



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 25, 2026

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 Allison Acosta at (702)817-6803.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond, Chairperson
Christopher Hooper, Vice Chairperson
Judith Siegel
April Mench
Brad Evans

Secretary: Allison Acosta, (702)817-6803, and Allisonacosta.cc@outlook.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Javier Rivera-Rpjas, (702)455-3222, 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 August 11, 2026. (For possible action)
- IV. Approval of the Agenda for August 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

09/15/26 PC

1. PA-26-700020-HAPPY MINER, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action) 09/15/26 PC

2. ZC-26-0504-HAPPY MINER, LLC:

ZONE CHANGE to reclassify 2.16 acres from a CR (Commercial Resort) Zone to a CU (Commercial Urban) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester (description on file). TS/md (For possible action) 09/15/26 PC

3. VS-25-0897-HAPPY MINER, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action) 09/15/26 PC

4. UC-25-0896-HAPPY MINER, LLC:

AMENDED HOLDOVER USE PERMIT for office as a principal use (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (no longer needed); 2) increase building height (no longer needed); and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CU (Commercial Urban) (previously notified as CR (Commercial Resort)) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action) 09/15/26 PC

5. WS-26-0354-MONTEAGUDO, MAIKER:

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.
DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay. Generally located north of Sombrero Drive and east of Gaucho Drive within Winchester. TS/rp/cv (For possible action) 09/15/26 PC

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 discussion, action, or vote may be taken on this agenda item. 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: September 8, 2026 at 6:00pm.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

<https://notice.nv.gov>



Winchester Town Advisory Board

August 11, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper– Vice Chair – PRESENT Judith Siegel – ABSENT	April Mench – PRESENT Brad Evans – PRESENT
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Javier Rivera-Rojas (702)-455-3222 Javier.Rivera-Rojas@ClarkCountyNV.gov	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:00 p.m.

II. Public Comment

None

III. Approval of Minutes For July 28, 2026

Moved by:
Action: Approved
Vote: 4/0

IV. Approval of Agenda for August 11, 2026

Moved by:
Action: Approved
Vote: 4/0

V. Informational Items

VI. Planning & Zoning

Moved by: Cristhian Barneond

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Action: Approved
Vote: 4/0

VII. General Business:

-Food and Grove August 5th and 19th starting at 8:30am

VIII. Public Comment:

A neighbor spoke about she concerns about items 3 and 4

IX. Next Meeting Date July 28,2026

The next regular meeting will be August 11, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:36 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 25, 2026**

09/15/26 PC

1. **PA-26-700020-HAPPY MINER, LLC:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action)
2. **ZC-26-0504-HAPPY MINER, LLC:**
ZONE CHANGE to reclassify 2.16 acres from a CR (Commercial Resort) Zone to a CU (Commercial Urban) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester (description on file). TS/md (For possible action)
3. **VS-25-0897-HAPPY MINER, LLC:**
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action)
4. **UC-25-0896-HAPPY MINER, LLC:**
AMENDED HOLDOVER USE PERMIT for office as a principal use (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (no longer needed); 2) increase building height (no longer needed); and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a **CU (Commercial Urban)** (previously notified as CR (Commercial Resort)) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action)
5. **WS-26-0354-MONTEAGUDO, MAIKER:**
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.
DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay. Generally located north of Sombrero Drive and east of Gaucho Drive within Winchester. TS/rp/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700020-HAPPY MINER, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres.

Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md
(For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Existing Land Use: Office complex

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM). A Master Plan Amendment is required to match the allowable density within the corresponding zoning district **Commercial Urban (CU)**, for the subject property. Transitioning to an Entertainment Mixed-Use (EM) land use designation is appropriate for this site for the following reasons: 1) Strategic Proximity to Healthcare and Employment: The site is situated near Sunrise Hospital and the Las Vegas Convention Center. Increasing residential density in this corridor allows healthcare workers and seniors to live within immediate reach of critical medical services and major employment hubs; 2) Efficient Land Use: By utilizing a vertical mixed-use model, the project maximizes the area of commercial space while providing high-density housing on a compact footprint, aligning with modern urban planning goals for the region; and 3) Community Integration: The project serves as a transitional bridge between the intensive commercial uses of the Convention Center area and the specialized needs of the local medical district.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Held No Date by BCC	October 2024
UC-0167-07 (ET-0075-09)	Extension of time for a use permit for a beauty salon	Approved by PC	May 2009
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
ET-0209-98 (VC-1311-95)	Extension of time for a use permit for psychic arts	Approved by PC	July 1998
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing -expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ae)	RS5.2 (HDO)	Single-family residential
South	Neighborhood Commercial	CP & RS5.2	Office & single-family residential
East & West	Neighborhood Commercial	CR	Office

Related Applications

Application Number	Request
ZC-26-0504	A zone change from CR to CU is a companion item on this agenda.
VS-25-0897	A vacation and abandonment of right-of-way is a companion item on this agenda.
UC-25-0896	A use permit for offices, waivers of development standards and a design review for mixed-use development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Entertainment Mixed-Use. Intended primary uses in the Entertainment Mixed-Use (EM) land use category include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses. Furthermore, the Entertainment Mixed-Use (EM) land use category permits residential density at 18 or more dwelling units per acre.

Staff finds the request to redesignate the site to Entertainment Mixed-Use (EM) is compatible with the surrounding land uses. The site is adjacent to an existing office building to the west and abuts an existing single-family residential development zoned RS5.2 to the north. To the east of the project site, across Pawnee Drive, is an existing office building while immediately south of the site, across Desert Inn Road, is a mixture of office buildings and single-family residences. The project site is located adjacent to Desert Inn Road which is designated as an arterial street, and the surrounding area features a combination of commercial and residential land uses. Redesignating the site to Entertainment Mixed-Use (EM) will advance Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varying densities.

The request to Entertainment Mixed-Use complies with Policy WP-1.7 of the Master Plan by encouraging targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. Furthermore, this request also complies with Goal 1.1 which aims to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the Entertainment Mixed-Use (EM) land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on **October 21, 2026** at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - denial.

APPROVALS: 2

PROTEST: 7

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

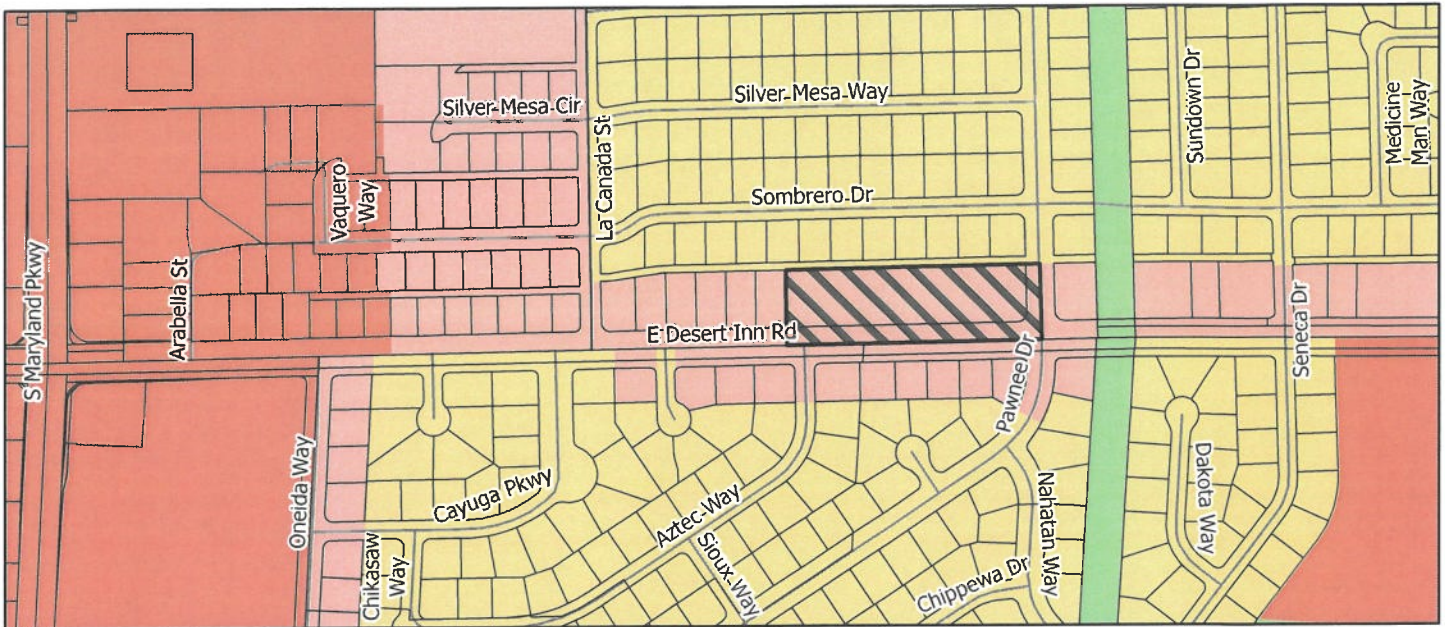
PLANNING COMMISSION ACTION: July 7, 2026 – HELD – To 09/15/26 – per the Planning Commission.

APPLICANT: ACG DESIGN

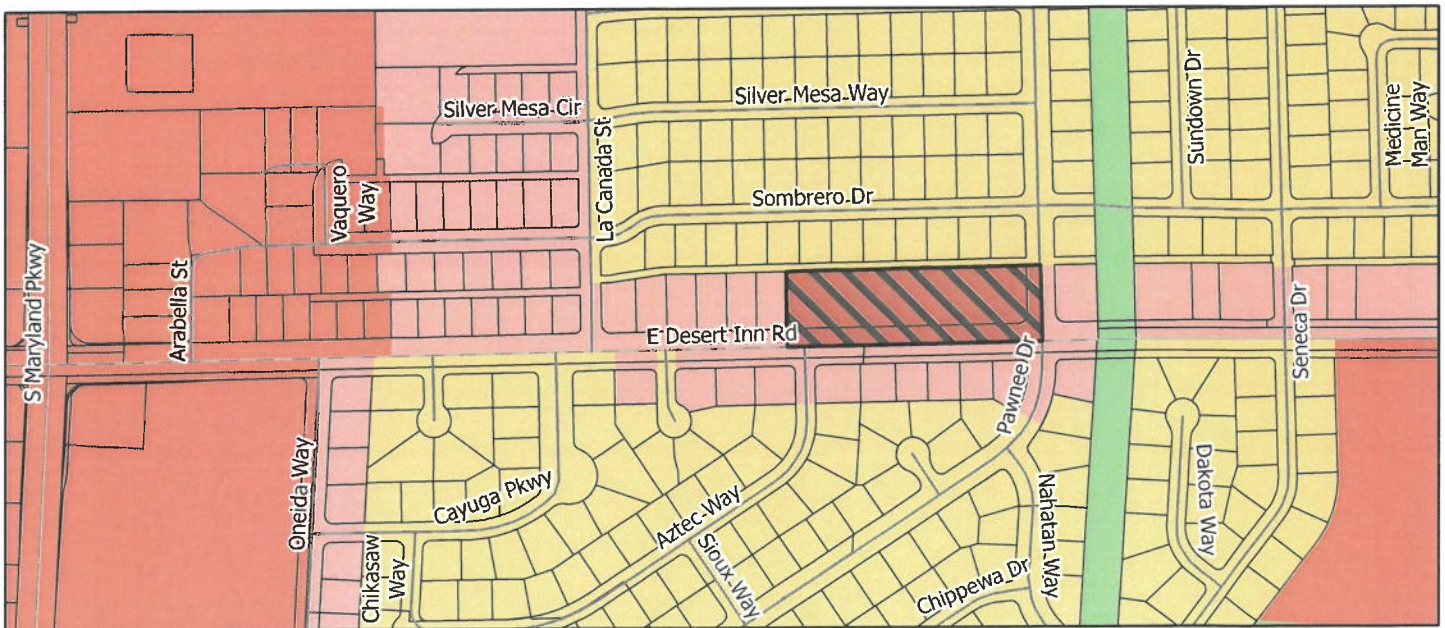
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

Planned Land Use Amendment PA-26-700020

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Winchester Paradise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0504-HAPPY MINER, LLC:

ZONE CHANGE to reclassify 2.16 acres from a CR (Commercial Resort) Zone to a CU (Commercial Urban) Zone.

Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester (description on file). TS/md (For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Existing Land Use: Office complex

Applicant's Justification

The intent of the C-U designation is to “accommodate a dense mix of retail, office, commercial, and mixed-use development with pedestrian-oriented infrastructure and access to high-frequency transit service.” Overall, this development will provide an enhanced environment for senior living with proximity to Sunrise Hospital, the Convention Center, and the Maryland Parkway BRT (Bus Rapid Transit) Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Held No Date by BCC	October 2024
UC-0167-07 (ET-0075-09)	Extension of time for a use permit for a beauty salon	Approved by PC	May 2009
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
ET-0209-98 (VC-1311-95)	Extension of time for a use permit for psychic arts	Approved by PC	July 1998
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential
South	Neighborhood Commercial	CP & RS5.2	Office & single-family residential
East & West	Neighborhood Commercial	CR	Office

Related Applications

Application Number	Request
PA-26-700020	A plan amendment from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) is a companion item on this agenda.
VS-25-0897	A vacation and abandonment of right-of-way is a companion item on this agenda.
UC-25-0896	A use permit for offices, waivers of development standards and a design review for mixed-use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The intent of the CU (Commercial Urban) is to accommodate a dense mix of retail, office, commercial, and mixed-use development with

pedestrian-oriented infrastructure and access to high-frequency transit service. This district also allows major employment centers similarly designed to support walkability and transit use. The site is adjacent to an existing office building to the west and abuts an existing single-family residential development zoned RS5.2 to the north. To the east of the project site, across Pawnee Drive, is an existing office building while immediately south of the site, across Desert Inn Road, is a mixture of office buildings and single-family residences. The project site is located adjacent to Desert Inn Road which is designated as an arterial street, and the surrounding area features a combination of commercial and residential land uses. Rezoning the site to Commercial Urban (CU) will advance Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varying densities.

The request to Commercial Urban (CU) complies with Policy WP-1.7 of the Master Plan by encouraging targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. Furthermore, this request also complies with Goal 1.1 which aims to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the Commercial Urban (CU) zoning appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 2026 at 9:00 a.m., unless otherwise announced.

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:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700020, UC-25-0896 & VS-25-897

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 5/26/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 6/16/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 7/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): _____

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

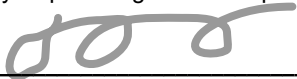
NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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 and 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)

Date



March 26, 2026

Clark County Zoning & Comprehensive Planning
4701 W Russell Road
Las Vegas, NV 89118

1700 E. Desert Inn Road – Zoning
APN# 162-11-411-112

Justification Letter

To whom it may concern,

We are requesting a design review, special use permit, and a waiver of standards for a new Commercial-Multi Family mixed-use building that is currently on a Commercial Resort (CR) zoned parcel. The new mixed-use building will consist of 2 stories of office building use with 13 stories of multi-family use above that will house 200 units (the office building use will require a special use permit as this is under the office use in a CR zoning district). In addition to this we are adjusting the planned land use of the site from Neighborhood Commercial (NC) to Entertainment Mixed Use (EM) to better align with the proposed project. Overall, this development will provide an enhanced environment for senior living that is within close proximity to Sunrise Hospital.

An open area under the multi-family section of the building has been designed for an outdoor and natural experience mimicking a small park for the communal use of the building. Along with this, there is a parking garage to provide adequate parking for the residents and office use that ties into the overall design aesthetic and is a pleasing architectural addition to the site.

With the overall design detailed above, emphasis has also been placed on the site being used by seniors by providing convenient access to the first 2-story medical facilities, common gathering areas as well as a fully accessible overall development that is well needed within the community.

Building Materials:

The aesthetic of the site is designed to be a modern clean aesthetic while bringing natural green and earth tones for a nice warm and welcoming environment. This has been accomplished through the use materials such as colored stucco, and various ornamental metal design elements.

Square Footage and Stories:

The following are the overall square footage and stories for the site broke down into the various uses:

Office Use:	Stories 1-2:	15,500 SF per floor	31,000 SF
Multi-Family Use:	Stories 3-15:	16,250 SF per floor	211,250 SF
Parking Garage:	Stories 1-5:	24,000 SF per floor	120,000 SF
Total:	15 Stories Max		362,250 SF

Setbacks:

The following are the building setbacks:

Front:	10'-0" Required	10'-0" Provided
East Side:	10'-0" Required	11'-4" provided
West Side:	10'-0" Required	10'-0" Provided
Rear:	0'-0" Required	10'-0" Provided
Building Height:	N/A Required	200'-0" Provided

Parking Calculation:

Overall parking requirements based off the Title 30 requirements indicate that 278 stalls with 7 being ADA compatible and 24 bicycle spaces are required to accommodate both the office and multi-family use being proposed. We have provided 315 stalls with 9 ADA compatible stalls and 24 Bicycle spaces. The 315 stalls falls within the 15% overparking allowance.

Sustainability:

The project provides (7.0) seven of the sustainable standards:

Trees:

Provide 10% more than required by title

- 49 trees have been provided where 27 are only required. **+1 Point**

Water efficient landscaping:

Provide 95% or more of plants have low or Very low water needs

- 100% of new plants provided Have low or very low water needs **+1 Point**

Cool roofs:

Provide roof w/sri=to or > 78 for low Sloped roofs (<2.12) & 29 for steep sloped Roofs (>2.12)

- Provided a 'white' JM PVC – 50 mil Thermoplastic Polyvinyl Chloride Membrane Roof with an 84 sri rating that exceeds the minimum requirement **+1 Point**

Energy conservation/solar gains:

Orient plant materials south and west sides of the site

- New plant materials have been provided along the west and south side of the site. **+ 1/2 Point**

Shade structures:

Provide shade/awning over 50% of south/west windows & doors. Add 1 pt for each addition 25% (min. 3-ft overhang)

- All Multi-Family unit windows and doors facing south side have provided shading from floor above.
200/205 total windows & doors shaded (97.6%) **+2 Points**

Daylighting strategies:

Provide daylighting strategies to minimized Artificial lighting

- Provided daylighting strategies with a moderate amount of glass within the design of the building **+ 1/2 Point**

Low-emissivity glass:

Provide on all south & west facing windows.

- Provided low-emissivity glass on all south & west facing windows **+ 1/2 Point**

Building entrances and ADA ramps:

Shade with awning or portico or other device.

- The bridge above has been strategically placed to provide shade for the main entrance of the site below which also shades the ADA ramp. **+ 1/2 Point**

Total: 7 Points

Mixed Use Design:

The overall development has met all requirements outlined in the Mixed Use design code section. This includes enhanced detached sidewalks along East Desert Inn and Pawnee drive. The standard 20'-0" enhanced sidewalk has been provided along E. Desert Inn and a 15'-0" enhanced sidewalk has been provided along Pawnee drive to accommodate the enhanced and natural experience of the streetscape. Within both enhanced areas, benches, planters, and trash receptacles have been strategically placed within the amenity zones for an additional improvement to the pedestrian experience.

The building design has also adhered to all standards including the use of common materials and design within the building which provides a coherent and pleasing design. Architectural features present within the design include Overhangs at the Exterior Common Area, Recessed units for the multi-family portion above, a parapet roof style, and planters with seating in various areas.

Landscaping:

New landscaping per the Title 30 code has been provided along East Desert Inn Road and Pawnee Drive. This includes new Shoestring Acacia trees and various shrubs to provide a pleasing natural environment to the site and surrounding area.

Trees have been staggered along the detached sidewalk where possible, but due to the site visibility zone, trees along Pawnee Drive and a portion of East Desert Inn Road will need to be located on the rear landscaping area to provide safe site lines for drivers. Shrubs provide have been adjusted to all be 2'-0" in height and those have been provided along the front landscaping area. It's important to note that existing electrical transmission lines run along East Desert Inn so all landscaping will have to comply with NV energy allowable plantings.

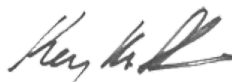
Along with the main road landscaping is an enclosed park area provided under the multi-family portion of the site featuring a comfortable leisure path through the natural vegetation. Within this area the Acacia Shoestring and Desert Oak trees have been provided along with a nice pleasing artificial turf and decomposed granite ground cover, which provides a very natural yet open environment for various uses for the community. This area is enclosed with a 8'-0" high decorative wrought-iron fence and will have secure access from the exterior to provide a safe environment for the site's community.

Waiver of Standards:

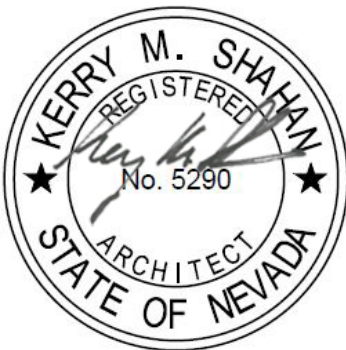
We are requesting a waiver of standards for the commercial driveway geometrics regarding the throat depth to be reduced from the 150' minimum length to the 39'-1" and 49'-2" throat depth provided.

If you have any questions or concerns, please feel free to contact me.

Thank you,



Kerry Shahan, AIA
Architectural Civil Group, LLC.
Principal Architect
kshahan@acg.design
(702) 355-9638



3/26/2026

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0897-HAPPY MINER, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of portions of the rights-of-way along Pawnee Drive and Desert Inn Road to accommodate street landscaping and detached sidewalks associated with the companion mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Held No Date by BCC	October 2024
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential
South	Neighborhood Commercial	CP & RS5.2	Office & single-family residential
East & West	Neighborhood Commercial	CR	Office

Related Applications

Application Number	Request
PA-26-700020	A plan amendment from NC to EM is a companion item on this agenda.
ZC-26-0504	A zone change from CR to CU is a companion item on this agenda.
UC-25-0896	A use permit, waiver of development standards, and design review for a mixed-use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **October 21, 2026** at 9:00 a.m., unless otherwise announced.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Desert Inn Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Winchester - denial.

APPROVALS: 4

PROTESTS: 8

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: July 7, 2026 – HELD – To 09/15/26 – per the Planning Commission.

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0896-HAPPY MINER, LLC:

AMENDED HOLDOVER USE PERMIT for office as a principal use (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks (no longer needed); **2)** increase building height (no longer needed); and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a **CU (Commercial Urban)** (previously notified as CR (Commercial Resort)) Zone.

Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester.
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-411-112

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback of the multi-family component to 16 feet where 20 feet is required per Section 30.02.11B (a 20% reduction) (no longer needed).
 - b. Reduce the side setback of the multi-family component to 10 feet where 20 feet is required per Section 30.02.11B (a 50% reduction) (no longer needed).
 - c. Reduce the rear setback of the multi-family component to 10 feet where 20 feet is required per Section 30.02.11B (a 50% reduction) (no longer needed).
2. Increase the building height of the multi-family component to 192 feet where 75 feet is the maximum allowed per Section 30.02.11B (a 156% increase) (no longer needed).
3. Reduce throat depth to 39 feet along Desert Inn Road where 150 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

- General Summary
- Site Address: 1700 E. Desert Inn Road
- Site Acreage: 2.16
- Project Type: Mixed-use development
- Number of Units: 200
- Density (du/ac): 92.59
- Number of Stories: 15

- Building Height (feet): 192
- Square Feet: 31,000 (office building)/211,250 (multi-family residential)/120,000 (parking garage)
- Open Space Required/Provided: 20,000/23,763
- Parking Required/Provided: 278/315
- Sustainability Required/Provided: 7/7

Site Plan

The subject site is located at the northwest corner of Desert Inn Road and Pawnee Drive and currently contains existing office buildings that will be demolished to accommodate the proposed mixed-use development. This redevelopment replaces outdated structures with a modern high-rise building that integrates residential and office uses.

The proposed development consists of a mixed-use high-rise building that includes 200 multi-family residential units, an office building, and a 5level parking garage. The garage will provide 309 parking stalls, including 3 ADA-compliant spaces, and electric vehicle accommodation consisting of 10 installed EV stalls, and 69 future EV-capable stalls. Surface-level parking is provided to the east of the office building consisting of 6 ADA spaces including one ADA EV stall. The proposed parking count complies with Title 30 by remaining within the 15 percent maximum allowance over the required 278 stalls.

Building setbacks are as follows: the parking garage is positioned 10 feet, 4 inches from Pawnee Drive (east property line), 10 feet from the north property line, and 16 feet, 7 inches from Desert Inn Road (south property line). The office building is set back 16 feet, 4 inches from Desert Inn Road and 10 feet from the north property line, while the multi-family building is set back 10 feet, 11 inches from the north property line and 10 feet from the west property line. Internal circulation will be accommodated by 24 foot wide drive aisles, and two loading zones measuring 10 feet by 25 feet each will be located adjacent to the office component along the existing alleyway to the north.

Pedestrian connectivity is enhanced through detached sidewalks along Desert Inn Road and Pawnee Drive, as well as a 6 foot wide meandering pathway that traverses outdoor amenity areas featuring benches, planters, decoratively stamped concrete pathways, and shaded seating areas. Portions of the site will be enclosed by an 8 foot high decorative wrought-iron fence along the north and south sides of the multi-family building. Bicycle facilities will include 12 racks providing 24 spaces.

Vehicular access will be provided via a new commercial-standard driveway from Desert Inn Road, supplemented by an existing alleyway that will remain. A waiver is requested to reduce the throat depth to 39 feet along Desert Inn Road, where 150 feet is required per Uniform Standard Drawing 222.1.

Landscaping

The plan shows a 15 foot wide street-landscape area measured from the back of curb along Pawnee Drive, consisting of two, 5 foot wide landscape strips separated by a 5 foot detached sidewalk. Along Desert Inn Road, the rear landscape strip is extended to 10 feet wide. Street

landscaping provides one large tree every 30 feet and three shrubs per tree, with trees staggered on opposite sides of the sidewalk. An amenity zone adjacent to the sidewalk meets the minimum 10 foot width requirement on one side along Desert Inn Road and the 5 foot width requirement along Pawnee Drive. The proposed amenity zone area may be counted toward the overall landscaping requirement, excluding the sidewalk width. The plan provides common open space and meets the Title 30 requirement with 23,763 square feet provided.

Elevations

The elevations show a mixed-use building with a residential tower reaching 192 feet at the parapet, **where 200 feet is permitted within the CU zoning district.** The office component forms a 28 foot high base, with residential levels beginning at Level 3 and continuing for 15 stories. The parking garage ranges from an 11 foot basement level to a 67 foot height. A pedestrian bridge connects the residential tower to the garage.

Horizontal articulation is provided through color, texture, window variation, and parapet returns. Vertical articulation is shown through a defined base, middle, and top. Exterior colors include Black Spruce, Ground Coffee, and Delicate White, applied through textured stucco with powder-coated metal railings. Windows are concentrated on the south elevation of the residential tower, with glazing on all four sides of the office levels.

Floor Plans

The plan depicts a mixed-use development with two levels of office space, upper-level residential floors, and a 5 level parking garage. The commercial portion totals 31,000 square feet, with 15,500 square feet per floor, including tenant suites, a central lobby, vertical circulation, shared amenities, and a large gathering area on the second floor. The residential floor plan is typical for all upper levels and is represented by the 3rd floor, which contains the bridge connection to the parking garage; units are arranged along a central corridor and include bedrooms, restrooms, storage, and private balconies. The parking garage spans 5 levels, is directly connected to the main building through the bridge corridor, and has a typical layout represented by the third floor.

Applicant's Justification

The project is intended to provide an enhanced environment for senior living in proximity to Sunrise Hospital, with integrated medical and residential uses and supporting amenities. The applicant states that the design emphasizes accessibility, sustainability, and compliance with mixed-use development standards. The waiver request pertains to commercial driveway geometrics for a reduced throat depth.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0433	Waiver of development standards and design review for a motel - expired	Held No Date by BCC	October 2024
UC-0167-07	Use permit for a beauty salon	Approved by PC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1095-05	Use permit for a public utility structure	Approved by PC	August 2005
VC-1030-96	Variance for a permanent make-up establishment	Approved by PC	July 1996
VC-1961-95	Variance for a massage establishment	Approved by PC	January 1996
VC-1311-95	Variance for psychic arts	Approved by PC	September 1995
UC-0737-95	Use permit for check cashing - expired	Approved by PC	June 1995
UC-0238-94	Use permit for sales and rental (personal pager rental and sale)	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential
South	Neighborhood Commercial	CP & RS5.2	Office & single-family residential
East & West	Neighborhood Commercial	CR	Office

Related Applications

Application Number	Request
PA-26-700020	A plan amendment from NC to EM is a companion item on this agenda.
ZC-26-0504	A zone change from CR to CU is a companion item on this agenda.
VS-25-0897	A vacation and abandonment of a portion of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use Permit

No longer needed.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
No Longer Needed.

Waiver of Development Standards #2
No Longer Needed.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The project incorporates architectural and aesthetic features consistent with Title 30 standards for mixed-use projects, and provides site access and circulation designed to minimize impacts on surrounding roadways and neighborhood traffic. The plan provides common open space, that meets the Title 30 requirement, with 23,763 square feet provided. The overall design reflects compliance with applicable regulations through building articulation, color palette, landscaping, pedestrian connectivity, and vehicular access. The proposal supports Winchester/Paradise Master Plan goals and policies by promoting neighborhood revitalization (Policy WP-1.7) and introducing high-density housing options near established employment centers. Although the project does not involve adaptive reuse (Policy WP-3.1), it advances reinvestment and sustainability objectives by replacing outdated office buildings with a modern mixed-use development emphasizing accessibility and sustainability. The project also aligns with Countywide Goal 1.1 and Policy 1.1.4 by providing diverse housing options and incorporating accessibility features that support aging-in-place and residents with mobility limitations.

That being said, staff remains concerned with the requested increase in building height. Staff finds that the proposed building height is significantly greater than surrounding development and may negatively impact adjacent and abutting properties. While the project otherwise incorporates many positive design features and is generally consistent with the goals and policies identified above, staff finds that the requested height is not compatible with the surrounding development pattern. Therefore, staff recommends denial of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveway on Desert Inn Road. The applicant created a better design than was previously approved, which will allow for vehicles to safely exit the right-of-way.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #3; denial of the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 21, 2026 at 9:00 a.m., unless otherwise announced.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Desert Inn Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0354-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - denial.

APPROVALS: 2

PROTESTS: 7

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

PLANNING COMMISSION ACTION: July 7, 2026 – HELD – To 09/15/26 – per the Planning Commission.

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0354-MONTEAGUDO, MAIKER:

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.

DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay.

Generally located north of Sombrero Drive and east of Gaucho Drive within Winchester.
TS/rp/xx (For possible action)

RELATED INFORMATION:

APN:

162-11-810-093

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear setback for an addition to 2 feet where 20 feet is required per Section 30.02.06 (a 90% reduction).
 - b. Reduce the side setback for an addition to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - c. Eliminate the rear setback for a shed where 5 feet is required per Section 30.02.06.
 - d. Eliminate the side street setback for a shed where 10 feet is required per Section 30.02.06.
2. Increase the hardscape area within the front and side yards to 80% where 60% is the maximum allowed per Section 30.04.01.D (a 33% increase).
3. Eliminate the separation between a residential driveway and the property line where 6 feet is required per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3234 Gaucho Drive
- Site Acreage: 0.22
- Project Type: Setback
- Building Height (feet): 11 (addition & shed)

- Square Feet: 2,260 (existing house)/380 (existing garage)/735 (addition)/112 (shed)

Site Plan

The plan depicts an existing single-family residence with driveway access from Gaucho Drive. An addition is shown at the northeast corner of the house, set back 2 feet from the east property line and 1 foot 8 inches from the north property line. The applicant is proposing an addition exceeding 10 percent of the existing building area within the Historic Designation (HDO) Overlay, which requires a design review per Section 30.06.05B. Additionally, a shed is located at the southeast corner of the property set back zero feet from the rear and side street property lines. An additional waiver is required for the separation between a residential driveway and the property line where 6 feet is required per Uniform Standard Drawing 222.

Landscaping

The entirety of the southern side yard and portions of the front yard are concrete. Part of the northern portion of the front yard does include some landscaping, however, there is more 60% hardscape across the front and side yards.

Elevations

The plan depicts an addition that is 10 feet 3 inches constructed of stucco to match the primary dwelling. The shed is 10 feet 7 inches, constructed of siding wood and composite shingle roof.

Floor Plans

The plan depicts the addition of 735 square feet which will be used as a pool house and a 112 square foot shed with an open floor plan.

Applicant's Justification

The applicant states they are requesting approval to keep the existing rear addition and shed, which encroach into required rear, side, and side street setbacks. The applicant also is requesting a waiver to keep the existing driveway location, which does not meet the 6 foot requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	A zone change to establish a Historic Designation Overlay	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential

Clark County Public Response Office (CCPRO)

CE26-01128 is an active violation for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner, 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare, and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. The requests are a self-imposed hardship, and the applicant has not provided a justification. Staff finds that the existing unpermitted addition is too large for the parcel. The addition and the shed at their proposed location and setbacks may negatively impact the adjacent properties. Hardscape within the front and side yards exceeding the allowed 60% will increase the heat island effect and storm water run-off by reducing the amount of impervious surfaces. Therefore, staff cannot support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant is proposing an addition exceeding 10 percent of the existing building area within the Historic Designation (HDO) Overlay, which requires a design review per Section 30.06.05B. The request includes multiple setback waivers to retain an existing rear addition and shed that significantly encroach into the required rear, side, and side street setbacks. Since staff does not support the requested waivers, staff cannot support the associated design review.

Public Works - Development Review

Waivers of Development Standards #3

NOT READY TO MERGE

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:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIKER MONTEAGUDO

CONTACT: FRANCISCO SALINAS, 10201 SPLENDOR RIDGE, LAS VEGAS, NV 89135



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0354

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB 6:00 PM

Date: 7/18/26

Location: 3130 S. McLeod, Las Vegas

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 8/18/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): _____

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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 and 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.

M Montezudo
Property Owner (Signature)*

Property Owner (Print)

Date

JUSTIFICATION LETTER

To Whom It May Concern,

My name is Miker Monteagudo, and I reside at 3234 Gaucho Dr. Las Vegas, NV 89169

I am writing to provide a justification regarding the attached addition that I built at the rear of my residence. The Comprehensive Planning application number through Accela is 26-100138.

We respectfully request approval for the structure to remain as currently built. The rear corner of the building is located 3'-2" from the rear property wall, where the required setback is 20'. 30.02.06

The side setback is also reduced to: 1'-6" where 30.02.06 (RS5.2) requires a 5' distance

There is also a 112 sq ft utility Shed built at the SouthEast corner of property that we wish to keep. - Waiver to eliminate rear setback where 5' is required. Building is visible from street and over fence wall. - Waiver for street side setback. 7'-0" where 10' is required. 30.02.06

Design review for an addition of more than 10% of the area of an existing building per section 30.02.26D

The dimensions have been updated from property line to Driveway. Existing curb cut, will be the only driveway access to residence. We are also applying for a waiver to keep the driveway at South of property - where the distance required is 6'. - per Uniform Standard Drawing 222.

M Monteagudo

Thank you for your time and consideration.

4-13-2026



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-26-0354

Property Owner or Subdivision Name: Maiker Monteagudo

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Winchester

Delete this application from the: **TAB/CAC** 7/28/26 **PC** **BCC**

Add this application to the: **TAB/CAC** Winchester **PC** **BCC**

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) PC 8/18/26

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:)

☒ Rescheduling

☒ Other: Additional details requested

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:

Reason for Change: Additional details needed and revisions requested.

Change initiated by: JL Date: 7/20/26

Change authorized by: [Signature] Date: 7.20.26

Change processed by: [Signature] Date: 07/20/2026

Distribution e-mail sent by: [Signature] Date: 07/20/2026

Follow up assigned to: Instructions:

Parcel Number(s): 162-11-810-093

Town Board(s): Winchester

Verified by: Date:

Rev. 08/2024



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-26-0354

Property Owner or Subdivision Name: MONTEAGUDO MAIKER

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: **TAB/CAC** Winchester 8/11/2026 **PC** 8/18/2026 **BCC** _____

Add this application to the: **TAB/CAC** Winchester 8/25/2026 **PC** 9/15/2026 **BCC** _____

Change(s) to be made:

- ☐ Held no date specific
- ☐ Withdrawn
- ☐ No change to meeting(s) _____
- ☐ Amend Write-up
- ☐ Renotify
- ☐ Make a public hearing (Radius: _____)
- ☒ Rescheduling
- ☐ Other: _____
- ☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
- ☐ Refund
- ☐ 80%
- ☐ 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Additional detail needed

Change initiated by: rp Date: 7/23/26

Change authorized by: [Signature] Date: 7/23/26

Change processed by: TS Date: 7/23/26

Distribution e-mail sent by: TS Date: 7/23/26

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-11-810-093

Town Board(s): Winchester

Verified by: _____ Date: _____

Rev. 08/2024

Verified by: _____ Date: _____

Rev. 08/2024