



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 11, 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 July 28, 2026. (For possible action)
- IV. Approval of the Agenda for August 11, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

09/01/26 PC

1. UC-26-0447-4180 DESERT INN, LLC:

USE PERMIT to allow a recreational or entertainment facility in conjunction with an existing office/warehouse complex on 1.02 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and west of Wynn Road within Winchester. JJ/bb/kh (For possible action)

09/01/26 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: August 25, 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

July 28, 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 14, 2026

Moved by: April Mench

Action: Approved

Vote: 3/0

IV. Approval of Agenda for July 28, 2026

Moved by: Cristhian Barneond

Action: Approved

Vote: 4/0

V. Informational Items

- i. We will be taking a recess until 7pm for items 3 and 4

VI. Planning & Zoning

08/05/26 BCC

1. **WS-26-0357-GTL PROPERTIES LLL P:**
WAIVER OF DEVELOPMENT STANDARDS to allow a new power pole on 6.38 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Karen Avenue and east of Burnham Avenue within Winchester. TS/rg/kh (For possible action) **08/05/26 BCC**

Moved by: Cristhian Barneond

Action: Approved

Vote: 4/0

08/18/26 PC

2. **AR-26-400068 (ET-25-400074(UC-23-0659))-BUONA VITA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for daycare and school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall. **DESIGN REVIEW** for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/rp/cv (For possible action) **08/18/26 PC**

Moved by: Brad Evans

Action: Approved

Vote: 4/0

Recess was held until 7:00pm

08/19/26 BCC

3. **UC-26-0373-HILTON RESORTS CORPORATION:**
USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action) **08/19/26 BCC**

Moved by: Brad Evans

Action: Approved

Vote: 4/0

4. **UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:**
USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays. Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action) **08/19/26 BCC**

Moved by: Brad Evans

Action: Approved with Conditions- the applicants hold an informational meeting for the residents of Turnberry Towers to explain the project and address the concerns of the residents

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 11, 2026**

09/01/26 PC

1. **UC-26-0447-4180 DESERT INN, LLC:**
USE PERMIT to allow a recreational or entertainment facility in conjunction with an existing office/warehouse complex on 1.02 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and west of Wynn Road within Winchester. JJ/bb/kh (For possible action)

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0447-4180 DESERT INN, LLC:

USE PERMIT to allow a recreational or entertainment facility in conjunction with an existing office/warehouse complex on 1.02 acres in an IL (Industrial Light) Zone.

Generally located north of Desert Inn Road and west of Wynn Road within Winchester. JJ/bb/kh
(For possible action)

RELATED INFORMATION:

APN:

162-07-801-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4180 W. Desert Inn Road
- Site Acreage: 1.02
- Project Type: Recreational or entertainment facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,560 (lease space)
- Parking Required/Provided: 31/46

Site Plan

The request is to allow a recreational and entertainment facility in an IL zone in conjunction with an existing office/warehouse complex. The applicant is proposing a facility for theatrical activities (dancing, acrobatics, and acting). Access to the site is from Desert Inn Road and the site shares access with the parcels to the west. The existing building is located on the northern portion of the parcel, and 1 centrally located on the site. The driveways are located at the southeast and southwest corners of the property with access from Desert Inn Road. The internal driveways wrap around the south building and connect to the adjacent properties to the west. 46 parking spaces are located between the buildings, on the east side of the property, and south of the southernmost building.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The existing buildings are 1 story with a flat roof behind a parapet wall. The buildings are constructed of brick and are painted beige and white. Unit A2 is in the north building with a pedestrian access door and existing roll up door facing the interior parking spaces.

Floor Plans

The lease space has an area of 3,560 square feet. The front 469 square feet of the lease space will consist of the office, restroom, and reception areas. The remaining 3,091 square feet of the lease space will be used a practice area for recreational and entertainment facility uses.

Applicant's Justification

The applicant indicates the business will be used as an accessory office space with primary use as a recreational and entertainment facility for photography and videography studio for professionals to rent space to rehearse theatrical activities, dancing, acrobatics, and acting. Those related business activities take place off-site with rehearsal and practice activity proposed in this space. The site has adequate parking, is compatible with the surrounding area and similar intensity uses and is an appropriate location for the proposed business and their intended use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0103	Use permit for retail sales and services	Approved by ZA	April 2020
UC-0281-09	Use permit for a supper club with a waiver to reduce parking - expired	Approved by PC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
South	Corridor Mixed-Use	CG	Office building
East	Corridor Mixed-Use	IL	Vehicle sales facility
West	Corridor Mixed-Use	IL	Office/warehouse complex

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed business will provide space for actors, videographers, photographers, and other performers in entertainment, arts, and theater to practice. The site is an existing office/warehouse facility zoned IL (Light Industrial); however, there are other commercial uses located on this property. In the past the lease space for this proposed business has been used for a variety of other uses of equal or higher intensity. Staff finds the proposed business is compatible with other uses in the area, will not have an undue adverse effect on adjacent properties, will not increase the parking demand beyond what is available, and is appropriate for the area. Staff can support the proposed use permit.

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

- 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

- 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 Feature;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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: MAKE IT RAIN STUDIOS, LLC

CONTACT: KARIN TOMCIK, MAKE IT RAIN STUDIOS, LLC, 4180 W. DESERT INN
ROAD, SUITE A2, LAS VEGAS, NV 89102

DRAFT



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0447

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 8/11/26

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: 9/1/26 **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 # 26-100582
ASSESSOR PARCEL #(s): 162-07-801-012

PROPERTY ADDRESS/ CROSS STREETS: 4180 W. Desert Inn Road A2, Las Vegas NV 89102 /Desert Inn/Wynn

DETAILED SUMMARY PROJECT DESCRIPTION

I am proposing to utilize our Light Industrial zoned suite as an office space, to be used as a Photography and Videography Studio for professional rental use and as a Rehearsal/Workshop Space for Theatrical Activities (dancing, acrobatics, acting). The project will involve minor interior renovations (installing fixed lighting equipment, curtains to create a black box effect), while maintaining the residential character of the property.

PROPERTY OWNER INFORMATION

NAME: Michelle Meese / 4180 Desert Inn LLC
ADDRESS: 4200 W. Russell Road, Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: CELL 310-614-2867

APPLICANT INFORMATION (information must match online application)

NAME: Paul Williamson
ADDRESS: 4180 W Desert Inn Road Ste A-2
CITY: Las Vegas STATE: NV ZIP CODE: 89102
TELEPHONE: CELL 424-279-0140 ACCELA REFERENCE CONTACT ID # 26-100582

CORRESPONDENT INFORMATION (information must match online application)

NAME: Karin Tameck
ADDRESS: 4180 W Desert Inn Road Ste A-2
CITY: Las Vegas STATE: NV ZIP CODE: 89102
TELEPHONE: CELL 702-860-8373 ACCELA REFERENCE CONTACT ID # 26-100582

*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 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.

Michelle Meese
Property Owner (Signature)*

Michelle Meese
Property Owner (Print)

6/3/2026
Date

Paul Williamson
2117 Plaza Del Fuentes
Las Vegas, NV 89102
(424) 279-0140
paul@makeittrainstudios.com

June 11, 2026

Clark County Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155-1741



RE: Justification Letter for Special Use Permit Primary use Recreation and Entertainment Facility in the IL Zone Application at 4180 W. Desert Inn Road, Suite A-2, Las Vegas, NV 89102

Dear Members of the Comprehensive Planning Commission,

This letter serves as the justification for the Special Use Permit application for the property located at 4180 W. Desert Inn Road, Suite A-2, Las Vegas, NV 89102. Parcel Number 162-07-801-012.

Project Description

I am proposing to utilize our Light Industrial zoned suite as an accessory office space, primary use recreation and entertainment facility, to be used as a Photography and Videography Studio for professional rental use and as a Rehearsal/Workshop Space for Theatrical Activities (dancing, acrobatics, acting). The project will involve minor interior renovations (installing fixed lighting equipment, curtains to create a black box effect), while maintaining the character of the property.

Compliance with Local Zoning Codes

The proposal is consistent with the Clark County General Plan and meets the requirements for a Special Use Permit under Section [Insert Code Section] of the Zoning Ordinance.

- **Parking:** The site currently offers (46) off-street parking spaces, exceeding the requirement of (31) spaces.
- **Compatibility:** The proposed use is harmonious with the surrounding residential zone because [e.g., noise levels will be minimal, and all work is done indoors]. Building is on the property line. No use separation distance required from FM 32 apartments.

Impact Mitigation

To ensure no negative impact on adjacent properties:

- **Noise/Hours:** Operation hours will vary based on client needs. There will be no excessive noise between the hours of 9:00 pm to 9:00 am. All within the building with roll up door closed.
- **Screening:** Existing landscaping on the south side will remain, providing a natural buffer.

The proposed studio will not have a negative impact on the neighboring tenants or the community surrounding the building. I respectfully request approval of this application.

Sincerely,

Paul Williamson

