08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-26-500068-NEVADA PALACE, LLC:**

**TENTATIVE MAP** consisting of 279 single-family residential lots and common lots 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)

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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 residential subdivision
- Number of Lots: 279
- Density (du/ac): 13.35
- Minimum/Maximum Lot Size (square feet): 2,057/4,810

Project Description
The plan depicts a single-family residential development totaling 279 lots located at the southeast corner of Harmon Avenue and Boulder Highway. The overall density of the development is 13.35 dwelling units per acre. The lots maintain a minimum width of 35 feet and range in depth from 60 feet to 70 feet. Access to the development is provided from Harmon Avenue to the northwest and Boulder Highway to the southwest, with an additional emergency-only access point included. The internal circulation system consists of private streets with attached sidewalks on one side, and several of the internal streets terminate as short stub streets consistent with Title 30 standards. Open space is distributed throughout the site within multiple common elements, collectively exceeding the minimum usable open space requirement.

**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 & RV Park |
| South | Urban Neighborhood (greater than 18 du/ac) | RM18 | Single-family residential townhomes |
| 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, 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. |
| 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. |
| PUD-26-0266 | A planned unit development for a single-family residential development 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. However, because the companion plan amendment, zone change, and planned unit development applications are not being supported, staff cannot support this application.

**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**

- 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**

- 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.

**Building Department - Addressing**

- The street shown as Cantera Bend Drive shall assume the same name Harmon Dune Drive;
- The street shown as Boulder Peak Lane shall have the suffix of Avenue;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street suffixes shall be spelt out.

**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 estimates may require another POC analysis.

**TAB/CAC:** Whitney - denial.
**APPROVALS:**
**PROTESTS:**

**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