.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The request includes reductions to the required setbacks for the multi-family component, consisting of a front setback reduction to 16 feet where 20 feet is required, a side setback reduction to 10 feet where 20 feet is required, and a rear setback reduction to 10 feet where 20 feet is required, as well as an increase in the building height of the multi-family component to 192 feet where 75 feet is the maximum allowed. These requests meet the criteria for waivers of development standards because the reduced setbacks and increased height will not affect adjacent uses in a substantially adverse manner, the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity or be detrimental to the public welfare, and the development will continue to be adequately served by public improvements, facilities, and services without creating an undue burden, and staff supports the waiver requests based on site constraints and the mixed-use nature of the project.

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 other 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 mixed-use development meets the design review criteria of Title 30. The project is compatible with adjacent development, incorporates architectural and aesthetic features consistent with Title 30 standards, and provides site access and circulation designed to minimize impacts on surrounding roadways and neighborhood traffic. The plan provides common open space, and meets the Title 30 requirement, with 23,763 square feet provided. The overall design reflects compliance with applicable regulations through building articulation, color palette, landscaping, pedestrian connectivity, and vehicular access. The proposal supports Winchester/Paradise Master Plan goals and policies by promoting neighborhood revitalization (Policy WP-1.7) and introducing high-density housing options near established employment centers. Although the project does not involve adaptive reuse (Policy WP-3.1), it advances reinvestment and sustainability objectives by replacing outdated office buildings with a modern mixed-use development emphasizing accessibility and sustainability. The project also aligns with Countywide Goal 1.1 and Policy 1.1.4 by providing diverse housing options and incorporating accessibility features that support aging-in-place and residents with mobility limitations. Staff also supports the companion plan amendment associated with the request. Therefore, staff recommends approval.

Public Works - Development Review
Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveway on Desert Inn Road. The applicant created a better design than was previously approved, which will allow for vehicles to safely exit the right-of-way.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Desert Inn Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed./kc

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0354-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400041 (UC-25-0544)-WORLD BUDDHISM ASSOCIATION HEADQUARTERS & MGM-GRAND BALLY'S, LLC LEASE:

USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational or entertainment facility.

DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone.

Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-101-006; 162-10-101-010 through 162-10-101-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.2 (portion)
- Project Type: Recreational or entertainment facility
- Square feet: 800 (proposed modular building)
- Height: 12 (proposed modular building)
- Parking Required/Provided: 293/296
- Sustainability Required/Provided: 7/1

History & Site Plan

UC-25-0544 was approved in October 2025 to allow a recreational or entertainment facility for an outdoor light festival to be held yearly and other events on an existing vacant parcel currently used as a parking lot with an existing monorail station located on the western portion of the site. A use permit was required if a recreational or entertainment facility is not in conjunction with a hotel or motel, resort hotel, or rural resort hotel.

The previously approved site plan designated areas on site for the themed events and are located within the center portion of the site. Food booths and food trucks are located in the southern portion of the parcel. Other amenities include restrooms, ticket booths, pedestrian plaza,



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100721

ASSESSOR PARCEL #(s): 162-10-101-006, 010 and 011

PROPERTY ADDRESS/ CROSS STREETS: Sahara and Paradise

DETAILED SUMMARY PROJECT DESCRIPTION

Required review for an outdoor use.

PROPERTY OWNER INFORMATION

NAME: World Buddhism Association Headquarters

ADDRESS: 1730 N. Raymond Avenue

CITY: Pasadena

STATE: CA

ZIP CODE: 91103

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: World Buddhism Association Headquarters

ADDRESS: 1730 N. Raymond Avenue

CITY: Pasadena

STATE: CA

ZIP CODE: 91103

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

*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 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.

Weiya Noble

Property Owner (Signature)*

Weiya Noble

Property Owner (Print)

4/20/2026

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

April 21, 2026

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Required Review for UC-25-0544*
APNs: 162-10-101-006, 010, & 011

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The site is approximately 12.2 acres and is located at the southeast corner of Paradise Road and Sahara Boulevard. The property is more particularly described as APNs: 162-10-101-006, 010, & 011 (collectively the “Site”). The Site is planned Entertainment Mixed-Use (“EM”) and zoned Commercial Resort (“CR”).

By way of background, on October 8, 2025 the Board of County Commissioners approved UC-25-0544 allowing a recreational or entertainment facility for an outdoor lantern festival subject to several conditions. One of the conditions of approval requires the Applicant to “file a review of the lantern festival prior to May 8, 2026.” Therefore, the Applicant is timely submitting and requesting approval of the required review.

The lantern festival operated during the allowed operating period of December 19, 2025 through March 8, 2026 which included set up and breakdown. The Applicant observed and complied with all the required conditions of approval including but not limited to hours of operation, location of speakers, traffic management staff, on-site security, and tickets having two (2) hour time slot increments. The lantern festival proved to be aesthetically pleasing and compatible with the surrounding area. To the Applicant’s knowledge, there were no complaints received.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-26-400041__

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

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

Date 5/26/2026

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 3/4/26

Department of Comprehensive Planning

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

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

children's play area, and a bookstore. The approved bookstore is within a proposed 800 square foot modular building on the northeast corner of the site. On-site parking is located along the perimeter of the event area located along the western and eastern property lines for a total of 296 provided parking spaces. Drop-off areas and loading zones are depicted on the southern portion of the site plan. The plans depict access from both Paradise Road and Sahara Avenue.

The Notice of Final Action for UC-25-0544 required that the lantern festival be reviewed prior to May 8, 2026, which prompted the applicant to submit the application for review.

Landscaping

There is existing landscaping along the perimeter of the site. Landscaping is neither required nor a part of this or the original request.

Elevations

The approved plans depict a modular building to be used as a bookstore and administrative office during the time of events. The building is 12 feet high with flat roofline with windows and aluminum siding. Each of the light displays are sculpture-like and have fantasy and nature-themed characters. The displays vary in height and width that range from 6 feet to 23 feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0544:

Comprehensive Planning

- The special use permit is limited to lantern festival only;
- File a review of the lantern festival prior to May 8, 2026;
- The dates for the lantern festival event will be December 19, 2025 through March 8, 2026 (dates do not include setup and breakdown);
- Point of contact for lantern festival to be provided to Commissioner's office with a copy to Comprehensive Planning prior to event setup;
- Maximum height of all lighted lantern structures will be 35 feet;
- Lantern lights to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when lantern lights will be turned off by 11:30 p.m.;
- Lantern lights to be turned off by 11:30 p.m. Thursday through Saturday;
- No spotlights will be used;
- Speakers for the lantern event to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when speakers will be turned off by 11:00 p.m.;
- Speakers for the lantern event to be turned off by 11:00 p.m. on Thursday through Saturday;
- Speakers in lantern festival zones are limited to a maximum height of 10 feet and shall not be pointed towards Turnberry Towers (south of site);
- There will be no speakers in the food court or food truck area;
- No public address system (PA) loud speakers will be used;
- On site security will be provided for the duration of the lantern festival;
- There will be on site queuing area of approximately 600 feet from the driveway off Paradise Road to ensure traffic does not back up onto Paradise Road and Karen Avenue;

- Traffic management staff will be provided when the event is open to the public;
- Tickets will have 2 hour time slot increments to help manage the traffic flow for those attending the lantern festival.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 3 year review of the off-site improvements;
- Drainage study and compliance.
- Applicant to coordinate with Public Works - Development Review on the commercial driveway access for temporary events;
- Traffic management plan to be reviewed by Public Works.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

Applicant's Justification

The applicant states the lantern festival operated between December 19, 2025, through March 8, 2026 including setup and take down. The applicant complied with all of the required conditions of approval including hours of operation, location of speakers, traffic management, on-site security, and tickets having 2 hour time slots only. There are no known complaints received by the public for the event.

Prior Land Use

Application Number	Request	Action	Date
UC-25-0544	Use permit for recreational or entertainment facility.	Approved by BCC	October 2025

UC-21-0645	Use permit, waivers of development standards, and design review for exotic animals and recreational facility with accessory retail sales and restaurant.	Withdrawn by BCC	February 2022
UC-1677-05	Use permit for a vehicle demonstration facility - expired	Approved by PC	December 2005
DR-1438-99	Design review for a monorail and associated terminal, operation, and maintenance facility	Approved by BCC	November 1999
UC-1170-99	Use permit for a monorail	Approved by BCC	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail buildings
South & East	Entertainment Mixed-Use	CR	Multi-family residential
West	Entertainment Mixed-Use	CR	Resort Hotel (Sahara)

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 for UC-25-0544 to ensure the applicant demonstrated compliance with the conditions of approval and the use did not negatively impact the surrounding neighborhood. Based upon the recent approval of this application and operation of this event, the recreational facility and associated festival is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations. Staff finds that the use is compatible with the surrounding land uses and complies with the goals and policies from the Master Plan. In addition, no formal complaints or violations of the conditions of approval have been received by the County. Therefore, staff recommends approval of this request subject to removing the time limit for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

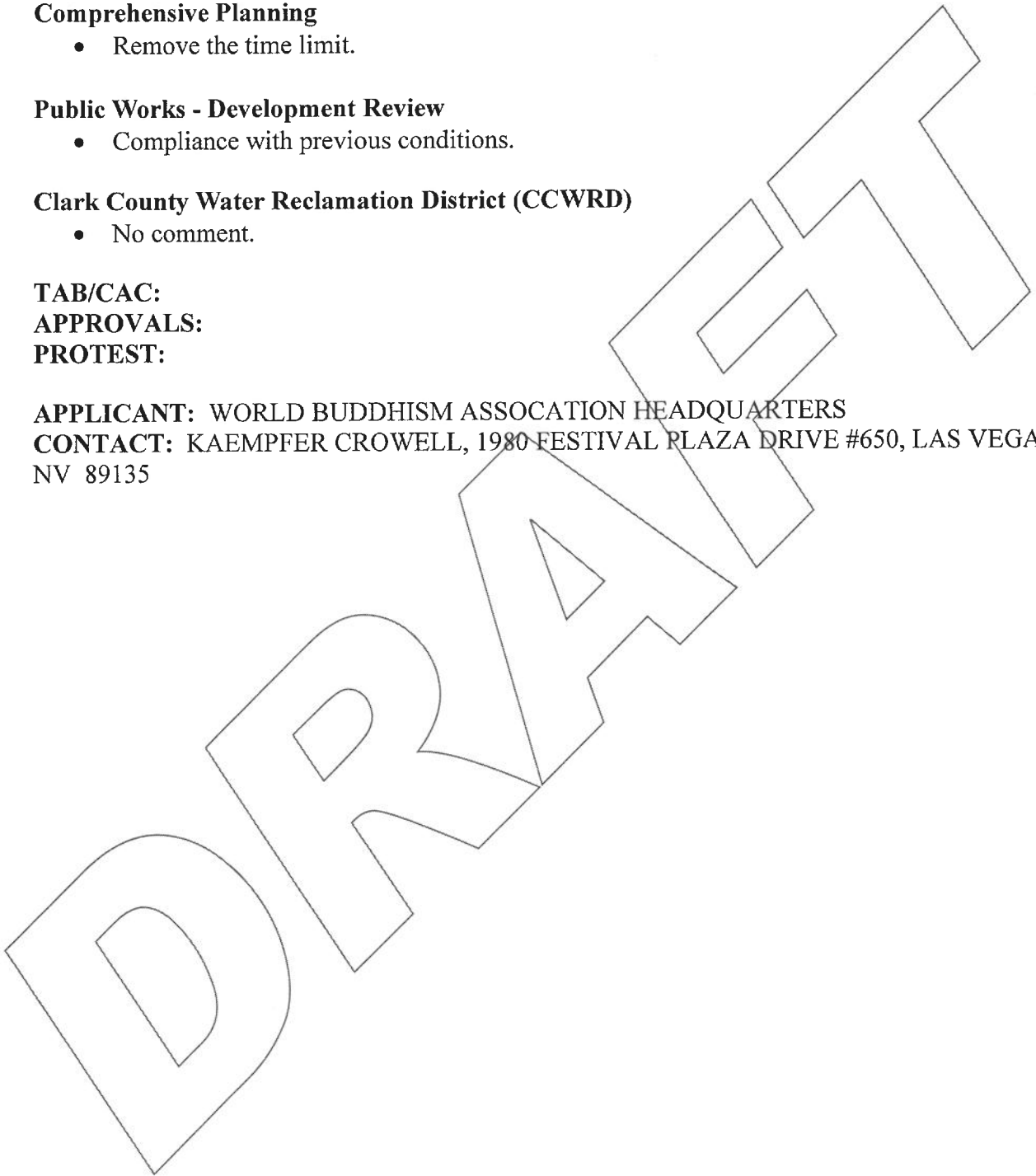
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WORLD BUDDHISM ASSOCIATION HEADQUARTERS

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135**





AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ET-26-400030

Property Owner or Subdivision Name: LINDA PROPERTIES LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) 04/28/26 Winchester TAB & 05/20/26 BCC
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: Correct original application to ZC-22-0173
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
- Refund
 - 80%
 - 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Original application was mistakenly listed as NZC-22-0173, when the correct application was actually ZC-22-0173.

Change initiated by:	<u>DD</u>	Date:	<u>04/14/2026</u>
Change authorized by:		Date:	<u>4/14/26</u>
Change processed by:		Date:	<u>04/14/2026</u>
Distribution e-mail sent by:		Date:	<u>04/14/2026</u>
Follow up assigned to:	_____	Instructions:	_____

Parcel Number(s): 162-12-402-005, -006, & -007

Town Board(s): Winchester

Verified by: _____ Date: _____



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-25-0896

Property Owner or Subdivision Name: HAPPY MINER, LL C

Public Hearing: Yes No

Staff Report already created: Yes No

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

Add this application to the: **TAB/CAC** 5/26/26 **PC** 6/16/26 **BCC** 7/22/26
Winchester

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) _____
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: _____
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$500
- Refund
 - 80%
 - 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: The applicant has applied for the required Plan Amendment (PA-26-700020). The application UC-25-0896 was previously held to no date and scheduled for BCC. UC-25-0896 is now a companion item with PA-26-700020, and will go to both PC and BCC; therefore, additional \$500 notification fee.

Change initiated by: RG Date: 4/20/26
 Change authorized by: Jok Jutter Date: 4/20/26
 Change processed by: TJ Date: 4/20/26
 Distribution e-mail sent by: TJ Date: _____
 Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-11-411-112

Town Board(s): Winchester

Verified by: _____ Date: _____