



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

April 25, 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: John Delibos, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
 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
 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 April 11, 2023. (For possible action)
- IV. Approval of the Agenda for April 25, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **AR-23-400025 (WS-0104-17)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action) **05/17/23 BCC**
 - 2. **AR-23-400028 (WS-0528-12)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/jgh/syp (For possible action) **05/17/23 BCC**
 - 3. **AR-23-400029 (WS-17-0724)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action) **05/17/23 BCC**
- VII. General Business
- 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: May 9, 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

April 11, 2023

MINUTES

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

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions: Beatriz Martinez, Town Liaison & Secretary; Hunter White, Planning; Vivian Kalarski, Planning Commissioner. The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of March 28, 2023 Minutes
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- IV. Approval of the Agenda for April 11, 2023
Move item #3 to be heard first
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- V. Informational Items
Children’s Festival at Winchester on April 22
Mames Babegenush at Winchester on April 15

VI. Planning & Zoning:

1. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**

USE PERMIT for a monorail.

DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **05/03/23 BCC**

Approved with staff conditions

Moved by Delib0s

Vote 3-0

2. **SC-23-0098-COUNTY OF CLARK:**

STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Joe W. Brown Drive and Paradise Road. Generally located on the east side of Paradise Road and the west side of Joe W. Brown Drive within Winchester. TS/hw/ja (For possible action)

04/19/23 BCC

Approved with staff conditions

Moved by Delib0s

Vote 3-0

3. **UC-23-0131-WESTGATE LAS VEGAS RESORT, LLC:**

USE PERMITS for the following: **1)** a recreational facility; and **2)** a fairground in conjunction with an existing resort hotel (Westgate Las Vegas Resort) on a portion of 59.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/jor/syp (For possible action) **05/03/23 BCC**

Approved with staff conditions

Moved by Delib0s

Vote 3-0

VII. General Business

None

VIII. Public Comment

Ms. Walker expressed concern about homeless and FixIt Clark County and Public Works department.

VIII. Next Meeting Date

The next regular meeting will be April 25, 2023

IX. Adjournment

The meeting was adjourned at 6:52 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., APRIL 25, 2023**

05/17/23 BCC

1. **AR-23-400025 (WS-0104-17)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

2. **AR-23-400028 (WS-0528-12)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/jgh/syp (For possible action)

3. **AR-23-400029 (WS-17-0724)-GVI SHLV OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

05/17/23 BCC AGENDA SHEET

WALL SIGN
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-40025 (WS-0104-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW

for increased wall sign area.

DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall sign area on the east façade to 9,500 square feet where a maximum of 410 square feet is permitted per Table 30.72-1 (a 2,217% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: Wall sign
- Square Feet: 9,500

Site Plans

The original plans depict an existing extended stay hotel (SpringHill Suites) on a portion of a 1.7 acre site. Access to the site is from Paradise Road.

Signage

The approved plans show new wall signage consisting of a 9,500 square foot vinyl wrap sign located on the entire east façade of the hotel tower facing Paradise Road.

Two vinyl wrap signs totaling 29,921 square feet were approved on the entire south façade of the hotel tower and parking garage by action of WS-0528-12 in October 2012.

Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400086 (WS-0104-17):

Current Planning

- Until November 20, 2022 to review as a public hearing.
- 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 application for review; 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.

Listed below are the approved conditions for WC-18-400219 (WS-0104-17):

Current Planning

- Until November 20, 2020 to commence and review;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for WS-0104-17:

Current Planning

- 2 years to commence and review;
- No overlapping of events for the east and south signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devastating for SpringHill Suites and there has been little use for the signage. With the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

Applicant's Justification

The applicant indicates that the site continues to adhere to all previously approved conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400086 (WS-0104-17)	Increased the area of temporary wall signs (east face)	Approved by BCC	July 2021
AR-21-400087 (WS-0724-17)	Increased the area of temporary wall signs (west face)	Approved by BCC	July 2021
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waived conditions of a waiver for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waived conditions of a waiver and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west façade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east façade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	P-F	Convention center parking lot

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Public Use	P-F	Convention center parking lot
East	Entertainment Mixed-Use	H-1	Westgate Resort Hotel

Related Applications

Application Number	Request
AR-23-400028 (WS-0528-12)	Application to review temporary signage for the south facade is a related item on this agenda.
AR-23-400029 (WS-0724-17)	Application to review temporary signage for the west facade is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

The approved signage is for the east elevation of the building. Staff can support the request with 1 year to review to coincide with WS-0724-17 (west wrap).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 17, 2024 to review as a public hearing.
- 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 application for review; 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.

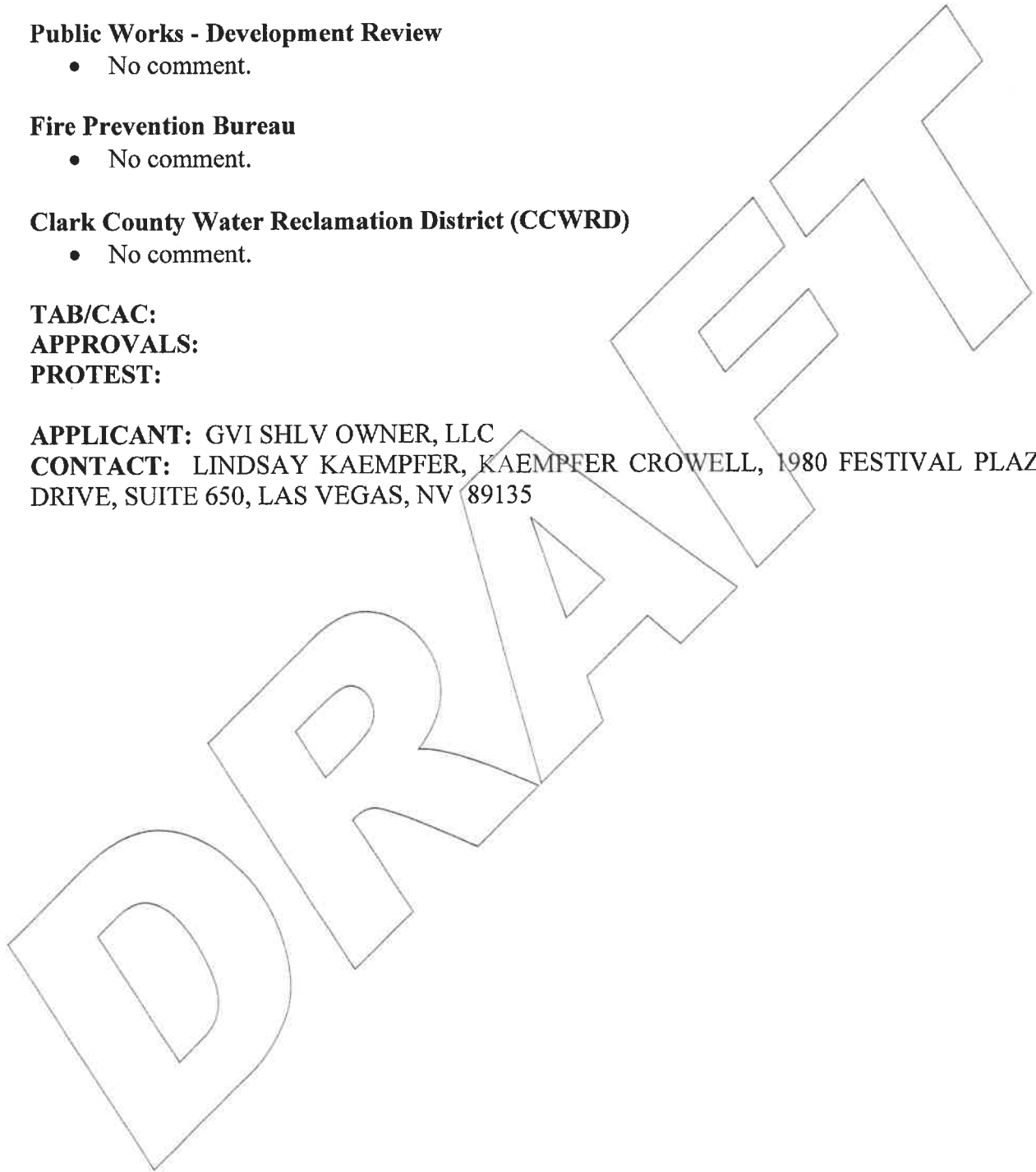
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GVI SHLV OWNER, LLC

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



TEMPORARY WALL SIGN
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400028 (WS-0528-12)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW

for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase the square footage of 2 temporary wall signs on the south face of a hotel to 29,921 square feet where 1,816 square feet is allowed (a 1,648% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: 2 temporary wall signs
- Total Area for Wall Signs: 29,921 square feet

Site Plans

The original plans show an existing extended stay hotel (SpringHill Suites) with access onto Paradise Road. There were no changes to the existing building, parking, landscaping, or drive aisles.

Signage & Elevations

The approved plans depict 2 wall signs made of vinyl material. The first sign is 19,177 square feet and will be located on the south face of the building oriented towards the Las Vegas

Convention Center. The second sign is 10,744 square feet and located below the first sign on the south face of the building oriented towards Convention Center Drive.

Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400085 (WS-0528-12):

Current Planning

- Until November 20, 2022 to review as a public hearing.
- 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 application for review; 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.

Listed below are the approved conditions for WC-18-400222 (WS-0528-12):

Current Planning

- Until November 20, 2020 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for WS-0528-12 (AR-0131-17):

Current Planning

- Until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for WS-0582-12 (ET-0121-14):

Current Planning

- Until October 17, 2017 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that no more than 2 extensions of time will be considered.

Building/Fire Prevention

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

Listed below are the approved conditions for WS-0528-12:

Current Planning

- 2 years to commence and review;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premise events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends;
- All applicable standard conditions for this application type.
- Applicant is advised that this application may be revoked if any violation is reported; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant indicates they will continue to adhere to all previously approved conditions; therefore, they are submitting this application for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400085 WS-0528-12	Third application for review for increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	July 2021
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east façade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade	Approved by BCC	December 2014

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	P-F	Parking lot for the convention center
South	Public Use	P-F	Parking lot for the convention center
East	Entertainment Mixed-Use	H-1	Westgate Resort Hotel

Related Applications

Application Number	Request
AR-23-400025 (WS-0104-17)	Application to review temporary signage for the east façade is a related item on this agenda
AR-23-400029 (WS-0724-17)	Application to review temporary signage for the west façade is a related item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval for an application for review 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 since the original approval.

The applicant has adhered to the conditions from the original approval, WS-0528-12; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 20, 2025 to review as a public hearing.
- 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 application for review; 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:

PROTEST:

APPLICANT: GVI SHLV OWNER, LLC

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

05/17/23 BCC AGENDA SHEET

TEMPORARY WALL SIGNS
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400029 (WS-17-0724)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW

for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall sign area on the western façade of the hotel tower to 10,000 square feet where a maximum of 400 square feet is permitted per Table 30.72-1 (a 2,217% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: Wall sign
- Signage Square Feet: 10,000

Site Plans

The approved plans depict an existing extended stay hotel (SpringHill Suites) on a portion of a 1.7 acre site. Access to the site is from Paradise Road.

Signage

The original plans depict proposed wall signage consisting of a 10,000 square foot vinyl wrap sign located on the entire western façade of the hotel tower facing Las Vegas Boulevard South located approximately 1,800 feet to the west.

Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400087 (WS-0724-17):

Current Planning

- Until November 20, 2022 to review as a public hearing.
- 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 application for review; 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.

Listed below are the approved conditions for WC-18-400220 (WS-0724-17):

Current Planning

- Until November 20, 2020 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west, and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for WS-0724-17:

Current Planning

- Until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- Sign to be used in conjunction with either the south or east signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Applicant's Justification

The applicant indicates that no signage has been displayed on the west elevation since the last approval in July 2021. Additionally the applicant indicates that the site has plans to actively use the wall signs once construction on the Las Vegas Convention and Visitors Authority property to the west is completed.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400086 (WS-0104-17)	Increased the area of temporary wall signs (east face)	Approved by BCC	July 2021
AR-21-400087 (WS-0724-17)	Increased the area of temporary wall signs (west face)	Approved by BCC	July 2021
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waived conditions of a waiver for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waived conditions of a waiver and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east facade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south facade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south facade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	P-F	Convention center parking lot
South	Public Use	P-F	Convention center parking lot
East	Entertainment Mixed-Use	H-1	Westgate Resort Hotel

Related Applications

Application Number	Request
AR-23-400025 (WS-0104-17)	Application to review temporary signage for the east facade is a related item on this agenda.
AR-23-400028 (WS-0528-12)	Application to review temporary signage for the south facade is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

The approved signage is for the west elevation of the building. As the opportunity for signage has not occurred since the last review, staff can support the request with 1 year to review to coincide with WS-0104-17 (east wrap).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 17, 2024 to review as a public hearing.
- 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 application for review; and that the 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:

PROTEST:

APPLICANT: GVI SHLV 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


APPLICATION TYPE <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 (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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) AR-21-400086 (WS-0104-17) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400025</u> DATE FILED: <u>3/21/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/17/23</u> FEE: <u>\$950 -</u>
	PROPERTY OWNER NAME: <u>G Vish 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>l1e1e1e1@gemrc.com</u>
	APPLICANT NAME: <u>G Vish 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>l1e1e1e1@gemrc.com</u> REF CONTACT ID #: _____
CORRESPONDENT 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 #: _____	

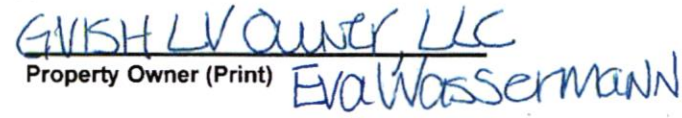
ASSESSOR'S PARCEL NUMBER(S): 162-09-703-020

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: Required review for AR-21-400086 (WS-0104-17)

(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.


 Property Owner (Signature)*


 Property Owner (Print)

STATE OF Illinois
 COUNTY OF Cook

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

NOTARY PUBLIC: Whitney Wandland

OFFICIAL SEAL
 WHITNEY WANDLAND
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 04/04/2026

*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.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

November 17, 2022

VIA ELECTRONIC UPLOAD

AR. 23-400025

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Required Review re: WS-0104-17

To Whom It May Concern:

This office represents G V I S H L V Owner LLC owner of the property located at 2989 Paradise Road in Clark County, Nevada and legally described as APN #162-09-703-020 hereinafter, "Property".

Upon the Property sets the Springhill Suites, a Marriott branded property. The Springfield Suites has 299 rooms and offers many amenities, which the business traveler finds attractive and useful, such as a 24 hour business center, 24 hour fitness facilities and numerous conference spaces. The Springhill Suites is continually rated with 4 and 5 stars on the numerous on line rating sites.

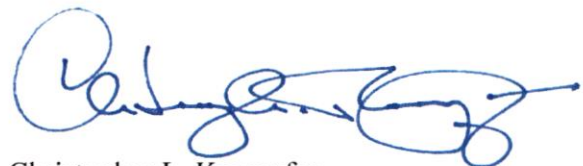
On April 5th of 2017, the Property received approval from the Board of County Commissioners via WS-0104-17 to allow for certain advertising. A required review was approved on July 7, 2021 via AR-21-400086.

The Springhill Suites continues to adhere to all previously approved conditions and therefore are respectfully submitting this required review.

Thank you very much for your consideration of this very important request.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/adb



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 (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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) AR-21-400085 (WS-0528-12) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400028</u> DATE FILED: <u>3/22/2023</u> PLANNER ASSIGNED: <u>JG H</u> TAB/CAC: <u>Winchester/Paradise</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: _____ 6PM BCC MEETING DATE: <u>5/17/23</u> FEE: <u>\$ 475</u>
	PROPERTY OWNER 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>
	APPLICANT 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 #: _____
CORRESPONDENT 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: Required review for AR-21-400085 (WS-0528-12)

(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 GVISH LV Owner, LLC
 Property Owner (Signature)* 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.

**PLANNED
COPY**

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

November 17, 2022

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Required Review re: WS-0528-12

To Whom It May Concern:

This office represents G V I S H L V Owner LLC owner of the property located at 2989 Paradise Road in Clark County, Nevada and legally described as APN #162-09-703-020 hereinafter, "Property".

Upon the Property sets the Springhill Suites, a Marriott branded property. The Springfield Suites has 299 rooms and offers many amenities, which the business traveler finds attractive and useful, such as a 24 hour business center, 24 hour fitness facilities and numerous conference spaces. The Springhill Suites is continually rated with 4 and 5 stars on the numerous on line rating sites.

On October 17, 2012, the Property received approval from the Board of County Commissioners via WS-0528-12 to allow for certain advertising. Required reviews were approved in 2014, 2017, 2018, and 2020.

The Springhill Suites continues to adhere to all previously approved conditions and therefore are respectfully submitting this required review.

Thank you very much for your consideration of this very important request.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/adb



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 (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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) AR-21-400087 (WS-0724-17) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400029</u> DATE FILED: <u>3/22/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/17/23</u> FEE: <u>\$950-</u>
	PROPERTY OWNER 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>
	APPLICANT 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 #: _____
CORRESPONDENT 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: Required review for AR-21-400087 (WS-0724-17)

(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.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

March 22, 2023

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**PLANNER
COPY**

AR-23-400029

Re: Required Review re: WS-0724-17

To Whom It May Concern:

This office represents G V I S H L V Owner LLC owner of the property located at 2989 Paradise Road in Clark County, Nevada and legally described as APN #162-09-703-020 hereinafter, "Property".

Upon the Property sets the Springhill Suites, a Marriott branded property. The Springfield Suites has 299 rooms and offers many amenities, which the business traveler finds attractive and useful, such as a 24 hour business center, 24 hour fitness facilities and numerous conference spaces. The Springhill Suites is continually rated with 4 and 5 stars on the numerous on line rating sites.

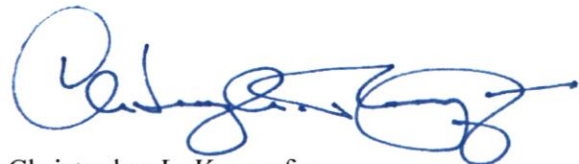
On October 17, 2012, the Property received approval from the Board of County Commissioners via WS-0724-17 to allow for certain advertising. Required reviews were approved in 2018, and 2020. The applicant had an on-premise ad displayed on the west elevation in August 2019, but no ads have been placed since the last approval in July 2021. The applicant has plans to actively use this approval once the construction on the Las Vegas Convention and Visitors Authority is completed.

The Springhill Suites continues to adhere to all previously approved conditions and therefore are respectfully submitting this required review.

Thank you very much for your consideration of this very important request.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

CLK/adb