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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0265-NEVADA PALACE, LLC:

ZONE CHANGE to reclassify 29.46 acres from a CR (Commercial Resort) Zone to an RS2 (Residential Single-Family 2) Zone.

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

RELATED INFORMATION:

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

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 zone change to RS2 (Residential Single-Family 2) will be consistent with the surrounding existing neighborhoods while providing a single-family detached housing option on smaller lots. Furthermore, the zone change will allow for a good transition between the surrounding neighborhoods.

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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
PA-26-700023	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-26-0270	A vacation and abandonment of 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 APPROVAL:
The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS2 zoning on the site. The site is much more conducive 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, adjacent properties to the east are zoned RM32 which allows up to 32 dwelling units per acre (du/ac) and the adjacent properties to the southeast are zoned RM18 which allows up to 18 du/ac. Furthermore, properties to the northwest and southwest are planned for Entertainment Mixed-Use which allows densities greater than 18 du/ac. For these reasons, staff finds the request for RS2 zoning 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 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.

PLANNING COMMISSION ACTION: July 7, 2026 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0080-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.
APPROVALS: 4
PROTESTS: 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