



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: January 14, 2025**

Agenda Item No.:  
**39**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0629 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: CITY OF LAS VEGAS; 180 LAND CO, LLC; FORE STARS, LTD; AND SEVENTY ACRES, LLC - For possible action on a Land Use Entitlement project requests on 253.51 acres at the southwest corner of Alta Drive and Rampart Boulevard (APNs 138-32-301-005 and 007; 138-32-210-008; 138-32-202-001; 138-31-601-008; 138-31-702-003 and 004; 138-31-712-004; 138-31-801-002 and 003; and 138-31-201-005), Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.

**C.C.: 02/19/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL on the Land Use Entitlement project.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Location and Aerial Maps for 24-0629-GPA1
3. Land Use Map for 24-0629-GPA1
4. Land Use Map for 24-0629-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Submitted after Final Agenda - Revised Badlands Development Standards and Design Guidelines and Badlands Product Zoning Exhibit, Engineering Summaries for Flood Control, Sewer, and Traffic, Protest-Support Postcards, and Documentation Not Vetted - Protest Comment Forms and E-mail
10. Submitted at Meeting - Documentation Not Vetted - Kaempfer Crowell - Lennar Badlands Documentation by Stephanie Gronauer and Support Documentation by Jim Leavitt