

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0901-305 CCD, LLC:

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

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

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

Applicant’s Justification

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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0053	Use permit and design review for a hotel with a convention center and a shopping center	Approved by BCC	May 2025
VS-25-0055	Vacated and abandoned a portion of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road for detached sidewalks	Approved by BCC	May 2025
SDR-25-0054	Allowed a sign design review for wall, roof, freestanding, directional, and animated signs	Approved by BCC	May 2025
UC-23-0552	Allowed a shopping center with alcohol sales, retail, outside dining, live entertainment, offices, and underground parking	Approved by BCC	October 2023
VS-20-0328	Vacated and abandoned a portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020
TM-19-500172	1 lot commercial subdivision - expired	Approved by PC	October 2019
UC-18-0753	Permitted a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired	Approved by BCC	May 2019
UC-1434-07	Allowed a 780 room, 310 foot tall resort hotel - expired	Approved by BCC	January 2008
DR-0464-01	Increased sign area in conjunction with a hotel/casino renovation - expired	Approved by BCC	June 2001
UC-455-92	Allowed the remodel of an existing hotel and re-established the casino use - expired	Approved by PC	January 1993
VC-535-87	Allowed the construction of an 11 story, 269 room hotel addition - expired	Approved by BCC	November 1987
UC-22-83	Permitted a family entertainment center in conjunction with an existing hotel and casino - expired	Approved by BCC	April 1983
AC-22-77	Allowed a 225 room addition to an existing hotel - expired	Approved by PC	May 1977

Prior Land Use Requests

Application Number	Request	Action	Date
AC-21-77	Allowed a 113 room addition to an existing motel - expired	Approved by PC	April 1977

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: LORENZO DOUMANI

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