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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-26-0266-NEVADA PALACE, LLC:

PLANNED UNIT DEVELOPMENT for a 279 lot single-family detached residential development with modified development standards on 29.46 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (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
- Project Type: Single-family detached residential
- Number of Lots: 279
- Density (du/ac): 13.35
- Minimum/Maximum Lot Size (square feet): 2,057/4,810
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,835(minimum)/2,422 (maximum)
- Open Space Required/Provided: 55,800/78,871

Site Plan
The plan depicts a single-family residential subdivision consisting of 279 lots on approximately 29.46 acres located at the southeast corner of Boulder Highway and Harmon Avenue. The lots are arranged in a northwest-to-southeast orientation and maintain a minimum width of 35 feet, with typical lot depths ranging from 60 feet to 70 feet. The development will be constructed in one phase and is designed with private interior streets that are 43 feet wide, including an attached sidewalk on one side. Several internal streets terminate as short stub streets consistent with Title 30 standards. Access to the subdivision is provided from Harmon Avenue and Boulder Highway, with an additional emergency-only access point also included.

The homes are front-loaded, with garages oriented towards the internal private streets. Walkways connect the internal street network to building entries and common areas. The proposed modified setbacks for the Planned Unit Development include 5 feet for first-story living areas, 3 feet for second-story living areas, 5 feet for garages, 5 feet for interior side yards, 5 feet for rear living areas, and 3 feet for rear patios. These modified standards differ from the base RS2 requirements, which include 20 foot front setbacks, and 15 foot rear setbacks. Interior side and corner side yards will meet RS2 standards.

Proposed Setbacks	Lots 1-279
Front (Garage)	5
Front (1st story living)	5
Front (2nd story living)	3
Side (Interior)	5
Side (Corner)	10
Rear (Living)	5
Rear (Patio)	3

Landscaping

There is existing extensive landscaping provided along both Boulder Highway and Harmon Avenue. The intention is to utilize this landscaping for the subject project. Landscaping is provided along perimeter streets per Title 30 with the exception of the areas where a drainage, utility, or emergency access easement is being proposed.

Elevations

The elevation plans depict 2 story single-family homes with articulated rooflines, wall offsets, recessed window placements, and covered entry features. The designs incorporate standard residential materials and façade treatments that provide variation between product types while maintaining a consistent architectural theme throughout the subdivision. Each plan includes an integrated 2 car garage and address display features.

The homes have a maximum height of approximately 25 feet, which is consistent with typical 2 story residential development and compatible with surrounding neighborhoods. Overall, the elevations demonstrate compliance with Title 30 residential design standards through appropriate massing, façade articulation, and architectural consistency.

Floor Plans

The floor plans depict 2 story single-family homes with layouts that provide standard residential living arrangements, including common living areas on the first floor and bedrooms, bathrooms, and laundry spaces generally located on the second floor. Each plan includes an integrated 2 car garage, a defined entry sequence, and interior circulation that separates private and shared spaces in a functional manner. The building footprints are consistent with the subdivision layout, and each plan incorporates an owner's suite, secondary bedrooms, and a combination of loft or flexible living areas depending on the model.

Applicant's Justification

The applicant is requesting approval of a design review and planned unit development for a 279 lot single-family residential subdivision on approximately 27.86 acres at the southeast corner of Boulder Highway and Harmon Avenue. The project proposes 2 typical lot sizes, 35 feet by 60 feet and 35 feet by 70 feet, arranged in a layout that aligns with the surrounding roadway network and existing development patterns. The subdivision will utilize private interior streets, consistent with similar residential communities, and will maintain access points in the same locations historically used for the former Cannery site. The proposed street sections, grading information, and utility easements have been incorporated into the tentative map to demonstrate functional site design and compliance with applicable development standards.

The architectural plans include 5 two-story product types, each approximately 25 feet in height and designed to provide consistent but varied residential character throughout the community. The floor plans and elevations reflect typical single-family layouts and façade treatments appropriate for the proposed lot sizes. Existing landscaping along Boulder Highway and Harmon Avenue will be retained, and additional perimeter landscaping will be provided where allowed by utility and drainage easements. The project exceeds the required usable open space by providing 78,871 square feet within the common elements. Overall, the proposed development is consistent with the intent of Title 30, provides a compatible residential land use pattern, and supports the continued transition of the area with appropriately scaled single-family housing.

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
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 & RV Park
South	Urban Neighborhood (greater than 18 du/ac)	RM18	Single-family residential townhomes

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Urban Neighborhood (greater than 18 du/ac) & Public Use	RM32 & PF	Multi-family residential & elementary school
West	Entertainment Mixed-Use & Corridor Mixed-Use	CR, CG, & H-2	Shopping center, restaurant, truck rental facility, & 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.
ZC-26-0265	A zone change from CR to RS2 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.
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 that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Planned Unit Development
A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

The applicant proposes modified development standards to accommodate reduced lot sizes and a compact subdivision layout. The project includes adjusted front, rear, and second-story setbacks intended to support the narrower 35-foot-wide lots and maintain internal circulation. While the proposed layout provides a consistent street network and incorporates perimeter landscaping along Boulder Highway and Harmon Avenue, the extent of the setback reductions results in building envelopes that are significantly smaller than those typically associated with RS2 development. As a result, the modified standards do not provide the same level of separation, private outdoor space, or spatial relief envisioned in the base district.

However, the primary concern is the driveways which will only be 5 feet in length. The 5 foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design. Street parking is also fairly limited as an alternative parking location for both residents and visitors due to the number of driveways and the relatively narrow street widths at 43 feet. These factors could affect internal circulation. Therefore, staff cannot support the request.

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
Comprehensive Planning

- Sidewalk to be provided at the southeast corner of the site;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Harmon Avenue with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0080-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

TAB/CAC: Whitney - denial.
APPROVALS: 4
PROTESTS: 6

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