



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

January 13, 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.
 - 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 allisoncosta.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): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

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 November 25, 2025. (For possible action)
- IV. Approval of the Agenda for January 13, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

02/03/26 PC

1. UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:

USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/kh (For possible action) 02/03/26 PC

VII. General Business

- 1. FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: January 27, 2026.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

November 25, 2025

MINUTES

Board Members:

Cristhian Barndoend – Chair – EXCUSED
Christopher Hooper – Vice Chair – PRESENT
Judith Siegel – Member – EXCUSED

April Mench – Member – PRESENT
Brad Evans – Member – PRESENT

Secretary:

County Liaison:

Allison Acosta
Beatriz Martinez

PHONE
(702) 455-0560

Allisonacosta.cc@outlook.com
beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Brady and Johanna – Planner, & Allison Acosta – Secretary. The meeting was called to order at 6:01 p.m.
- II. Public Comment: Vivianna Said Happy Holidays and thank you for a great year.
- III. Approval of the October 28, 2025, Minutes

Moved by: Brad Evans

Action: Approved

Vote: 3-0/ Unanimous

- IV. Approval of Agenda for November 25, 2025.

Moved by: April Mench

Action: Approved

Vote: 3-0/ Unanimous

- V. Informational Items: **none**

- VI. Planning & Zoning

12/03/25 BCC

1. AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).

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

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh (For possible action) 12/03/25 BCC

Moved by: April Mench

Action: Approved per staff recommendations

Vote: 3/0/Unanimous

12/16/25 PC

2. AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action) 12/16/25 PC

Moved by: Brad Evans

Action: Approved per staff recommendations

Vote: 3/0/Unanimous

12/16/25 PC

3. UC-25-0762-SKY HI, LLC:

USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action) 12/16/25 PC

Moved by: Brad Evans

Action: Approved per staff recommendations

Vote: 3/0/Unanimous

VII. General Business:

1. Review and approve the 2026 meeting calendar (for possible action)

Moved by: Brad Evans

Action: Approved exception the meeting for June 9th and December 29th, 2026.

Vote: 3/0/Unanimous

VIII. Public Comment: Several neighbors expressed concerns and asked for clarification on item. Erin Gallas had questions on permit length usage.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

IX. Next Meeting Date

The next regular meeting will be December 9, 2025.

X. Adjournment

The meeting was adjourned at 6:16pm.

ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 13, 2026

02/03/26 PC

1. **UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:**
USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/kh (For possible action)

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0839-WESTERN PRELACY ARMENIAN APOSTOLIC CHURCH OF LV:

USE PERMIT for an office in conjunction with an existing building on 0.50 acres in a CR (Commercial Resort) Zone.

Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-815-018

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2020 E. Desert Inn Road
- Site Acreage: 0.50
- Project Type: Office
- Square Feet: 4,608
- Parking Required/Provided: 12/34

History & Site Plan

UC-0332-00 was previously approved for a medical office building in March 2000. The previous office went out-of-business in 2021, meaning more than 1 year has elapsed since there was last an active business license for an office. Therefore, a new use permit is required.

The plans depict an existing 4,608 square foot office building. Access to the site is provided from Desert Inn Road. The plan shows an existing trash enclosure located on the east side of the parcel and a detached carport near the northwest side of the parcel. Thirty-four parking spaces are provided. No changes to the site are required or proposed.

Elevations

No changes to the site are required or proposed.

Floor Plans

The plans depict a medical office that consists of a waiting area, a front office, 14 exam rooms, 2 employee breakrooms, 2 offices, a lab, a pharmacy, an ultrasound room, a vital signs room, a procedure room, an X-ray room, restroom, and electrical, utility, and service rooms.

Applicant's Justification

The applicant would like to operate a medical office at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0332-00	Use permit and waiver for a medical office building - expired	Approved by PC	March 2000

Surrounding Land Use

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

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.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. The proposed office places no additional demand on the site in terms of additional parking or other design features. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: DBA CLINICA MI PUEBLO

CONTACT: DBA CLINICA MI PUEBLO, 2020 E. DESERT INN ROAD, LAS VEGAS, NV 89169



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0839

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

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

Date: 1/13/2026

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: Click or tap to enter a date. 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: 2/4/2026 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

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

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

GOODSPRINGS

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

MOUNTAIN SPRINGS

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

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

LAUGHLIN

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

PARADISE

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

WHITNEY

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

LONE MOUNTAIN

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

RED ROCK

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

WINCHESTER

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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
Donnie Gibson	(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 2/20/25

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 # 25-100765

ASSESSOR PARCEL #(s): 162-11-815-018

PROPERTY ADDRESS/ CROSS STREETS: 2020 East Desert Inn Rd, Las Vegas NV 89169

DETAILED SUMMARY PROJECT DESCRIPTION

continuation on our application to open a Medical Office at the property located at 2020 E Desert Inn Rd, Las Vegas, NV 89169. Our Medical Office aims to offer comprehensive medical services, including primary care, preventive health screenings. Our Medical Office will open to the public from Monday to Sunday 8:00am - 6:00pm offering personalized, community-focused care by our licensed Medical providers.

PROPERTY OWNER INFORMATION

NAME: Western Prelacy Armenian Apostolic Church of Las Vegas
ADDRESS: 2054 E. Desert Inn Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: (702) 834-6314 CELL (702) 606-9538

APPLICANT INFORMATION (information must match online application)

NAME: Ge Acuna Medical Services, PLLC DBA CLINICA NIPUEBLO
ADDRESS: 2020 E Desert Inn Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: CEL (714) 272-7087 ACCELA REFERENCE CONTACT ID # ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Maria E Urias Murillo
ADDRESS: 2020 E Desert Inn Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: CELL (714) 272-7087 ACCELA REFERENCE CONTACT ID # 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 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)*

ROGOS HALASYAN
Property Owner (Print)

8/18/2025
Date

GE Acuna Medical Services, PLLC DBA CLINICA MI PUEBLO
Pueblo Healthcare Mgmt, LLC
2020 E Desert Inn Rd, Las Vegas, NV 89169
Las Vegas, NV 89169
Email: Pueblohealthcare@yahoo.com
(714) 272-7087

Date: 11/18/2025 -Revised

Re: Justification Letter
Application No.: APR-25-100765
Assessor's Parcel Number (APN): 162-11-815-018
Address: 2020 E. Desert Inn Road

To Whom It May Concern:

On behalf of the applicant, we respectfully submit this justification letter in support of the request to continue the application to operate a Medical Office at the above-referenced property. Per Section 30.03.06.G.6 a special use permit is required to have an medical office in CR zone.

Project Description

The subject property consists of an existing 4,608-square-foot, single-story building located within the CR zoning district. The site area totals approximately 0.50 acres and includes 33 parking spaces, 3 of which are ADA-compliant. Existing improvements include a trash enclosure, an attached sidewalk along Desert Inn Road, and a 14-foot-wide landscape area, all consistent with neighboring developed properties. The site also includes four mature trees along the north property line.

Requested Development Standards Waivers

1. Waiver to reduce driveway throat depth to 2 feet and 22 feet where 25 feet is required

Justification:

This is an existing driveway, and no site or off-site modifications are proposed. Maintaining the current configuration will avoid unnecessary disturbance to an established access point that has functioned adequately.

2. Waiver to reduce the width of an existing driveway to 24 feet where 39 feet is required

Justification:

The driveway is existing, and no site or off-site improvements are proposed. The current width has operated safely and efficiently for the life of the site, and widening the driveway would require unnecessary reconstruction.

3. Waiver to provide a large tree every 30 feet along Desert Inn Road

Justification:

The existing frontage along Desert Inn Road is already improved with desert-appropriate landscaping, including shrubs and decorative groundcover. The available frontage between the two driveways is approximately **78 feet**. Given required driveway sight-visibility areas, the presence of an existing public sidewalk, and an additional sidewalk adjacent to the building, there is insufficient space to incorporate additional large trees without impacting existing improvements or creating visibility issues.

4. Waiver of interior parking lot landscaping

Justification:

The existing parking area on the east side of the building includes rows of eight parking stalls without landscape islands. Adding two new landscape islands to meet current spacing standards would be cost-prohibitive and would require a detailed utility survey to verify existing underground infrastructure. Modifying the existing parking layout would cause unnecessary site disturbance and could reduce the total number of parking spaces, negatively affecting the functionality of the site.

We appreciate your consideration of these requests and believe the existing improvements provide an attractive, functional, and compatible site design consistent with surrounding development.

Please feel free to contact us with any questions or if additional information is required.

Sincerely