

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0837-BANYAI, PETER:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

RELATED INFORMATION:

APN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way in order to provide detached sidewalks along Apricot Lane.

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
PA-25-700052	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

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-25-0727	Waivers of development standards and a design review for a single-family residential development 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 for detached sidewalks.

Staff Recommendation

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

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

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

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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 21 cards, 5 letters

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

APPLICANT: PETER BANYAI

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