



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

January 10, 2023

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 Victoria Bonner at 02-335-9205.
  - 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.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson  
 John Delibos  
 Judith Siegel  
 Dorothy Gold  
 April Mench

Secretary: Victoria Bonner, 702-335-9205, and [victoria.tabsecretary@gmail.com](mailto:victoria.tabsecretary@gmail.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](mailto: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 December 13, 2022. (For possible action)
- IV. Approval of the Agenda for January 10, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-22-0585-SANDOVAL, MARTIN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate setbacks; and **2)** architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within Winchester. TS/hw/syp (For possible action)  
01/17/23 PC
  - 2. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**  
**HOLDOVER USE PERMIT FIRST EXTENSION OF TIME** for a daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.  
**DESIGN REVIEW** for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action) 01/18/23 BCC
  - 3. **ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:**  
**USE PERMIT SEVENTH 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. Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action) 02/08/23 BCC
- VII. General Business
  - 1. Elect a new Vice Chair for the Winchester TAB (for possible action)
  - 2. Review and approve the 2023 meeting calendar (for possible action)
- 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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: January 31, 2023.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



# Winchester Town Advisory Board

December 13, 2022

## MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – Present  
Judith Siegel – Excused  
John Delibos – Excused  
Dorothy Gold – Present  
April Mench - Present

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Victoria Bonner: Secretary; Javier Rojas: Town Liaison; Judith Rodriguez: Planning; Vivian Kilarski: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of November 8, 2022 Minutes  
**Moved by: Mikes**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for December 13, 2022  
**Moved by: Mikes**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items
- VI. Planning & Zoning:
  1. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**  
**USE PERMIT** to allow vehicle maintenance.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced approach distance; and **2)** reduced departure distance.

**DESIGN REVIEW** for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

**Approve with staff conditions**  
**Moved By Mikes**  
**Vote 3-0**

VII. General Business  
**None**

VIII. Public Comment

**Vivian Kilarski thanked the board for their service and extended a helping hand.**

VIII. Next Meeting Date

**The next regular meeting will be December 27, 2022**

IX. Adjournment

**The meeting was adjourned at 6:15 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JANUARY 10, 2023**

01/17/23 PC

1. **WS-22-0585-SANDOVAL, MARTIN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate setbacks; and 2) architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within Winchester. TS/hw/syp (For possible action)

01/18/23 BCC

2. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**  
**HOLDOVER USE PERMIT FIRST EXTENSION OF TIME** for a daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscaping; 2) trash enclosure; 3) reduce drive aisle width; and 4) allow non-standard driveway improvements.  
**DESIGN REVIEW** for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

02/08/23 BCC

3. **ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:**  
**USE PERMIT SEVENTH 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. Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action)

01/17/23 PC AGENDA SHEET

CARPORT  
(TITLE 30)

NOTTINGHAM DR/WESTFIELD ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0585-SANDOVAL, MARTIN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate setbacks; and 2) architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within Winchester. TS/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
161-07-412-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the interior side setback for an existing building addition (carport) where a minimum setback of 3 feet is required per Table 30.40-2 (a 100% reduction).
2. Allow a metal and wood building addition (carport) where required to be architecturally compatible with the principal building per Table 30.56-2A.

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3148 Nottingham Drive
- Site Acreage: 0.2
- Project Type: Carport addition
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 320

Site Plan

The plan depicts a 1,898 square foot home inclusive of the principal structure and several building additions (including a patio and a carport). The home is centrally located on the lot but

is situated more toward the front of the lot. The subject building addition is a carport. The carport is attached to the northern wall of the existing house and is shown as a 320 square foot structure. The subject carport is shown set back 3 inches from a 6 foot CMU block wall that is located along the property line. The lot shown is irregular in shape with a curved front property line and gradually becomes smaller towards the rear of the lot. The site is accessed from Nottingham Drive through a dual access 11 foot wide circular driveway that also connects Nottingham Drive to the subject carport.

#### Landscaping

Landscaping is not a part of this request, but the plans show that the existing landscaping on the property is mainly xeriscaping with clay colored rock material with shrubs dispersed in the front and rear yards. The property is enclosed with a 6 foot high CMU block wall on the side and rear yards and a decorative fence in the front yard.

#### Elevations

The plans depict an 8.75 foot tall carport attached to the northern wall of an existing single family residence. The carport appears to be comprised mainly of a wood frame with a corrugated metal roof. The wood frame of the carport is painted a beige color, while the roof appears white. The principal structure appears to be a painted stucco house with a shingle roof. The home is painted a sandy beige color with white accents, while the roof shingles are beige in color as well.

#### Floor Plans

The plans depict a 320 square feet carport attached to an existing single family residence. The area under the carport is entirely open. The carport is flat against the wall of the existing residence, while it angles with the existing wall and property line. This allows for a larger opening on the westside of the carport than the eastside of it. Overall, 3 of the 4 sides of the structure are open. The plan shows a setback of 3 inches from the wall/property line to the leading edge of the carport.

#### Applicant's Justification

The applicant states that the carport was constructed in order to help make the environment around the cars parked on-site more bearable for a disabled resident. They indicate that the location of the carport was the most optimum location, but the setback was not able to be met due to the irregular shape of the lot. They do not expect that the structure will cause any issues to neighbors.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VC-088-85	Reduced the setback for a 75 square foot utility room addition	Denied by BCC	May 1985



## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity suburban neighborhood (up to 8 du/ac)	R-1	Single family residential

### Clark County Public Response Office (CCPRO)

CE22-13626 is an active violation for building additions (carport and patio) without a building permit.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Waiver of Development Standards #1

The use of setbacks for accessory structures is to help maintain a safe environment in a neighborhood. The facts that the subject carport was not constructed with the benefit of permits, and the location being right on the property line, are cause for concerns from both a fire and physical safety standpoint. Eliminating the required setback to the property line may cause a visual disturbance to the neighbors. While staff appreciates that the lot is irregular, there are means to construct the carport without the need for a waiver, and so the need for this waiver is a self-imposed burden. For these reasons, staff cannot support this waiver.

##### Waiver of Development Standards #2

While staff can appreciate the need to shade vehicles and outdoor spaces and building additions for normal residential use, the subject structure was constructed without permits and the chosen materials do not match the existing structure. There are no similar structures in the surrounding area and the structure is visible to neighbors which could be a disturbance. For these reasons, staff cannot support this waiver.

### Staff Recommendation

Denial.

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:**

### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARTIN SANDOVAL

**CONTACT:** MARTIN SANDOVAL, 3148 NOTTINGHAM DRIVE, LAS VEGAS, NV 89121

DAYCARE  
(TITLE 30)

EASTERN AVE/GOLDEN ARROW DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**

**HOLDOVER USE PERMIT FIRST EXTENSION OF TIME** for a daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.  
**DESIGN REVIEW** for a daycare on 0.4 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
162-11-811-077; 162-11-811-078

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate landscaping to a less intense use where landscaping is required per Figure 30.64-11 (a 100% reduction).
- b. Eliminate street landscaping along Eastern Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
- c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (100% reduction).
2. Eliminate trash enclosure where a trash enclosure is required per Section 30.56.120 (100% reduction).
3. Reduce drive aisle width to 18 feet where 24 feet is the minimum per Table 30.60-4 (a 25% reduction).
4. a. Maintain existing pan driveways where commercial driveways are required per Uniform Standard Drawing 222.1.
- b. Eliminate throat depth where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3153 & 3163 S. Eastern Avenue
- Site Acreage: 0.4

- Project Type: Daycare
- Number of Stories: 1
- Square Feet: 3,978
- Parking Required/Provided: 10/11

### History & Request

The approved application included 2 adjacent buildings that are residential conversions. The northern parcel was zoned R-1 and included an approved use permit for an existing daycare facility. The southern parcel was zoned C-P and was previously converted to an office use. The previous approved application was used to reclassify the northern parcel to C-P, re-approve the daycare use in the C-P zone on the northern parcel, expand the daycare use to the southern parcel, and redesign the driveways to connect both parcels. Several of the waivers of development standards, which were previously approved on the northern parcel in the R-1 zone, were necessary again with the previously approved application since the northern parcel was reclassified to a C-P zone. Several variances for landscaping, parking, and a trash enclosure were previously approved for the southern parcel and remain in effect.

### Site Plan

The approved site plan depicted a daycare facility that occupied 2 adjacent residential conversions. The northern parcel includes an existing daycare facility in the center of the site. Playgrounds and patios are located on the north and west sides of the building, and 7 parking spaces are located in front of the building. A circular driveway provides access to the northern parcel; however, the driveway is to be extended to the south to connect with the southern parcel.

The southern parcel includes an existing office building (residential conversion) that is to be used for the daycare facility. Playgrounds and canopies are depicted on the southwest side of the building, and 4 parking spaces are located in front of the building. Similar to the northern parcel, the existing driveway is to be extended to connect to the northern parcel. A trash area, which was not consistent with Title 30 standards, was located on the north side of the southern building, between the 2 parcels.

### Landscaping

No landscaping was proposed with the original application, and no landscaping existed on either parcel besides some minor shrubbery adjacent to the front of the southern building. Waivers of development standards were previously approved for the northern parcel with the daycare facility in the R-1 zone, and variances were previously approved for landscaping in conjunction with the southern parcel when it was converted to an office use. Although the driveways were to be modified, the applicant did not propose to add any parking lot landscaping or street landscaping.

### Elevations

Photographs depicted 2 existing single story residential conversions with pitched roofs and painted stucco exteriors. A waiver of development standards was previously approved to allow roof mounted mechanical equipment to remain unscreened on the northern parcel; however, the applicant has since installed screening around the mechanical equipment, so a waiver of development standards was no longer necessary. The mechanical equipment on the southern parcel is shown mounted on the side of the property and screened from view.

### Floor Plans

The northern building was shown as 1,724 square feet, and a garage is to be enclosed to add an additional 260 square feet. Rooms within this building include areas for children, an office, kitchen, lunchroom, and restrooms.

The southern building was shown as 1,994 square feet and includes rooms for children, a kitchen, laundry/storage room, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0766:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that business can commence (with appropriate permits) while coordinating entrance improvements with Public Works; 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; and that the use permit, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- 6 months to submit off-site improvement plans;
- 1 year review of off-sites;
- Traffic study and compliance;
- Any remaining driveways shall be reconstructed as commercial pan driveways per Uniform Standard Drawing 224.
- Applicant is advised that off-site permits are required for any work within the right-of-way or County easements.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0584-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that they are requesting this extension of time as they were given approval shortly before the COVID-19 pandemic occurred. As a result of the associated shutdowns, the ability to complete the project and the associated conditions became financially difficult as the business was not open. They are now requesting this extension of time to be able to continue running their business and start the expansion.

**Prior Land Use Requests**

The following applications are for the northern parcel (162-11-811-077):

Application Number	Request	Action	Date
ZC-19-0766	Reclassified the site from R-1 to C-P zoning for a daycare facility with waivers for reduced landscaping, trash enclosure, reduce drive aisle width, and non-standard driveway improvements	Approved by BCC	February 2020
AR-18-400006 (UC-0258-13)	Third application for review of a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	March 2018
UC-0258-13 (AR-0097-17)	Second application for review of daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	September 2017
UC-0258-13 (ET-0024-15)	First extension of time to review waivers of conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. (monument sign only and waiver of conditions #1 was deleted)	Approved by BCC	May 2015
UC-0258-13 (WC-0071-14)	Waived conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. and monument sign only	Approved by BCC	August 2014
UC-0258-13 (ET-0070-14)	First extension of time to review a use permit for a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	August 2014
UC-0258-13	Daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards, and allow non-standard driveway improvements	Approved by BCC	August 2014

**Prior Land Use Requests**

The following applications are for the southern parcel (162-11-811-078):

Application Number	Request	Action	Date
ZC-19-0766	Daycare facility with waivers for landscaping, trash enclosure, reduced drive aisle width, and non-standard improvements	Approved by BCC	February 2020
UC-325-91 & VC-748-91	Secretarial services business with applications to reduce parking, waived street landscaping, and waived trash enclosure	Approved by PC	November 1991
ZC-168-80	Reclassified the site from R-1 to C-P zoning to convert the residence to an office	Approved by BCC	October 1980

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-P	Office uses
East	Corridor Mixed-Use	R-4	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (Historic Neighborhood)	Single family residential

### 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 original approval. Given that this will be the applicant's first extension of time on this application, staff can support this extension with the condition that the applicant make significant progress in the completion of the project going forward. However, due to Public Works not being able to support this extension of time, staff is also unable to support the request.

#### Public Works - Development Review

Staff cannot support this extension of time; the applicant has not complied with the previous conditions of approval related to the review and installation of off-site improvements. Although off-site improvement plans were submitted in May 2020, the engineer of record did not respond to the last list of corrections from September 2020.

#### Staff Recommendation

Denial.

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:

#### Current Planning

If approved:

- Until February 5, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land

use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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**

- 6 months to complete off-site improvements;
- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**COUNTY COMMISSION ACTION:** December 7, 2022 – HELD – To 01/18/23 – per the applicant.

**APPLICANT:** TOP EXPRESS INVESTMENTS LLC

**CONTACT:** JAZMIN GAMONAL, LUCKY KIDS DAYCARE, 3153 S. EASTERN AVE, LAS VEGAS, NV 89169



HOTEL  
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:**

**USE PERMIT SEVENTH 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.

Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
162-09-703-020

**USE PERMIT:**  
Increase the height of the building up to 400 feet where 100 feet is the standard (a 300% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the 1:3 height setback ratio from an arterial street (Paradise Road) to 64 feet where 200 feet is the standard (a 68% reduction).
2. Reduce the required on-site parking from 648 spaces to 500 spaces (a 23% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**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 (feet): 400 (maximum)
- Square Feet: 727,380 (both towers)

- Parking Required/Provided: 648/500

### Site Plans

The approved plans 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 approved 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.

In April 2019 the applicant submitted revised plans, including revised floor plans for addition of a bar, office, and storage. The bar will require 10 additional spaces, which are accounted for in the total being provided, which does not exceed the previously approved reduction of 23%. The applicant has also removed the second, higher, hotel tower and a portion of the garage.

### Landscaping

In front of the tower, the approved plans depicted 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

Per the previously approved plans, 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

Per the approved 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-19-400065 (UC-0381-07):

### Current Planning

- Until July 3, 2022 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.

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 applicant states they had every intention of commencing construction following the latest approval. However, expansion of the new convention facility was also being undertaken at the same time. The noise and congestion generated by that construction had a real and significant impact on the financial operations of the property. Additionally, the applicant states throughout most of 2020 and virtually all of 2021, the COVID pandemic kept many customers away. As a result, the owner of the property experienced a significant drop in occupancy during this 2 year period. Because of these circumstances, the construction and operation of the second tower was called into question. Now with the construction of the convention facilities completed and COVID positivity rates declining, the applicant sees the second tower viable again and can be successfully constructed and operated. The applicant respectfully requests one further extension

of time until December 2024 to commence. If the construction has not commenced by that date, the owner of the property will not seek any further extensions of time to commence construction.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400065 (UC-0381-07)	Sixth 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	July 2019
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
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Entertainment Mixed-Use	P-F	Las Vegas convention and visitor authority
South	Public Facility	P-F	Las Vegas convention and visitor authority
East	Entertainment Mixed-Use	H-1	Westgate Las Vegas Resort

**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 original approval.

Since the original approval, several applications have been approved in the surrounding area, including the convention center expansion. However, no technical studies for the project have been submitted to date for this second hotel tower. Staff finds that the seventh request for an extension of time with no progress being made is excessive and does not support the application.

**Staff Recommendation**

Denial.

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:**

**Current Planning**

If approved:

- Until June 06, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GVISH LV OWNER LLC

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

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0585</u> DATE FILED: <u>10/31/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE <u>12-27-22</u> PC MEETING DATE: <u>1-17-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: <u>(702) 866-2829</u> E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: <u>(702) 866-2829</u> E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Martin Sandoval / Luis Garay</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: <u>(702) 866-2829</u> E-MAIL: <u>LGaray1955@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-412-013

PROPERTY ADDRESS and/or CROSS STREETS: 3148 Nottingham Dr., Las Vegas, NV 89121

PROJECT DESCRIPTION: construction of a temporary Car Port (Shade) waving the setback code and architect compatibility

(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.

Martin Sandoval      Martin Sandoval  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2022 (DATE)

By Martin Sandoval  
 NOTARY PUBLIC: Cindy Meraz



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

PLANNER  
COPY

UC-27-0585

June 22, 2022

Nancy Amundsen  
Director Comprehensive Planning  
500 S Grand Central Pkwy

Ref: Special Waiver Request for existing construction at Parcel 161-07-412-013, 3148 Nottingham Dr. Las Vegas, NV 89121

Dear Director,

This letter is to request a special waiver for an existing attached carport construction that I am asking to continue at my current residence at 3148 Nottingham Dr. Las Vegas, Nevada 89121. The project's purpose is to avoid sun heat for a disabled senior citizen's car (DMV: A1348353) using the maximum space on the north side of my current residency. Unfortunately, the project area (320 sq ft.) is irregular in shape, as shown on the attached site plan; this construction could not be built enforcing the setback code. The north side setback was reduced to 3 – inches from the overhanging edge to the inside side of the property wall. The requested carport special waiver should include the reduction of the setback code and the development standards for architectural compatibility.

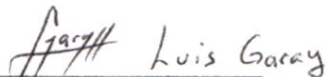
The carport was built about 3 months ago using non-combustible, corrugated steel panels (weight 0.75 PSF) installed on wood structure.

Considering the need of this existing carport to attain desired living conditions with a disabled person in my residence, respectfully, I request approval of the carport construction as is. However, I am open to any other option that allows the carport to remain in place.

The application, construction plans, site plans, and other documents are attached for your review and approval.

Using the information below, please let me know if you need anything else from me to approve this special project.

Sincerely,

 Luis Garay

PER Martin Sandoval  
Property Owner Parcel No. 161-07-412-013  
3148 Nottingham Dr.  
Las Vegas NV 89121  
Ph: (702) 886-2829  
Email: LGaray1955@gmail.com



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0381-07 _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400133</u> DATE FILED: <u>11/30/2022</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/10/2023</u> PC MEETING DATE: <u>—</u> @6pm BCC MEETING DATE: <u>Feb. 8, 2023 @ 9am</u> FEE: <u>\$900.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>GVISH LV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1400</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: <u>312-915-5501</u> CELL: _____ E-MAIL: <u>lleblebici@gemrc.com</u>
	<b>APPLICANT</b>  NAME: <u>GVISH LV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1400</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: <u>312-915-5501</u> CELL: _____ E-MAIL: <u>lleblebici@gemrc.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162 09 703 020

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: Extension of time for UC-0381-07

(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.

Eva Wassermann  
Property Owner (Signature)\*

GVISH LV Owner LLC  
Property Owner (Print) Eva Wassermann

STATE OF Illinois  
COUNTY OF COOK

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2022 (DATE)

By Eva Wassermann

NOTARY PUBLIC: Whitney Wandland



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KAEMPFER**

**CROWELL**

LAS VEGAS OFFICE

**CHRISTOPHER L. KAEMPFER**  
[ckaempfer@kcnvlaw.com](mailto:ckaempfer@kcnvlaw.com)  
702.792.7054

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel 702 792 7000  
Fax 702 796 7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel 775 852 3900  
Fax 775 327 2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel 775 884 8300  
Fax 775 882 0257

ET-22-400133

June 30, 2022

*Via Electronic Upload*

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Extension of time related to UC-0381-07—GVISH LV OWNER, LLC.  
(APN 162-09-703-020)**

To Whom It May Concern:

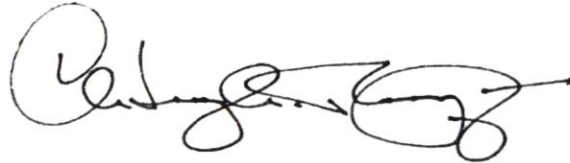
This office represents the owner of the above described property ("Property"). The Property is located just off the southwest corner of Paradise Road and Elvis Presley Boulevard. In June of 2007, plans were submitted for the development of two hotel towers on the Property with a podium separating the two towers above the 8<sup>th</sup> floor. The first tower on the north side of the Property was completed in or around 2009. The second tower has not yet been constructed. This request is for a further extension of time to allow for the construction of this second, already approved but yet to be constructed, tower. A sixth extension of time was granted by the County Commission in July of 2019. That extension expires by its terms on July 3, 2022. The client had every intention of commencing construction following that latest approval. However, around this same time, expansion of the new convention facilities was also being undertaken. The noise and congestion generated by that construction had a real and significant impact on the financial operations of the Property. Long time national clients refused to have their employees stay at the Property. Then, on top of that, throughout most of 2020 and virtually all of 2021, the COVID pandemic kept many customers away. As a result, the owner of the property experienced a significant drop in occupancy during this essentially 2 year period. In addition, because of these circumstances, the viability of the first tower, let alone the construction and operation of the second tower, was seriously called into question. Now with the construction of the convention facilities completed and COVID positivity rates declining, the client is convinced that the second tower is again viable and can be successfully constructed and operated. It is respectfully requested that one further and final extension of time be given until December of 2024 to commence. If construction has not commenced by that date, the owner of the Property will not seek any further extensions of time to commence construction.

Thank you very much for your consideration of this important request and if any further information or documentation is required, please contact either the undersigned at the contact

information set forth in this letter or please contact Ms. Lindsay Kaempfer at 702-792-7043 or by e-mail at [lkaempfer@kcnvlaw.com](mailto:lkaempfer@kcnvlaw.com). Thanks again,

Sincerely,

**KAEMPFER CROWELL**

A handwritten signature in black ink, appearing to read "Christopher L. Kaempfer". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke extending to the right.

Christopher L. Kaempfer

CLK/lak



Lucky Kids Daycare  
3153 S. Eastern Ave.  
Las Vegas, NV 89169

PLANNER  
COPY  
ET-22-400115

March 25, 2022

Re: Parcel 162-11-811-077 & 078  
PW20-15074

To Whom It May Concern:

On February 5, 2020 the Clark County Board of County Commissioners gave me 2 years to complete a project in joining my two driveways for my daycares. They knew I had one facility running and was trying to open the building next door and understood the project would be financially difficult for me, so they gave me time to open and operate in order to gather funds. Right away I retained an engineer and submitted plans costing me \$10,000+. Unfortunately, Covid hit shortly after and instead of opening my second facility I had to remain closed and additionally close the main one which was the only stream of income. To date I have only opened one facility and expect to open the property next door (parcel 077) next month.

This morning I was informed my file should be closed and was not due to the amount of work your office has. Although my "Notice of Final Action" says two years, zoning said this morning they had no problem in me continuing that ultimately it was up to Public Works department.

I'm kindly asking that you consider the unfortunate situations that have happened because of Covid and not close my file. I would like to proceed in paying the bond and getting final approval.

Your time and consideration is greatly appreciated. If needed I can provide taxes and documentation as proof of closure and more than 60% income loss in the last two years.

Sincerely,

  
Rocio Taramona