



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

January 28, 2025

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 Secretary Name at Secretary's Phone Number.
 - 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: April Mench
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper
 Brad Evans

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@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

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for December 10, 2024. (For possible action)
- IV. Approval of the Agenda for January 28, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: N/A
- VI. Planning and Zoning

1. WS-24-0763-ANGELES DEL MAR TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; and **3)** increase hardscape in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Vegas Valley Drive, 220 feet east of El Cajon Street within Winchester. TS/tpd/kh (For possible action)

02/18/25 PC

2. UC-24-0734-JJNP, LLC & NPS INVESTMENT, LLC:
USE PERMIT for a proposed banquet facility in conjunction with an existing shopping center on a portion of 18.82 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the west side of Market Street, 450 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

02/19/25 BCC

- VII. General Business:
 - Elect a New Chair and Vice Chair of the Winchester TAB (for possible action)
 - Review the Winchester Bylaws (for discussion only)
- 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: February 11, 2025.
- X. Adjournment.

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

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



Winchester Town Advisory Board

December 10, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Christian Barneond – Member – PRESENT
Secretary:	Mallory Cristales (213) 949-0805	mallory.cristales@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Vivian Kilarski– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of November 12, 2024 Minutes

Moved by: Gold
Action: Approved
Vote: 4-0

IV. Approval of Agenda December 10, 2024

Moved by: Gold
Action: Approved
Vote: 4-0

V. Informational Items: None

VI. Planning & Zoning

1. UC-24-0611-E-J CLUB, LLC:

USE PERMIT to allow an office as a principal use in conjunction with an existing commercial/industrial building on 1.02 acres in an IL (Industrial Light) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 550 feet south of Circus Circus Drive within Winchester. TS/dd/kh (For possible action)

01/08/25 BCC

2. VS-24-0572-COUNTY OF CLARK (LV CONV AUTH):

VACATE AND ABANDON easements of interest to Clark County located between Elvis Presley Boulevard and Convention Center Drive, and between Paradise Road and Las Vegas Boulevard South within Winchester (description on file). TS/my/kh (For possible action)

01/08/25 BCC

VII. General Business:

- Dorothy Gold's last TAB meeting, 12/10/25.
- Staff is recommending to cancel TAB meeting on November 11, 2025 in honor of Veterans Day.

Moved by: Gold
Action: Approved
Vote: 4-0

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be January 28, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:19pm

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 28, 2025**

02/18/25 PC

1. **WS-24-0763-ANGELES DEL MAR TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; and **3)** increase hardscape in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Vegas Valley Drive, 220 feet east of El Cajon Street within Winchester. TS/tpd/kh (For possible action)

02/19/25 BCC

2. **UC-24-0734-JJNP, LLC & NPS INVESTMENT, LLC:**
USE PERMIT for a proposed banquet facility in conjunction with an existing shopping center on a portion of 18.82 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the west side of Market Street, 450 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0763-ANGELES DEL MAR TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; and **3)** increase hardscape in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Vegas Valley Drive, 220 feet east of El Cajon Street within Winchester. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
162-11-312-087

WAIVERS OF DEVELOPMENT STANDARDS

1.
 - a. Reduce side interior setback for an existing patio cover to be 1.5 feet where 5 feet is required per Section 30.02.06 (a 70% reduction).
 - b. Reduce side interior setback for an existing shed to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
 - c. Reduce front setback for an existing carport to 13 feet where 20 feet is required per Section 30.02.06 (a 35% reduction).
 - d. Reduce the setback for an existing access gate to zero feet where 20 feet is required per Section 30.04.03E (a 100% reduction).
 - e. Reduce side interior setback for an existing addition to be 3.5 feet where 5 feet is required per Section 30.02.06 (a 30% reduction).
2. Reduce building separation between an existing shed and a primary residence to be 4 feet where 6 feet is the minimum per Section 30.02.06 (a 34% reduction).
3. Allow hardscape to be 100% where front and side yards of detached single-family dwellings shall have no more than 60% hardscape per Section 30.04.01D (a 67% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 1612 Vegas Valley Drive
- Site Acreage: 0.17
- Project Type: Accessory structures and hardscaping

- Number of Stories: 1 (primary dwelling and addition)
- Building Height: 10 feet (addition)
- Square Feet: 258 (addition)/ 1,903 (primary dwelling)/ 2,161 (total)

Site Plan

The plan depicts an existing single-family residence with access provided via an existing driveway adjacent to Vegas Valley Drive. There is an existing addition on the east side of the primary dwelling that is 3 feet 9 inches from the east property line. An attached patio cover exists on the west side of the building and is setback 1 feet 9 inches from the west property line. An existing shed is in the rear of the property, 4 feet 4 inches north of the primary dwelling and 3 feet 4 inches east of the west property line. There is an attached carport that exists in the front yard that is setback 13 feet from the south property line, adjacent to Vegas Valley Drive. The front and side yards of the parcel have 100% hardscape, as depicted by the plans.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict an addition to the existing single-family residence that has been constructed of wood siding. It will be painted to match the color of the primary dwelling. The addition is 10 feet in height and has a pedestrian doorway along with 2 windows on the east side. There is a pitched roof with asphalt shingles, similar to the primary dwelling.

Floor Plans

The plan depicts an existing single-family residence with an existing addition. The addition has been constructed on the east side of the primary dwelling. The addition will incorporate 258 square feet of home office space into the existing 1,903 square foot primary dwelling.

Applicant’s Justification

The applicant states that an addition has been constructed to allow for a more cohesive living arrangement between family members. The addition will be used as a separate workspace for the applicant’s daughter. The addition will be constructed of different materials as the primary dwelling but will be painted to match the existing building. The owner has begun constructing the addition but has not completed the project.

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	Single-family residential development

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-27196) for a building without permits. The applicant constructed an addition to the single-family residence on the east side of the building.

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

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.

Staff believes that the addition will have minimal visual impact to the surrounding neighborhood. Although it is not constructed of similar materials as the primary dwelling, it will be painted to match the structure. However, the request to reduce the interior side setback for the addition cannot be supported because it may have negative impacts to fire safety. Staff believes the same for the shed and patio cover located in the rear yard. Staff does not have an issue with the request to reduce front setbacks for the carport. The carport is more than 5 feet away from the west property line and will still be 13 feet from the front property line. Additionally, staff cannot support the request to reduce separation between the primary dwelling and the shed as it may also have negative impacts to fire safety. The request to increase hardscape cannot be supported because this parcel is in a high heat vulnerability area. This contradicts Policy 3.6.1 of the Master Plan which seeks to mitigate the urban heat island effect with new development by reducing the footprint of hardscaped areas. It is for these findings that staff cannot support the request.

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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

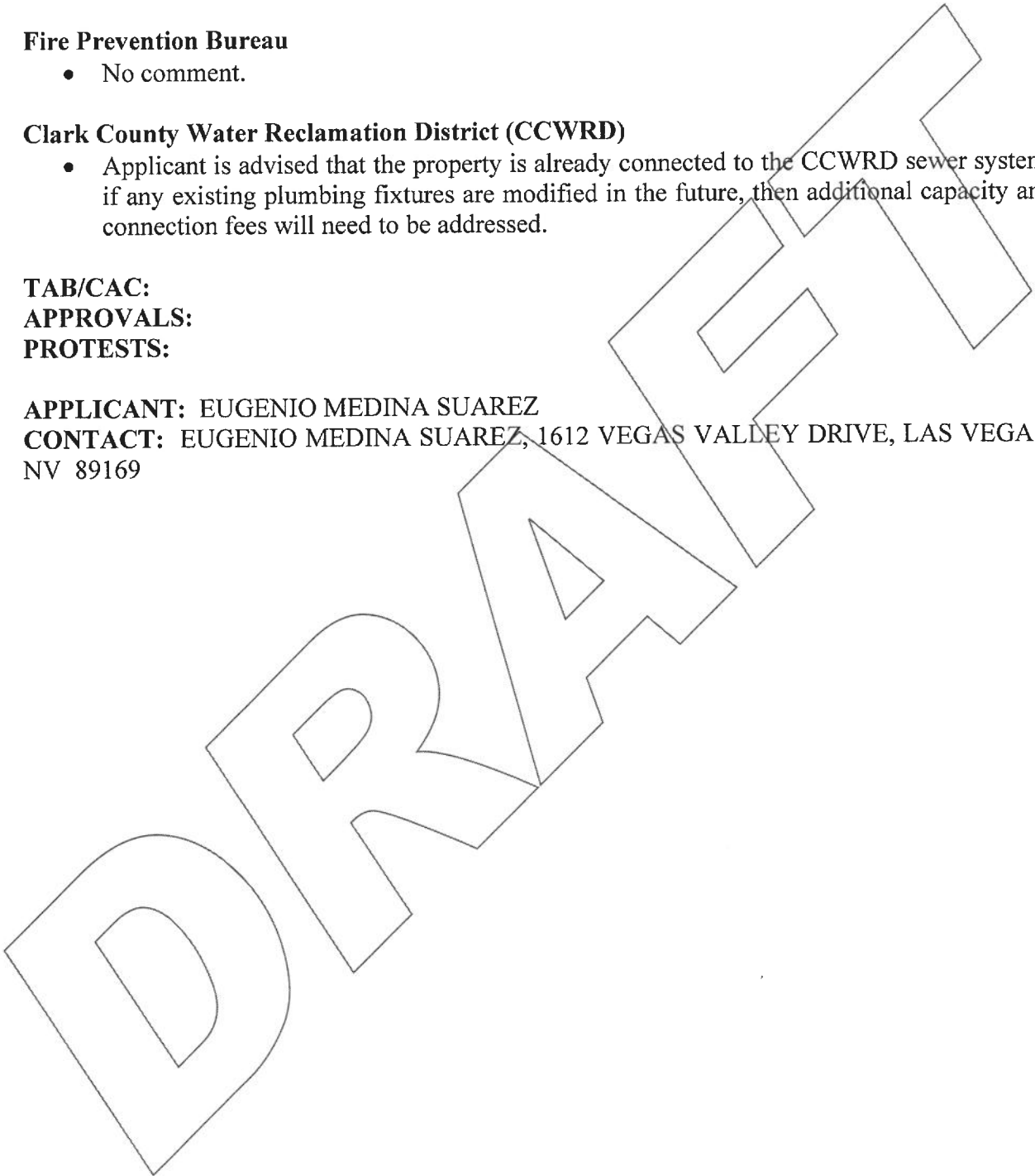
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EUGENIO MEDINA SUAREZ

CONTACT: EUGENIO MEDINA SUAREZ, 1612 VEGAS VALLEY DRIVE, LAS VEGAS, NV 89169



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0734-JJNP, LLC & NPS INVESTMENT, LLC:

USE PERMIT for a proposed banquet facility in conjunction with an existing shopping center on a portion of 18.82 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay.

Generally located on the west side of Market Street, 450 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-10-510-001; 162-10-510-023; 162-10-510-024

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 953 E. Sahara Avenue
- Site Acreage: 0.27 (subject site)/18.82 (site and parking lot)
- Project Type: Proposed banquet facility
- Building Height (feet): 30
- Square Feet: 12,000 (subject site)/464,000 (entire site)
- Parking Required/Provided: 1,075/1,300 (entire site)

Site Plan

The plan depicts an existing shopping center with access provided via Sahara Avenue to the north, Market Street to the east, Karen Avenue to the south, and State Street to the west. The entire site has various buildings along its perimeter with a County owned parking lot in the center. In addition to the perimeter buildings, there is a large building in the center of the site within the parking lot. The subject buildings for this request are located along the east side of the site. The proposed banquet facility is directly west of Market Street and north of an undeveloped piece of land on the southeast corner of the site. This is a Project of Regional Significance as defined by Title 30, as the subject site is located within 500 feet of a local government's jurisdiction (City of Las Vegas).

Landscaping

There is no new landscaping proposed with this request.

Elevations

The photos depict an existing building with a tan exterior and a flat roof. There are entrance doors and windows on the west side of the building facing towards the parking lot.

Floor Plan

The plan depicts a single building with a separating wall that divides the 2 subject parcels. Pedestrian doorways provide internal access between the separate parcels. Parcel 162-10-510-023 has an open layout with 2 bathrooms, a storage room, an electrical room, and a hallway connecting separate lobby areas. Parcel 162-10-510-024 has an open layout with 4 bathrooms and a utility room. Each parcel is depicted as being 6,000 square feet with a combined square footage of 12,000 square feet.

Applicant’s Justification

The applicant is requesting a special use permit to allow a banquet facility within the subject area. The facility will be utilized to stage events for weddings, anniversaries, quinceañeras, and various other banquets. The applicant would like to operate between the hours of 12:00 p.m. and 3:00 a.m. The applicant intends to fully comply with all applicable zoning regulations from Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-22-0571	Street name change from Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive	Approved by PC	December 2022
UC-19-0199	Use permit and a design review for a vehicle rental facility	Denied by PC	May 2019
VS-0699-15	Vacated and abandoned a portion of right-of-way being Market Street located between Sahara Avenue and Karen Avenue	Approved by PC	December 2015
ZC-1078-00	Reclassified all parcels within unincorporated Clark County from C-C to C-2 zoning	Approved by BCC	September 2000
UC-1878-96	Dance school in a C-C zone - expired	Approved by PC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Commercial buildings
South	Compact Neighborhood (up to 18 du/ac) & Public Use	RS3.3 & RS5.2	Multi-family residential & golf course
East	Corridor Mixed-Use	CG	Shopping center & fitness gym
West	Entertainment Mixed-Use	CR	Multi-family residential

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

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 banquet facility is compatible with existing uses within the commercial complex. The applicant indicates the hours of operation will be from 12:00 p.m. to 3:00 a.m. The desired hours of operation should not have a negative impact on the surrounding area. The request aligns with Policy 5.1.5 of the Master Plan. This policy seeks to encourage the reinvestment in vacant commercial centers through the introduction of a broader mix of uses. The north, south, east, and west sides of the subject buildings are existing commercial uses. Furthermore, the proposed banquet facility is buffered from residential uses by existing commercial uses on the rest of the site. Staff believes that this buffer will further help to eliminate potential negative impacts to the surrounding area. It is for these findings that staff can support the use permit 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; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

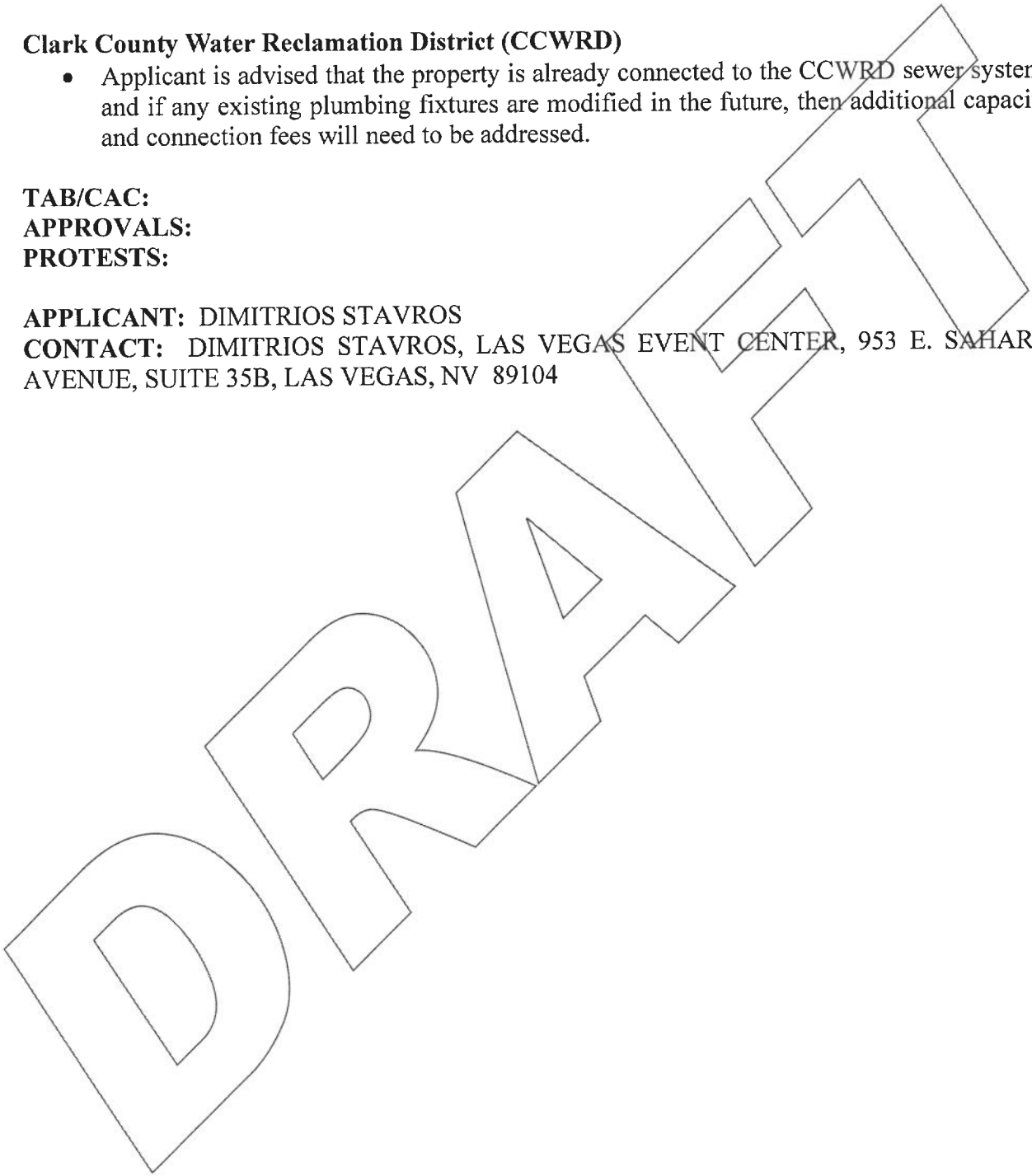
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIMITRIOS STAVROS

CONTACT: DIMITRIOS STAVROS, LAS VEGAS EVENT CENTER, 953 E. SAHARA AVENUE, SUITE 35B, LAS VEGAS, NV 89104





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16011-312-087

PROPERTY ADDRESS/ CROSS STREETS: 1612 Vegas Valley Dr, Las Vegas, NV, 89169

DETAILED SUMMARY PROJECT DESCRIPTION

Two additional home office for working from home attached to existing house

PROPERTY OWNER INFORMATION

NAME: Angeles Del Mar Trust
ADDRESS: 1612 Vegas Valley Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: 702-349-1203 CELL 702-349-1203 EMAIL: eugemedisuarez@yahoo.com

APPLICANT INFORMATION (must match online record)


NAME: Eugenio Medina Suarez
ADDRESS: 1612 Vegas Valley Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89169 REF CONTACT ID # _____
TELEPHONE: 702-349-1203 CELL 702-349-1203 EMAIL: eugemedisuarez@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Eugenio Medina Suarez
ADDRESS: 1612 Vegas Valley Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89169 REF CONTACT ID # _____
TELEPHONE: 702-349-1203 CELL 702-349-1203 EMAIL: eugemedisuarez@yahoo.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Eugenio Medina Suarez
Property Owner (Print)

11/23/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0763
PC MEETING DATE 2/18/25
BCC MEETING DATE _____
TAB/CAC LOCATION Winchester

ACCEPTED BY Tyler (tpd)
DATE 12/26/24
FEES \$900.00

DATE 1/28/25

Justification Letter

To: Clark County Comprehensive Planning

We are writing to provide a letter of justification of the addition in our residence at 1612 Vegas Valley Drive, Las Vegas, NV 89169.

Due to unforeseen circumstances our daughter has moved back home. She works from home and in order to environmentally and physiologically avoid a clash in everyday life we decided to expand to provide a better living/work environment and balance. This way, she is able to work without any noise from us and at the same time, be able to enjoy quality time outside of work hours.

The addition is not yet completed. The exterior material is Panel Engineered Treated Wood Siding but the existing home is stucco exterior. It will also be painted the same color to match the house. Therefore we are requesting a waiver of development standards to allow a 3 feet 9 inches setback where 5 feet is the minimum per Section 30.02.06.

We would also like to request the following waiver standards:

1. Hardscape is 100% on front and side yard where 60% is the maximum per Section 30.04.01D.3.
2. Front access gate is 0 inches setback where 20 feet is the minimum per Section 30.04.03E.1.
3. Car porch structure is 13 feet setback where 20 feet is the minimum per Section 30.02.06.
4. Patio cover is 1 feet 9 inches setback where 5 feet is the minimum per Section 30.02.06.
5. Shed is 3 feet 4 inches setback where 5 feet is the minimum per Section 30.02.06
6. Reduce the separation for a shed to the primary residence to 4 feet 4 inches where 6 feet is the minimum per Section 30.02.06.
7. Eliminate street landscaping along Vegas Valley Drive as required per Section 30.04.01D.7.

We hope we can have your understanding and support on this.

We appreciate your time.



Eugenio Medina Suarez



Maria Gonzalez Reoyo

12/16/2024

Date

**PLANNER
COPY**

WS-24-0763
JL



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-24-0734

Property Owner or Subdivision Name: JJNP LLC and NPS INVESTMENT LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 2/18/25 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 2/19/25

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 1/28/25 Winchester TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Adding APN 162-10-510-001 and moving from 2/18 PC to 2/19 BCC
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: _____

Reason for Change: The addition of APN 162-10-510-001 makes this application a project of regional significance. The additional APN puts this request within 500 feet of another local governmental jurisdiction. Therefore, the application is being moved to the 2/19 BCC.

Change initiated by: tpd Date: 1/13/25

Change authorized by: [Signature] Date: 1/13/25

Change processed by: [Signature] Date: 1-13-25

Distribution e-mail sent by: [Signature] Date: 1-13-25

Follow up assigned to: TYLER Instructions: RETURN FILE TO TYLER

Parcel Number(s): 162-10-510-001; -023; -024

Town Board(s): Winchester

Verified by: [Signature] Date: 1-13-25