08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700023-NEVADA PALACE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 29.46 acres.

Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/gc (For possible action)

RELATED INFORMATION:

APN:
161-21-204-005; 161-21-302-003

EXISTING LAND USE PLAN:
SUNRISE MANOR - ENTERTAINMENT MIXED-USE
WHITNEY - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)
WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 5255 Boulder Highway
- Site Acreage: 29.46
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states that the proposed Compact Neighborhood (CN) land use category for the site is appropriate since there are residential parcels to the southeast planned for Urban Neighborhood (UN) uses and residential parcels directly to the north planned for Mid-Intensity Suburban Neighborhood (MN) uses. The proposed Compact Neighborhood (CN) land use category allows for an opportunity for smaller single-family detached homes which are not currently offered in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0354-09	Design review for a parking garage for a resort hotel (Eastside Cannery)	Approved by BCC	July 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1014-07	Use permit for signage for a resort hotel (Eastside Cannery)	Approved by BCC	October 2007
UC-0827-06	Use permit to increase height for a previously approved resort hotel (Eastside Cannery)	Approved by PC	July 2006
ZC-1972-05	Zone change for a 7 acre portion to H-1 zoning and expanded the Gaming Enterprise District for a resort hotel (Eastside Cannery)	Approved by BCC	March 2006
ZC-0750-05	Zone change for a 22.6 acre portion to H-1 zoning for a resort hotel (Eastside Cannery)	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	RS5.2 & CG	Single-family residential & Sam's Town Resort Hotel and RV Park
South	Urban Neighborhood (greater than 18 du/ac) & Entertainment Mixed-use	RM18 & H-2	Single-family residential townhomes, extended stay hotel, and Star Nursery
East	Urban Neighborhood (greater than 18 du/ac) & Public Use	RM32 & PF	Multi-family residential & Sister Robert Joseph Bailey Elementary School
West	Entertainment Mixed-Use & Corridor Mixed-Use	CR, CG, & H-2	Shopping center, restaurant, truck rental facility, and Longhorn Casino & Hotel

Related Applications

Application Number	Request
ZC-26-0265	A zone change from CR to RS2 is a companion item on this agenda.
VS-26-0270	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
PUD-26-0266	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500068	A tentative map for a 279 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff cannot support the request for the Compact Neighborhood (CN) land use category on the site. The Compact Neighborhood (CN) land use category would allow less density (up to 18 du/ac) than the current land use category of Entertainment Mixed-Use (EM) which would allow greater than 18 du/ac. The site is favorable for a higher density project. The site is located along a state highway (Boulder Highway) with high frequency bus transit (Boulder Highway Express – BHX) and access to Bus Route 202 along Harmon Avenue. Policy 1.1.2 of the Master Plan encourages concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Additionally, properties to the east and southeast are planned for Urban Neighborhood (UN) and properties to the north and west are planned for Entertainment Mixed-Use (EM) which all allow a density greater than 18 du/ac. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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.

PLANNING COMMISSION ACTION: July 7, 2026 – ADOPTED – Vote: Unanimous

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - approval.

APPROVALS: 6

PROTEST: 7

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: LENNAR, ATTN: PARKER SIECK, 6385 S. RAINBOW BOULEVARD, SUITE 300, LAS VEGAS, NV 89118

RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR AND WHITNEY LAND USE PLAN MAPS OF THE CLARK COUNTY MASTER PLAN

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on July 7, 2026, the Clark County Planning Commission adopted an amendment to the Sunrise Manor and Whitney Land Use Plan Maps of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on August 5, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Sunrise Manor and Whitney Land Use Plan Maps by:

PA-26-700023 - Amending the Sunrise Manor and Whitney Land Use Plan Maps of the Clark County Master Plan on APN's 161-21-204-005 & 161-21-302-003 from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN). Generally located northeast of Boulder Highway and southeast of Harmon Avenue.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK