

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400143 (VS-25-0055)-305 CCD, LLC:

WAIVER OF CONDITIONS of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road 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

History & Request

The original request was for the vacation and abandonment of portions of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road which was approved in May 2025 via VS-25-0055. The vacation was requested to accommodate detached sidewalks for a project consisting of a 920,569 square foot hotel, convention center, and shopping and entertainment complex. 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 the condition of approval associated with VS-25-0055 requiring “the vacation to be recordable prior to building permit issuance or applicable map submittal” 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 VS-25-0055:

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

- 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;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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.

Applicant's Justification

The applicant indicates that the previously approved development consists of 2 phases and that the vacation and abandonment is to allow for the construction of detached sidewalks. 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. The proposed waiver of conditions is requested to facilitate the immediate permit issuance for Phase 1 (the shopping center) and will allow for the vacation and abandonment to record after the permits are issued for Phase 1.

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 | Use permit 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 | Use permit for a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired | Approved by BCC | May 2019 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| 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 |
| 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-25-400142 (UC-25-0053) | A waiver of condition of a use permit 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

Public Works - Development Review

Waiver of Conditions

Staff has no objection to deferring the recording of the vacation to allow for the parcel map to record. The applicant will record the vacation with future development of the site.

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:

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