



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

May 28, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for April 30, 2026. (For possible action)
- IV. Approval of the Agenda for May 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

06/16/26 PC

1. **ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)
2. **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)
3. **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)
4. **VS-26-0270-NEVADA PALACE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)
5. **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)
6. **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)

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board'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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: June 11, 2026, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>

1. VS-26-0204-ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Stephanie Street and Boulder Highway within Whitney (description on file). JG/rg/cv (For possible action) **BCC**
5/20/26

MOVED BY-Ramirez

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. WS-26-0203-ELEGANCE RUSSELL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** increase retaining wall height; and **3)** reduce driveway throat depth.

DESIGN REVIEW for a proposed multi-family residential development 6.12 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/rg/cv (For possible action) **BCC 5/20/26**

MOVED BY-Ramirez

APPROVE- Subject to staff conditions

ADDED CONDITION

- **Fence in the area**
- **Keep free of trash and debris**

VOTE: 5-0 Unanimous

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be May 14, 2026 unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:30 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.

DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone.

Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-403-009; 161-27-403-011

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 47 feet where 40 feet is the maximum per Uniform Standard Drawing 222 (an 18% increase).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 27,304
- Parking Required/Provided: 40/86

Site Plans

The approved plans depict a proposed vehicle maintenance use. The proposed project is located south of Emerald Avenue west of the Duck Creek channel. Access to the site is from Emerald Avenue. The approved plan shows 3 separate buildings on the parcel with parking along the west parcel line and throughout the parcels adjacent to each building. The buildings have incorporated pedestrian sidewalks around each building exterior, except in front of the roll-up doors.

Landscaping

The approved plans depict landscaping along Emerald Avenue and along the Duck Creek channel. Parking lot landscaping is shown with finger islands as per Code. The adjacent properties to the west and south were zoned IL and IH; therefore, landscaping was not required adjacent to those properties. The landscaping materials include 24 inch box trees and various groundcover materials.

Elevations

The approved plans depict 3 proposed buildings each 1 story, with a maximum height of up to 24 feet. The buildings show enhanced architectural elements and each building will utilize earth tone color schemes.

Floor Plans

The approved plans depict an open floor plan with service areas, offices, and restrooms.

Signage

Signage was not a part of the original request.

Listed below are the approved conditions for ET-24-400052 (WS-21-0082):

Comprehensive Planning

- Until April 20, 2026, to commence 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0082:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future on-site use may require additional parking prior to issuance of a corresponding permit license, or approval; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements.

Applicant’s Justification

The applicant states they were approved for a previous extension of time in 2024 due to their team leader had suffered a personal loss that caused the delay of the project while he recovered. The applicant has now requested a second extension of time as they are working towards commencement with current approval and submittals for drainage study (PW21-14240), parcel map determination (MSM-25-600057), civil plans (PW25-16419), Building permits (BD26-01241 & BD26-01255) and a Nevada Energy application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400052 (WS-21-0082)	First extension of time for WS-21-0082	Approved by PC	July 2024
WS-21-0082	Waiver of development standards and design review for a vehicle maintenance facility	Approved by PC	April 2021
UC-0470-13	Use permit for a communication tower	Approved by PC	October 2013
UC-0960-08	Use permit, waiver of development standards, and design review for utility structures	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse
South	Corridor Mixed-Use	IH & IL	Undeveloped
East	Public Use	IL	Flood channel
West	Business Employment	IL	Vehicle services/undeveloped

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. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff cannot support the requested second extension of time as staff has reviewed the permitting history and noticed that the building permits submitted in January 2026 have not been reviewed due to incomplete submittals, with other permits not being actively worked on by the applicant. In

addition, there have been significant changes to the Code since the original approval in 2021, and since no construction action has been taken yet, the project is expected to be reviewed against the new Code. As such, staff cannot support the requested second extension of time.

Public Works - Development Review

Although the drainage study and traffic study have been completed, the off-site improvement permit remains pending, and the parcel map has not been approved. In addition, substantial development activity has occurred north of the site, resulting in increased traffic impacts within the area. Given the outstanding approvals and changed conditions affecting the surrounding roadway network, staff cannot to support this request.

Staff Recommendation

Denial.

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

If approved:

- Until April 20, 2028 to commence 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 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 applications; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOUNTAIN VISTA DEVELOPMENT
CONTACT: MOUNTAIN VISTA DEVELOPMENT, 2675 E. PATRICK LANE, SUITE 15,
LAS VEGAS, NV 89120

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100155
 ASSESSOR PARCEL #(s): 161-27-403-009, 161-27-403-011
 PROPERTY ADDRESS/ CROSS STREETS: 6097 Emergald Ave., Las Vegas, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for WS21-0082, previously extended by 24-400052

PROPERTY OWNER INFORMATION

NAME: SJ Nixon 2004 Ireevocable Trust
 ADDRESS: 2044 S. Vineyard Ave.
 CITY: Ontario STATE: CA ZIP CODE: 91761
 TELEPHONE: 909-930-1822 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Mountain Vista Development, Inc.
 ADDRESS: 2675 E. Patrick Lane, Suite 15
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-458-9700 CELL 702-824-0970 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Mountain Vista Development, Inc.
 ADDRESS: 2675 E. Patrick Lane, Suite 15
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-458-9700 CELL 702-824-0970 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)*

James Nixon

 Property Owner (Print)

1/29/26

 Date



MOUNTAIN VISTA DEVELOPMENT
GENERAL CONTRACTORS
LICENSE #0051703 LIMIT \$7,250,000

January 29, 2026

Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Extension of Time, Application 26-100155
 Nixon-Egli Equipment Campus

To Whom it May Concern,

We are requesting an extension of time for WS21-0082, which was previously extended and approved by DOC 24-400052.

The subject project is continuing to move forward, and both the Ownership and Design Team are dedicated to ensuring forward progress. Current approvals and submittals include:

- Drainage Study Approval PW21-14240
- Multiple Civil Plan Submittals PW25-16419
- Multiple CCBP Submittals BD26-01241, BD26-01255
- Parcel Map Determination MSM-25-600057
- NVEnergy Application Submitted

In the interest of moving forward with this project in a timely manner, we request an extension of time be granted in order to continue to work towards the required approvals with efficiency and intention.

Please contact me for any matters related to this request. I can be reached via email at josh.hainsworth@mountainvistadevelopment.com or by mobile 702-824-0970.

Respectfully,

Josh Hainsworth
Vice President
Mountain Vista Development, Inc.

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	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	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	Reclassified 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	Reclassified 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. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

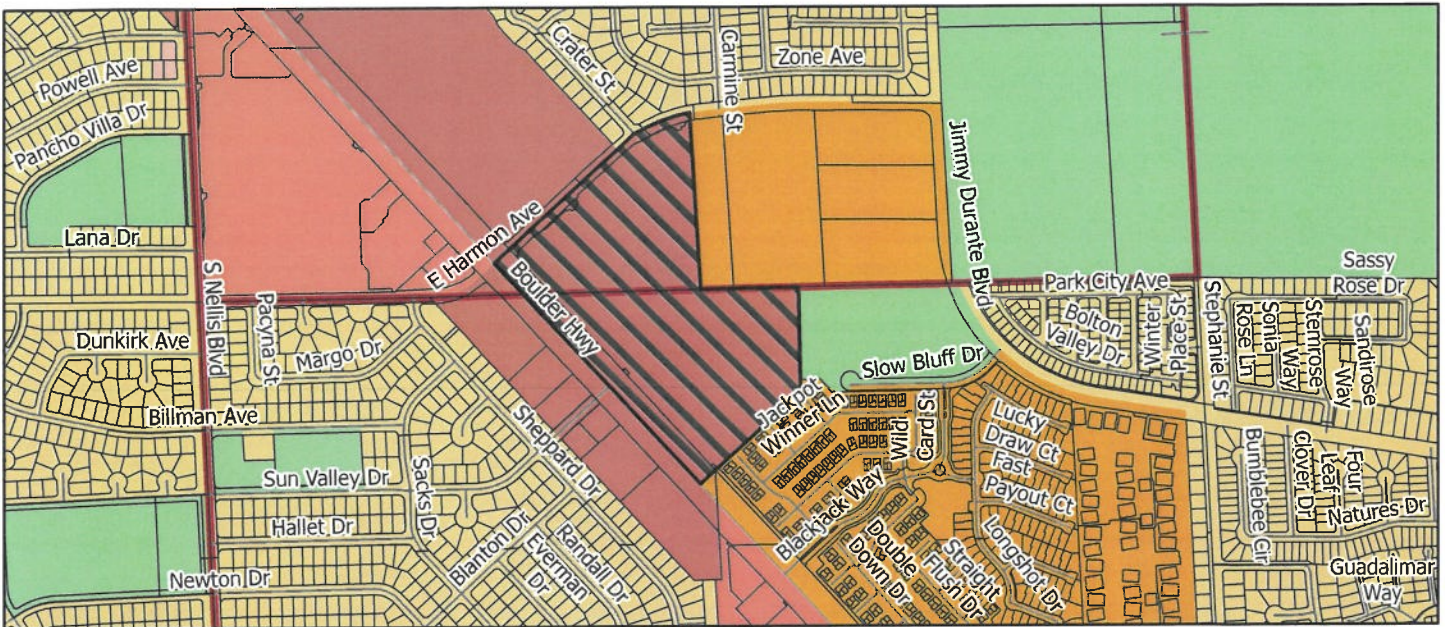
TAB/CAC:
APPROVALS:
PROTEST:

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

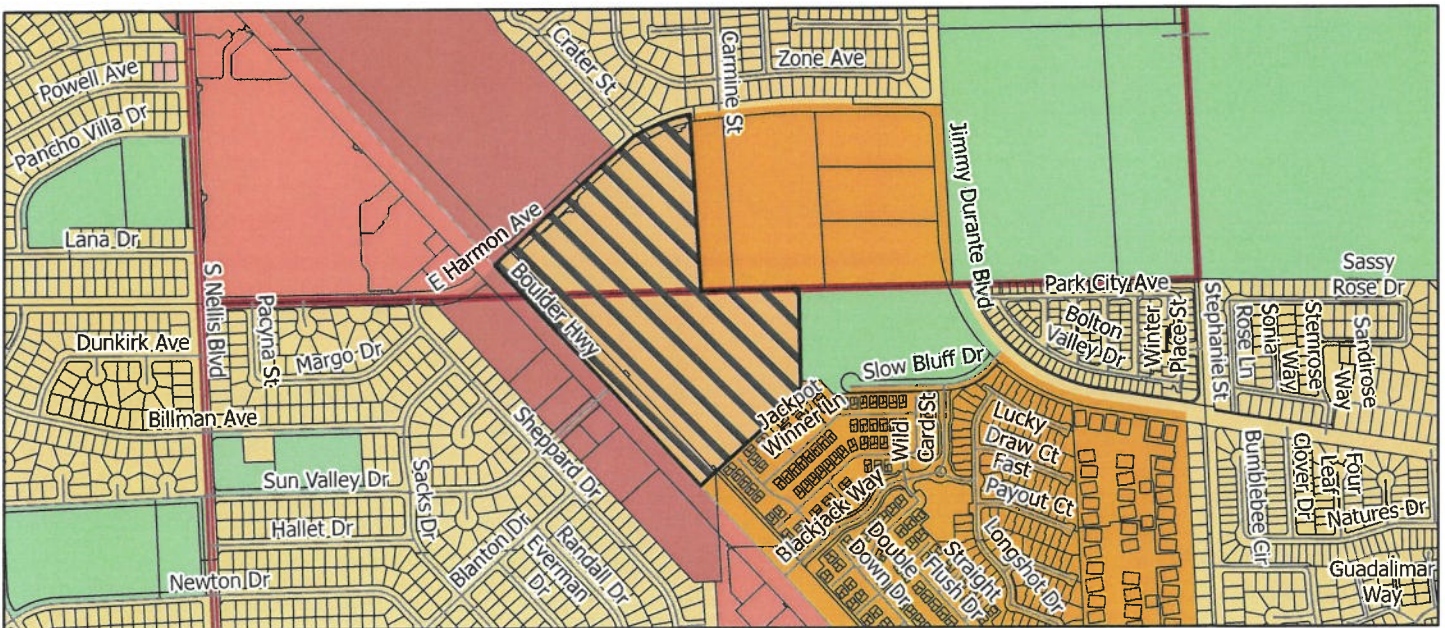
DRAFT

Planned Land Use Amendment PA-26-700023

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Sunrise Manor & Whitney Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100156
 ASSESSOR PARCEL #(s): 161-21-302-003 & 161-21-204-005
 PROPERTY ADDRESS/ CROSS STREETS: Boulder / Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, PUD, Tentative Map, Waiver, Vacation

PROPERTY OWNER INFORMATION

NAME: NEVADA PALACE, LLC C/O Boyd Gaming Corporation
 ADDRESS: 6465 S Rainbow Blvd, 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S. Rainbow Blvd, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 969-4236 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services
 ADDRESS: 5725 Badura Ave, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-284-5300 CELL _____ ACCELA REFERENCE CONTACT ID # lvproc@westwoodps.com

*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.

 Nevada Palace, LLC by
 Property Owner (Signature)* Uri Clinton, Executive Vice President and Secretary
 _____ Date 2/20/2026

LEN2602.000

February 26, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Boulder and Harmon
Justification Letter for a Master Plan Amendment
(279 lots; 27.86+/- acres; APNs: 161-21-302-003 & 161-21-204-005)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community.

Project Description

The subject parcels, within the Sunrise Manor and Whitney Jurisdictions, are located at the southeast corner of the Harmon Avenue and Boulder Highway intersection. The proposed residential subdivision is approximately 27.86 gross acres with 279 single family residential dwelling units, resulting in a density of 13.35 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 279-residential lots, 31 common elements (30 CEs and 1 private street), and the interior street network. There are two typical lot sizes associated with the subject project which are 35-ft by 60-ft and 35-ft by 70-ft. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Master Plan Amendment

The subject site has a current land use of Entertainment Mixed Use (EM). The applicant is proposing a Master Plan Amendment to Compact Neighborhood (CN).

The Compact Neighborhood (CN) land use category is a residential category with primary land uses consisting of single-family attached and detached homes, duplexes, triplexes, fourplexes and townhomes. The subject project will be proposing single-family detached homes. The residential parcels directly east and southeast of the subject project are currently Urban Neighborhood (UN) land use with the parcels directly north being Mid-Intensity Suburban Neighborhood (MN). Across both Boulder Highway and Harmon Avenue from the subject project are non-residential land uses such as Entertainment Mixed-Use (EM) and General Commercial (GC). The proposed CN land use provides an opportunity for a smaller single family detached home which is not currently offered in the immediate area.

The proposed MPA would further the County Master Plan Goal and Policies. Specifically, this request contributes to goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This project will help provide an infill of development adjacent to established neighborhoods and commercial areas that are smaller lots but not multifamily like some of the surrounding options.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

06/16/26 PC AGENDA SHEET

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	Parking garage for a resort hotel (Eastside Cannery)	Approved by BCC	July 2009
UC-1014-07	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	Reclassified 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	Reclassified 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 to redesignate the site 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 will be forwarded to the Board of County Commissioners’ meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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:

Fire Prevention Bureau

If approved:

- 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:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100156
 ASSESSOR PARCEL #(s): 161-21-302-003 & 161-21-204-005
 PROPERTY ADDRESS/ CROSS STREETS: Boulder / Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, PUD, Tentative Map, Waiver, Vacation

PROPERTY OWNER INFORMATION

NAME: NEVADA PALACE, LLC C/O Boyd Gaming Corporation
 ADDRESS: 6465 S Rainbow Blvd, 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S. Rainbow Blvd, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 969-4236 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services
 ADDRESS: 5725 Badura Ave, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-284-5300 CELL _____ ACCELA REFERENCE CONTACT ID # lvproc@westwoodps.com

*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.

 Nevada Palace, LLC by
 Property Owner (Signature)* Uri Clinton, Executive Vice President and Secretary
 _____ Date 2/20/2026

LEN2602.000

February 26, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Boulder and Harmon
Justification Letter for a Zone Change
(279 lots; 27.86+/- acres; APNs: 161-21-302-003 & 161-21-204-005)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community.

Project Description

The subject parcels, within the Sunrise Manor and Whitney Jurisdictions, are located at the southeast corner of the Harmon Avenue and Boulder Highway intersection. The proposed residential subdivision is approximately 27.86 gross acres with 279 single family residential dwelling units, resulting in a density of 13.35 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 279-residential lots, 31 common elements (30 CEs and 1 private street), and the interior street network. There are two typical lot sizes associated with the subject project which are 35-ft by 60-ft and 35-ft by 70-ft. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

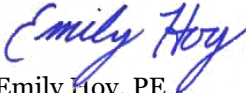
Zone Change

The subject development consists of two parcels. Both parcels are currently zoned Commercial Resort (CR). The applicant is proposing a zone change to Residential Single Family 2 (RS2) with a PUD.

The existing neighborhood to the north is zoned RS5.2. The existing neighborhood to the east is zoned RM32. The existing neighborhood to the southeast is zoned RM18. The proposed zone change to RS2 with a PUD will be consistent with the surrounding existing neighborhoods while providing a single family detached housing option on smaller lots. The proposed community will be a good transition between the current surrounding neighborhoods.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES


Emily Hoy, PE
Project Manager

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0270-NEVADA PALACE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the existing right-of-way as it is no longer necessary to accommodate the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0354-09	Parking garage for a resort hotel (Eastside Cannery)	Approved by BCC	July 2009
UC-1014-07	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	Reclassified 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	Reclassified 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, & 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.
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 that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

LEN2602.000

February 26, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Boulder and Harmon
Justification Letter for a Vacation
(279 lots; 27.86+/- acres; APNs: 161-21-302-003 & 161-21-204-005)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Vacation (VS) for the proposed community.

Project Description

The subject parcels, within the Sunrise Manor and Whitney Jurisdictions, are located at the southeast corner of the Harmon Avenue and Boulder Highway intersection. The proposed residential subdivision is approximately 27.86 gross acres with 279 single family residential dwelling units, resulting in a density of 13.35 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 279-residential lots, 31 common elements (30 CEs and 1 private street), and the interior street network. There are two typical lot sizes associated with the subject project which are 35-ft by 60-ft and 35-ft by 70-ft. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Vacation of Public Right-of-Way

This application proposes to vacate a portion of Right-of-Way that is no longer needed. The right-of-way was previously for a dedicated right turn lane and entry. This entry is no longer being utilized with the proposed site plan and no longer needed.

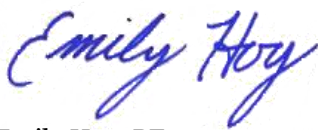
The following right-of-way will be vacated:

- OR:1458:1417627 (portion of Harmon Avenue)
- OR:1411:1370845 (portion of Harmon Avenue)

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100156
 ASSESSOR PARCEL #(s): 161-21-302-003 & 161-21-204-005
 PROPERTY ADDRESS/ CROSS STREETS: Boulder / Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, PUD, Tentative Map, Waiver, Vacation

PROPERTY OWNER INFORMATION

NAME: NEVADA PALACE, LLC C/O Boyd Gaming Corporation
 ADDRESS: 6465 S Rainbow Blvd, 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S. Rainbow Blvd, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 969-4236 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services
 ADDRESS: 5725 Badura Ave, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-284-5300 CELL _____ ACCELA REFERENCE CONTACT ID # [REDACTED]

*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] Nevada Palace, LLC by
 Property Owner (Signature)* Uri Clinton, Executive Vice President and Secretary
 _____ 2/20/2026
 Property Owner (Print) Date

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 (1 st story living)	5
Front (2 nd 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	Parking garage for a resort hotel (Eastside Cannery)	Approved by BCC	July 2009
UC-1014-07	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	Reclassified 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	Reclassified 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 will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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

If approved:

- 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:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100156
 ASSESSOR PARCEL #(s): 161-21-302-003 & 161-21-204-005
 PROPERTY ADDRESS/ CROSS STREETS: Boulder / Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, PUD, Tentative Map, Waiver, Vacation

PROPERTY OWNER INFORMATION

NAME: NEVADA PALACE, LLC C/O Boyd Gaming Corporation
 ADDRESS: 6465 S Rainbow Blvd, 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S. Rainbow Blvd, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 969-4236 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services
 ADDRESS: 5725 Badura Ave, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-284-5300 CELL _____ ACCELA REFERENCE CONTACT ID # lvproc@westwoodps.com

*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)*

Nevada Palace, LLC by
 Uri Clinton, Executive Vice President and Secretary

 Property Owner (Print)

2/20/2026

 Date

LEN2602.000

February 26, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Boulder and Harmon
Justification Letter for a Design Review and Planned Unit Development
(279 lots; 27.86+/- acres; APNs: 161-21-302-003 & 161-21-204-005)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community.

Project Description

The subject parcels, within the Sunrise Manor and Whitney Jurisdictions, are located at the southeast corner of the Harmon Avenue and Boulder Highway intersection. The proposed residential subdivision is approximately 27.86 gross acres with 279 single family residential dwelling units, resulting in a density of 13.35 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 279-residential lots, 31 common elements (30 CEs and 1 private street), and the interior street network. There are two typical lot sizes associated with the subject project which are 35-ft by 60-ft and 35-ft by 70-ft. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Design Review

Site Plan

The project is composed of 279 total lots. All lots are 35 feet minimum in width and the typical lot depth varies from 60 to 70 feet deep. The lots are generally laid out in an northwest to southeast orientation to run parallel with Boulder highway. The project will be constructed in one phase and will not be gated. The subdivision will have interior private streets that are 43 feet wide including an attached 4-foot sidewalk on one side. Stub streets shown on the tentative map are less than 150 feet in length. There are three proposed access points to the site. There is one entrance off of Harmon Avenue with another off of Boulder Highway. Additionally, there will be another access to the site that will be limited to emergency access. All entrances will be in the same location as the entrances that were previously used for the Cannery.

Perimeter public streets include Harmon Avenue to the northwest and Boulder Highway to the southwest. Harmon Avenue is an existing 80-foot right-of-way with existing detached sidewalk and landscaping across the frontage of the subject project. Boulder Highway is an existing 200-foot NDOT right-of-way with existing detached sidewalk and landscaping across the frontage of the site.

Architecture

The planned architecture for the project includes five floorplans. All floorplans are 25-ft wide and range in size of livable area from 1,870 to 2,422 square feet. All plans have two stories and are less than 25-feet in height. Additionally, each plan offers a 2-car garage with a 5-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

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. Landscaping is prohibited in these easements per agency requirements.

See table below for the area of each proposed common element. The total usable open space provided within these common elements is 78,871 square feet where 55,800 square feet is required.

C.E.	AREA (SF)
A	29,730
B	16,159
C	4,049
D	4,116
E	423
F	788
G	788
H	718
J	830
K	990
L	268
M	999
N	443
P	306
R	833
S	1,642
T	2,694

C.E.	AREA (SF)
U	718
V	16,447
W	365
X	415
Y	655
Z	365
AA	556
BB	654
CC	708
DD	708
EE	821
FF	106,492
GG	6,838
TOTAL	201,518

Development Standards for Planned Unit Development

The intent of this section is to establish the design standards to be used for the Boulder and Harmon project. These standards are unique to the subject site while staying consistent with the surrounding neighborhoods.

Setbacks

RS2:

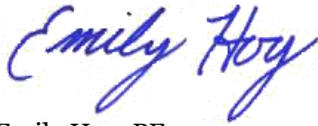
- Front (Living): 20 feet (10-ft reduction for full primary structure width with enhanced decorative features)
- Front (Garage): 20 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 15 feet
- Rear (Patio): 3 feet

The Setbacks Requested for PUD:

- Front (1st Story Living): 5 feet
- Front (2nd Story Living): 3 feet
- Front (Garage): 5 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 5 feet
- Rear (Patio): 3 feet

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

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)

RELATED INFORMATION:

APN:

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

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	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	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	Reclassified 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	Reclassified 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 will be forwarded to the Board of County Commissioners’ meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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

If approved:

- 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:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100156
 ASSESSOR PARCEL #(s): 161-21-302-003 & 161-21-204-005
 PROPERTY ADDRESS/ CROSS STREETS: Boulder / Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, PUD, Tentative Map, Waiver, Vacation

PROPERTY OWNER INFORMATION

NAME: NEVADA PALACE, LLC C/O Boyd Gaming Corporation
 ADDRESS: 6465 S Rainbow Blvd, 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)


NAME: Greystone Nevada, LLC
 ADDRESS: 6385 S. Rainbow Blvd, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 969-4236 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Westwood Professional Services
 ADDRESS: 5725 Badura Ave, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-284-5300 CELL: _____ ACCELA REFERENCE CONTACT ID # XXXXXXXXXX

*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.

 Nevada Palace, LLC by
 Property Owner (Signature)* Uri Clinton, Executive Vice President and Secretary
 _____ Date 2/20/2026

LEN2602.000

February 26, 2026

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Boulder and Harmon
Justification Letter for a Tentative Map
(279 lots; 27.86+/- acres; APNs: 161-21-302-003 & 161-21-204-005)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Tentative Map (TM) for the proposed community.

Tentative Map

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Emily Hoy, PE
Project Manager