

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JUNE 11, 2019**

07/03/19 BCC

1. **ET-19-400065 (UC-0381-07)-GVISH LV OWNER, LLC:**  
**USE PERMIT SIXTH EXTENSION OF TIME** to commence increased building height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the 1:3 height setback ratio from an arterial street; and 2) reduced parking.  
**DESIGN REVIEW** for 2 extended stay hotel towers with kitchens in rooms, including accessory commercial, retail, restaurant, meeting room, and recreation areas on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/bb/ja (For possible action)

HOTEL  
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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**RELATED INFORMATION:**

**APN:**

162-09-703-020

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2988 Paradise Road
- Site Acreage: 1.7
- Number of Units: 795 total (299 Phase I) (496 Phase II)
- Project Type: Extended stay hotel
- Number of Stories: 22 (Phase I) 32 (Phase II)
- Building Height: 400 (maximum)
- Square Feet: 727,380 (both towers)
- Parking Required/Provided: 648/500

**Site Plans**

The approved plans with the original use permit from June 2007 show a 2 tower hotel development with a podium separating the 2 hotel towers above the 8<sup>th</sup> floor. The north hotel tower is the 299 unit (phase 1) Spring Hill Suites by Marriott, which has been completed. The second hotel tower located on the south side of the podium has not begun construction, thus the

need for this extension of time to commence. In total, the project will include 795 extended stay hotel suites.

Per the plans, the Spring Hill Suites tower on the north side of the site has a height of 251 feet, and the future south hotel tower is shown at 341 feet. The building has been designed with the reception and lobby areas, offices, kitchen, restaurant, and dining areas on the main floor. The parking garage will contain the proposed 500 parking spaces. There are 231 parking spaces included with the future suite hotel. Visual interest for the towers is created by the use of varying exterior building colors, materials, wall planes, and rooflines.

#### Landscaping

In front of the tower, the plans show a 10 foot wide pedestrian realm inclusive of a 5 foot wide detached sidewalk with landscaping between the curb and sidewalk. Along the north, south, and west property lines the structure is set back 28 feet for a fire lane, and landscaping is shown in the recessed areas of the building façade.

#### Elevations

The future suite hotel tower includes the first 7 floors as entry/parking, 25 room floors, a roof floor, and pool deck, for a total of 33 levels.

#### Floor Plans

A total of 727,380 square feet of building floor area is proposed with this development. There is 400,164 square feet of floor area that is proposed for the future suite hotel.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400150 (UC-0381-07):

#### Current Planning

- Until June 6, 2019 to commence.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### Public Works – Development Review

- Compliance with previous conditions.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that the fire protection may be required for this facility.

Listed below are the approved conditions for UC-0381-07 (ET-0057-16):

Current Planning

- Until June 6, 2018 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that fire protection may be required for this facility.

Listed below are the approved conditions for UC-0381-07 (ET-0076-14):

Current Planning

- Until June 6, 2016 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this will be the last extension of time that staff will support; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and to contact CCWRD Customer Service to confirm that the sanitary sewer user codes are correct for the existing plumbing fixtures upon receipt of an approved change in the property use.

Listed below are the approved conditions for UC-0381-07 (ET-0067-12):

Current Planning

- Until June 6, 2014 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system in accordance with approved civil improvement plans; and that at the time of construction of additional tower, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and to check for any changed conditions.

Listed below are the approved conditions for UC-0381-07 (ET-0099-09);

Current Planning

- Until June 6, 2012 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0381-07:

Current Planning

- Expunge UC-1162-04, UC-2207-04, and UC-0371-05;
- Design review as a public hearing for significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Drainage study and compliance;
- Compliance with amended traffic study;
- If sidewalk is detached, vacate excess right-of-way and grant necessary easements for pedestrian access, streetlight, and traffic control;
- Dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- Reconstruct any unused driveways with full off-sites.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA’s determination is advisory in nature and does not guarantee that a Director’s Permit or an AHABA Variance will be approved.

Applicant’s Justification

The substantial work being done to expand the surrounding LVCVA has delayed the development of this property. The applicant is requesting a 3 year extension to commence and complete construction.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400150 (UC-0381-07)	Fifth extension of time for increased building height, reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	June 2018
UC-0381-07 (ET-0057-16)	Fourth extension of time for increased building height, reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	May 2016
UC-0381-07 (ET-0076-14)	Third extension of time for increased building height, to reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	August 2014
WS-0528-12	Increased the area of temporary wall signs	Approved by BCC	October 2012
UC-0381-07 (ET-0067-12)	Second extension of time for increased building height, to reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	July 2012
UC-0381-07 (ET-0099-09)	First extension of time for increased building height, to reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	May 2009

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0733-08	Tandem parking in conjunction with the extended stay hotel	Approved by PC	September 2008
UC-0381-07	Increased building height, reduce the 1:3 height ratio setback ratio from a street and to reduce parking, with a design review for 2 new extended stay hotel towers with kitchens	Approved by BCC	June 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	H-1	Undeveloped
South	Public Facility	P-F	Parking lot
East	Commercial Tourist	H-1	Westgate Las Vegas

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the last extension. Since approval of the original use permit in June 2007 the first of 2 towers was constructed. The extended stay hotel meets Policy 88 of the Comprehensive Master Plan by providing primary access from existing/planned arterial streets. Staff can support this application for an extension of time since the first tower has been completed and Phase II of the project continues to be appropriate in the area.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 3, 2022 to commence and complete;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GVI SHLV OWNER, LLC

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

