



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT/OWNER: NEVPRO INVESTMENTS, LLC**

---

**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0582-VAC1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**NOTICES MAILED**                      6

**PROTESTS**                              0

**APPROVALS**                            0

**\*\* CONDITIONS \*\***

---

---

**24-0582-VAC1 CONDITIONS**

---

---

1. The limits of this Petition of Vacation shall be defined as the right-of-way dedicated to the City of Las Vegas by Book 45, Pages 165 and 166 of Deeds at the southeast corner of East Tropical Parkway and Interstate 15.
2. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

**Staff Report Page One**  
**January 14, 2025 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a petition to vacate an existing right-of-way dedication generally located on the southeast corner of East Tropical Parkway and Interstate 15.

**ANALYSIS**

The Department of Public Works has indicated, "The right-of-way proposed for vacation is within the City of North Las Vegas jurisdiction, however it was granted to the City of Las Vegas in 1946, which is the same year a petition of incorporation was filed for the City of North Las Vegas to be created." We present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
- C. Does it appear that the vacation request involves only excess right-of-way? No
- D. Does this vacation request coincide with development plans of the adjacent parcels? No
- E. Does this vacation request eliminate public street access to any abutting parcel? No
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

The right-of-way dedication is no longer needed. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

**FINDINGS (24-0582-VAC1)**

Staff has no objection to the vacation of the existing right-of-way dedication; therefore, staff recommends approval with conditions.

Staff Report Page Two  
January 14, 2025 - Planning Commission Meeting

## BACKGROUND INFORMATION

### ***Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.***

There are no relevant City Actions by Planning, Fire, Building or Code Enforcement associated with the subject site.

### ***Most Recent Change of Ownership***

05/12/23	A deed was recorded for a change in ownership.
----------	--

### ***Related Building Permits/Business Licenses***

There are no related Building Permits or Business Licenses associated with the subject site.

### ***Pre-Application Meeting***

10/31/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing right-of-way dedication to the City of Las Vegas.
----------	--

### ***Neighborhood Meeting***

A neighborhood meeting was not required, nor was one held.

### ***Field Check***

11/27/24	During a routine site visit staff observed an undeveloped lot with natural desert vegetation.
----------	---

Staff Report Page Three  
 January 14, 2025 - Planning Commission Meeting

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	1.66

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	INCORP (Incorporated Clark County)	C-2 (General Commercial) - City of North Las Vegas
North	Interstate 15	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Warehouse	INCORP (Incorporated Clark County)	M-2 (General Industrial) - City of North Las Vegas
East	Convenience Store with Fuel Canopies	INCORP (Incorporated Clark County)	M-2 (General Industrial) - City of North Las Vegas
West	Mining, Sand & Gravel Excavation	INCORP (Incorporated Clark County)	M-2 (General Industrial) - City of North Las Vegas

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
No Applicable Neighborhood Plan Areas	N/A
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A