

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

History & Request

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

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

Previous Conditions of Approval

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

Comprehensive Planning

- Expunge UC-23-0552;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

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

Department of Aviation

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

Fire Prevention Bureau

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

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

Clark County Water Reclamation District (CCWRD)

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

Applicant’s Justification

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

Prior Land Use Requests

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Conditions

Staff finds that the approved conditions are intended to mitigate the project's potential safety and visual impacts on the community. Staff can support deferring the conditions to Phase 2, which includes the hotel, eastern parking garage, and convention center on the east side of the development, since those conditions were primarily imposed for those portions of the project. However, staff recommends a condition due to the proximity and visibility of the Convention Center, requiring the installation of a 8 foot high wood construction fence made of dimensional lumber and faced with plywood along Debbie Reynolds Drive and Convention Center Drive if Phase 1 construction has been stalled for 90 days.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Subsequent to commencement of construction for Phase 1, a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood shall be constructed along Debbie Reynolds Drive and Convention Center Drive if construction has stalled for 90 days;
- Prior to the issuance of building and grading permits for Phase 2 (hotel, garage, and convention center), mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits for Phase 2 (hotel, garage, and convention center), enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security or agreement, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit for Phase 2 (hotel, garage, and convention center).

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com 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:

PROTEST:

APPLICANT: LORENZO DOUMANI

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