

RIGHT-OF-WAY  
(TITLE 30)

TROPICAL PKWY/SHATZ ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0299-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Tropical Parkway located between Shatz Street and Hollywood Boulevard within Sunrise Manor (description on file). MK/bb/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

123-27-601-002; 123-27-601-003; 123-27-601-006

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate the northerly 5 feet of Tropical Parkway, between Shatz Street and Hollywood Boulevard, to accommodate a detached sidewalk. A portion of the sidewalk will be attached to accommodate a Nevada Energy pad and elevated pad site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0751	Distribution center and increased finished grade	Approved by BCC	February 2022
VC-0319-91	Variance and design review for an office/warehouse in conjunction with an automobile dismantling yard - expired	Approved by PC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	City of North Las Vegas	M-2	Distribution center
South	Business Employment	M-2	Outside storage
East	Business Employment	M-2	Outside storage, distribution center, & undeveloped

**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 that is not necessary for site, drainage, or roadway development.

**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:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** J. MICHAEL DEVELOPMENT, LLC

**CONTACT:** WOOD RODGERS INC, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS,  
NV 89113