

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0852-MAI HUAN QUAN & ZHONG QING:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-501-002; 177-28-501-004; 177-28-510-040 through 177-28-510-044; 177-28-511-002; 177-28-516-013; and 177-28-597-001

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk and patent easements that are no longer necessary for the development of this site. Walmer Castle Lane will be vacated on the entire width will be incorporated into the proposed project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400001 (VS-0183-17)	Extension of time to vacate easements and right-of-way - expired	Approved by BCC	April 2022
ET-19-400158 (ZC-0812-17)	Extension of time for a PUD - expired	Withdrawn	N/A
ET-19-400157 (VS-0813-17)	Extension of time to vacate easements and right-of-way - expired	Approved by BCC	February 2020
ZC-0812-17	Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences - expired	Approved by BCC	November 2017
VS-0813-17	Vacated easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard - expired	Approved by BCC	November 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-98-400411 (VC-1765-97)*	Extension of Time to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries of a planned unit development	Approved by PC	November 1998
VC-1765-97*	Variances to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries to a planned unit development	Approved by PC	November 1997

\*For parcels 177-28-597-001; 177-28-511-002; 177-28-510-040; 177-28-510-041; 177-28-510-042; 177-28-510-043; 177-28-510-044

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM-32	Multi-family residential development
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS20	Office complex & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential development
West	Public Use	PF	Park

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700053	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-25-0853	A zone change from RS20 and RS2 to RM32 is a companion item on this agenda.
UC-25-0854	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
TM-25-500206	Tentative map for 7 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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 4 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;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement;
- 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:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GEORGE GEKAKIS, INC.

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135