

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700052-BANYAI, PETER:

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. 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 March 4, 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PETER BANYAI

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on February 3, 2026, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission 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 3rd day of February, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY