

05/20/26 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400030 (ZC-22-0173)-LINDA PROPERTIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce street intersection off-set; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** single-family residential development; and **2)** finished grade.

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

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**RELATED INFORMATION:**

**APN:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street intersection off-set to 22 feet where 125 feet is required per Chapter 30.52 (an 82.4% reduction).
2. Allow an elbow design where a knuckle design is required for a residential street per Uniform Standard Drawings 211.1.S1 and 211.

**DESIGN REVIEWS:**

1. Single-family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

**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/Units: 19
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,609/4,940 (gross and net)
- Number of Stories: 2

- Building Height (feet): 28
- Square Feet: 1,826/2,429

### History

A single-family residential subdivision was previously approved on the subject parcels via ZC-22-0173 with a companion tentative map (TM-22-500061) in May 2022. In addition, the subject parcels were permanently zoned RS3.3; therefore, this extension of time is only for the waivers of development standards and the design review for the subdivision. Lastly, the tentative map expired; therefore, a new tentative map is a companion application to this first extension of time request for ZC-22-0173.

### Site Plan

The previously approved plans depict a single-family residential development consisting of 19 lots on 2.57 acres with a density of 7.4 dwelling units per acre. The minimum and maximum lot sizes are 3,609 square feet and 4,940 square feet, respectively. The sole means of ingress and egress to the proposed development is via two, 37 foot wide north/south private streets that connect to Linda Avenue. The north/south private streets connect to a 37 foot wide east/west private street, internal to the proposed development. Lot 1 through Lot 7 are located along the west property line of the project site while Lot 8 through Lot 19 are centrally located within the development. A 4 foot wide internal sidewalk is located immediately adjacent to Lot 8 through Lot 19. A 5 foot wide sidewalk is located along Linda Avenue. A waiver of development standards is requested to reduce the street intersection off-set between a proposed north/south private street (Hawkins Way) within the project site and an existing north/south private street being Sumac Lane. Furthermore, a waiver of development standards is also requested to allow an elbow design where Hawkins Way meets Davison Way, and where Baskin Way meets Davison Way. The increase in finished grade will predominantly occur on the rear portion of Lot 8 through Lot 13, that are centrally located within the project site adjacent to Hawkins Way.

### Landscaping

The previously approved plans depict a 6 foot wide street landscape area located behind a 5 foot wide attached sidewalk, adjacent to Linda Avenue. The street landscape area consists of 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover. Twenty-four inch box trees are planted 30 feet on center along the north and west property lines, adjacent to the existing single family residential development. A landscape area measuring 10 feet to 20 feet in width that includes 24 inch box trees, shrubs, and groundcover is located at the southeast corner of the project site, adjacent to Baskin Way, a private street.

### Elevations

The previously approved plans depict 2 story model homes with 4 elevations with a maximum height up to 28 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stucco pop-outs and varying rooflines.

### Floor Plans

The previously approved plans depict 2 story model homes with 4 floor plans ranging between 1,826 square feet to 2,429 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, laundry room, and a living room. All models feature 2 car garages.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0173:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Zone change to include a wall increase up to 9 feet;
- Only single story homes will be permitted on Lot 7;
- Incorporate additional architectural features into the front elevations of the residences including stone or brick veneer, faux shutters, or the use of varying building material.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 162-12-402-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant states that the extension of time is being requested due to project coordination and timing considerations, and that there is no change to the design of the project or the intended land use. The customer also states that they are requesting this extension so that they may pursue a tentative map design identical to the one that was previously approved.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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, waiver of development standards, and design review for a single-family residential subdivision	Approved by BCC	May 2022

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
TM-26-500052	A tentative map for a 19 lot single-family residential subdivision 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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property, specifically. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that there are several active and approved Public Works permits for the project, and that the applicant has been diligently working towards the completion of this project. The drainage study for the site was approved under PW24-16618, and permits for the off-sites and final map are currently in process under PW-24-17496 and NFM-24-500128, respectively. Additionally, since this is the first extension of time request for ZC-22-0173, staff can support this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- 4 years to commence to coincide with the expiration of TM-26-500052 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Winchester - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LINDA PROPERTIES, LLC

**CONTACT:** LINDA PROPERTIES, LLC, 10217 IMPERIAL POINT AVENUE, LAS VEGAS, NV 89134