

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700052-BANYAI, PETER:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres.

Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

RELATED INFORMATION:

APN:

138-13-801-069; 138-13-801-072

EXISTING LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

LONE MOUNTAIN - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2425 Apricot Lane & 5220 Smoke Ranch Road
- Site Acreage: 1.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that other properties in the area, within the City of Las Vegas, have similar or higher densities than allowed by the proposed Mid-Intensity Suburban Neighborhood (MN) land use category. Such examples include an R-PD6 zoned development approximately 350 feet to the west, an R-PD11 zoned development approximately 1,200 feet to the west, an R-PD9 development approximately 2,100 feet to the west, and an R-PD6 development approximately 1,100 feet to the north. Designating the site to the proposed Mid-Intensity Suburban Neighborhood land use category will help fulfill the need for affordable single-family homes in Clark County. The property is also located adjacent to Smoke Ranch Road, an arterial street; and therefore, can handle additional traffic. The applicant indicates the non-permitted outside storage and fencing will be removed from the property.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700022	Plan amendment from Ranch Estate Neighborhood to Mid-Intensity Suburban Neighborhood - expired	Held by PC	November 2024
ZC-24-0514	Zone change from RS20 to RS3.3 for residential development - expired	Held by PC	November 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
ZC-25-0836	A zone change from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-25-0838	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0837	A vacation and abandonment for a portion of right-of-way being Apricot Lane 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 Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds that the current land use category of Ranch Estate Neighborhood (RN) to be more appropriate for the area than the proposed Mid-Intensity Suburban Neighborhood (MN). The site is located within a County island within the Lone Mountain Planning Area, that is surrounded by the City of Las Vegas, where all the properties within the County island are planned for Ranch Estate Neighborhood (RN) uses. Changing the land use category to Mid-Intensity Suburban Neighborhood (MN) for this site would be out of character and not compatible with the adjacent and surrounding properties in the County's jurisdiction. The request does not comply with Policy LM-1.4 of the Master Plan which promotes protecting the character of existing Ranch Estate Neighborhoods by discouraging the development of lots less than 20,000 square feet; and Policy LM-1.2 which supports preserving the integrity of contiguous and uniform neighborhoods and encourages compatible in-fill development. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

If this request is 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.

PLANNING COMMISSION ACTION: February 3, 2026 – ADOPTED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone Nay: Gibson, Kilarski

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 3 cards

PROTEST: 21 cards, 4 letters

COUNTY COMMISSION ACTION: March 4, 2026 – HELD – To 04/08/26 – per the Board of County Commissioners.

APPLICANT: PETER BANYAI

CONTACT: PETER BANYAI, 5150 SMOKE RANCH ROAD, LAS VEGAS, NV 89108

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE LONE MOUNTAIN LAND USE PLAN MAP
OF THE CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on February 3, 2026, the Clark County Planning Commission adopted an amendment to the Lone Mountain Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on April 8, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Lone Mountain Land Use Plan Map by:

PA-25-700052 - Amending the Lone Mountain Land Use Plan Map of the Clark County Master Plan on APN's 138-13-801-069 & 072 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Generally located north of Smoke Ranch Road and west of Apricot Lane.

PASSED, APPROVED, AND ADOPTED this 8th day of April, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK