

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-23635 - OWNER/APPLICANT: SCOTT ASHJIAN

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one parcel of land, generally located at 4505 Balsam Street, 588 feet south of the corner of Balsam Street and West Red Coach Avenue, containing approximately 0.62 acres (APN 138-03-602-008), Ward 4 (Brown).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.62 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	O (Office)	R-E (Rural Estates Residential)- Clark County Designation
North	Single Family Residential	O (Office)	R-E (Rural Estates Residential)- Clark County Designation
South	Industrial Mini-Warehouses	SC (Service Commercial)	C-1 (Limited Commercial)- City of Las Vegas Designation
East	Undeveloped	O (Office)	U (Undeveloped) [O (Office)]- City of Las Vegas
West	Public Right-of-Way	ROW (Right-of Way)	N/A (Not Available)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y

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ANALYSIS

The subject parcel is currently developed with a single family residential structure. The current county zoning for the parcel is R-E (Rural Estates Residential), which allows 2.00 units per acre. The citys equivalent zoning is R-E (Residential Estates), with an O (Office) General Plan Designation. The applicant has indicated the proposed use for the site will be office and outside storage space.

This property is in an area considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city.

Additionally, the site is located within the North Las Vegas Airport Overlay District, with a height restriction of 175 feet. The existing structures on the subject site are in compliance with the Airport Overlay height restriction.

FINDINGS

In the event the annexation is approved the applicant will need to submit applications for a General Plan Amendment and Rezoning to accommodate their proposed outside storage land use. Since the subject property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0