

05/20/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500052-LINDA PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 single-family residential lots and common lots on 2.57 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Linda Avenue and east of Topaz Street within Winchester. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-12-402-005 through 162-12-402-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2700, 2800, and 2832 Linda Avenue
- Site Acreage: 2.57
- Project Type: Single-family residential subdivision
- Number of Lots: 19
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940

History & Project Description

A proposed single-family residential subdivision was approved at the subject site in May of 2022 via ZC-22-0173 and TM-22-500061. The design review and related waiver of development standards and tentative map are expiring in May 2026, and the applicant is requesting an extension of time (ET-26-400030) for ZC-22-0173 as a companion item on this agenda to keep the original entitlements active. The original tentative map will expire; therefore, the applicant submitted a new tentative map which depicts the same layout as the previously approved tentative map.

The new tentative map plan depicts the same 19 lot single-family detached residential subdivision. Access to the proposed development is via two north/south private streets that connect to Linda Avenue to the south. Lot 1 through Lot 7 are located along the west property line of the site and Lot 8 through Lot 19 are centrally located within the development. All of the lots will be accessed internally from the private streets.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500061	Tentative map for a 19 lot single-family residential subdivision - expired	Approved by BCC	May 2022
ZC-22-0173	Zone change from R-1 to R-2, waivers of development standards, and design review for a single-family residential subdivision	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use	RS3.3 & CG	Single-family residential & medical office
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
ET-26-400030 (ZC-22-0173)	An extension of time for waivers of development standards and a design review 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 #0511-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: LINDA PROPERTIES, LLC

CONTACT: LINDA PROPERTIES, LLC, 6330 S. EASTERN AVENUE #2, LAS VEGAS, NV 89119