



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

April 28, 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): 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 February 24, 2026. (For possible action)
- IV. Approval of the Agenda for April 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

05/20/26 BCC

1. 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) 05/20/26 BCC

2. 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) 05/20/26 BCC

- 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: May 12, 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

February 24, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT Judith Siegel – PRESENT	April Mench – PRESENT Brad Evans – ABSENT
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Beatriz Martinez (702)-455-0560 beatriz.martinez@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 February 10, 2026

Moved by: Judith Siegel

Action: Approved

Vote: 4/0

IV. Approval of Agenda for February 24, 2026

Moved by: April Mench

Action: Approved agenda

Vote: 4/0

V. Informational Items

None

VI. Planning & Zoning

03/17/26 PC

1. WS-26-0034-ZELEDON PAULA YADIRA CENTENO:

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; and 2) eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Eastern Avenue and north of Palora Avenue within Winchester. TS/tpd/cv (For possible action) 03/17/26 PC

Comments: April asked if structure was built before or after they purchased the property, Paula said she built it after purchase, she employed a company to build and take care of permits; which they did not.

Moved by: Judith Siegel

Action: Approved

Vote: 4/0

03/18/26 BCC

2. UC-26-0041-BM HIGHLAND, LLC:

USE PERMIT for a proposed vocational training facility within an existing commercial/industrial complex on 6.73 acres in an IL (Industrial Light) Zone. Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/rp/cv (For possible action) 03/18/26 BCC

Moved by: Cristhian Barneond

Action: Approved

Vote: 4/0

3. ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:

ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action) 03/18/26 BCC

Comments: April asked how the neighborhood receive this designed, Presenter said several houses are remodeled as well. Abigail said the HOA's requirement was to have a two car garage.

Moved by: Judith Siegel

Action: Approved

Vote: 4/0

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date March 10,2026

The next regular meeting will be March 10, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:23 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., APRIL 28, 2026**

05/20/26 BCC

1. **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)

2. **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)

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)

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 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

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, waiver 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
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 that the applicant, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LINDA PROPERTIES, LLC

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400030 & TM-26-500052

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

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

Date 4/28/2026

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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 Gilespe Street, Las Vegas

MOAPA VALLEY

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

SEARCHLIGHT

Kathleen Hickman, Secretary
 (702) 298-0828
 Searchlight Community Center
 200 Michael Wendell Way, Searchlight

GOODSPRINGS

Electra Smith, Secretary
 (702) 370-6297
 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 Gretta 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

Kathleen Hickman, 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

Allison Acosta, Secretary
 (702) 817-6803
 Winchester Community Center
 3130 S. McLeod, Las Vegas

UPPER & 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
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 3/4/26

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 # APR-25-101928

ASSESSOR PARCEL #(s): 162-12-402-005, -006, -007

PROPERTY ADDRESS/ CROSS STREETS: Linda Ave. & Topaz St.

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time NZC-22-0173

PROPERTY OWNER INFORMATION

NAME: Linda Properties LLC

ADDRESS: 10217 Imperial Pointe Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-592-4907

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Ryan Hogge

ADDRESS: 6330 S. Eastern Ave., #2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-592-4907

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844

CELL _____

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 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.

[Signature]
Property Owner (Signature)*

Bryan D Hogge / MANAGER
Property Owner (Print)

12/4/25
Date



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 25, 2026

Clark County
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Linda & Topaz – Extension of Time
APN: 162-12-402-005, -006, & -007
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Ryan Hogge, is respectfully submitting justification for a two-year Extension Of Time (EOT) for ZC-22-0173.

Extension of Time Request – ZC-22-0173

This request is for an Extension of Time for ZC-22-0173 in order to maintain the validity of the previously approved entitlements. Approval of this extension will allow the project to move forward under the established approvals without interruption.

The requested extension will preserve all previously approved waivers and design review elements associated with ZC-22-0173. Maintaining these approvals is critical to ensuring consistency in the project design and avoiding the need for redundant re-evaluation of standards that have already been reviewed and approved.

Additionally, granting the Extension of Time will allow the associated Tentative Map to be reviewed in accordance with the previously approved standards. This will ensure continuity in the development process, provide certainty in design expectations, and allow for a more efficient review by staff by relying on the established framework of approvals.

The need for this extension is due to ongoing project coordination and timing considerations, not due to any change in the overall design intent or land use. The project remains consistent with the original approvals, and no adverse impacts are anticipated as a result of extending the timeline.

For these reasons, approval of the Extension of Time is justified, as it supports project continuity, maintains previously vetted design elements, and facilitates an efficient path forward without compromising public health, safety, or welfare.

Sincerely,

Susan Florian
Land Planner

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. These applications 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 expired; 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, 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	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:

APPROVALS:

PROTESTS:

APPLICANT: LINDA PROPERTIES, LLC

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400030 & TM-26-500052

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

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

Date 4/28/2026

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 5/20/2026 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 Gilespe Street, Las Vegas

MOAPA VALLEY

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

SEARCHLIGHT

Kathleen Hickman, Secretary
 (702) 298-0828
 Searchlight Community Center
 200 Michael Wendell Way, Searchlight

GOODSPRINGS

Electra Smith, Secretary
 (702) 370-6297
 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 Gretta 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

Kathleen Hickman, 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

Allison Acosta, Secretary
 (702) 817-6803
 Winchester Community Center
 3130 S. McLeod, Las Vegas

UPPER & 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
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 3/4/26

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 # APR-25-101928
 ASSESSOR PARCEL #(s): 162-12-402-005, -006, -007
 PROPERTY ADDRESS/ CROSS STREETS: Linda Ave. & Topaz St.

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map

PROPERTY OWNER INFORMATION

NAME: Linda Properties LLC
 ADDRESS: 10217 Imperial Pointe Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89134
 TELEPHONE: 702-592-4907 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Ryan Hogge
 ADDRESS: 6330 S. Eastern Ave., #2
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-592-4907 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering, Attn: Nicole Chavarria
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-362-8844 CELL _____ 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 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)*


 Property Owner (Print)

12/4/25
 Date



February 16, 2026

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Linda & Topaz – Tentative Map Justification Letter
APN: 162-12-402-005, -006, & -007

To whom it may concern:

Taney Engineering, on behalf of Ryan Hogge, is respectfully submitting justification for a Tentative Map for a proposed 2.57 gross acre, 19 lot single family residential subdivision. This is for the renewal of the Tentative Map as it was a previously approved application in 2022, the reference number is TM-22-500061 it was also accompanied by a Zone Change application and the reference number for that is ZC-22-0173.

Tentative Map:

The project consists of a 2.57 gross-acre, 19 lot residential subdivision located to the east of Topaz Street and north of Linda Avenue. Currently, the site is zoned RS3.3 (Single-Family Residential 3.3), with a planned land use of MN (Mid-Intensity Suburban Neighborhood).

This project will consist of detached single-family lots ranging in size from 3,609 square feet to 4,914 square feet with an average lot size of 3,875 square feet. We will be proposing off-site improvements. The subdivision is proposing attached sidewalk with 6-foot of landscaping behind, the way it was previously approved in 2022. The proposed private streets will differ in width sizes with Baskin Way measuring 37.5 feet back of curb to back of curb, Davison Way measuring 37 feet back of curb to back of curb, and Hawkins Way measuring 38 feet back of curb to back of curb. Linda Avenue will have L type curbs. Hawkins Way will have a “R” curb. Davison Way will have L curbs. Baskin Way will also consist of L curbs.

The adjacent properties existing zoning and planned land use are as follows:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood)	Residential Single-Family 3.3 (RS3.3)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood)	Residential Single-Family 5.2 (RS5.2)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood)	Residential Single-Family 3.3 (RS3.3)
	CM (Corridor Mixed-Use)	CG (Commercial General)



East (Developed)	CN (Compact Neighborhood)	Residential Multi-Family 18 (RM18)
West (Developed)	MN (Mid-Intensity Suburban Neighborhood)	Residential Single-Family 5.2 (RS5.2)

All lots will have access to private streets via Linda Avenue. Homes will adhere to the minimum required structure setbacks for RS 3.3 zoning. There will be two-car garages provided for each unit, in addition to full-length 20 ft. driveways that can park a minimum of two vehicles each.

Perimeter landscaping will be provided by a 6 ft. landscaped area on Linda Avenue with 24" box trees planted every 20 ft., a 5.5 ft. area to the north with 24" box evergreen trees planted every 30 ft., along the western property line with 24" box evergreen trees planted every 30 ft., and a minimum 5 ft. landscaped area along the eastern property line.

The subdivision proposes to use standard crown streets with 2% minimum slopes and 2% cross fall streets. See street sections for details.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,

Nicole Chavarria
Project Coordinator