

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ANX-25478 - OWNER/APPLICANT: ITALY LLC, KRAFT
FAMILY LP, RED RAINBOW LLC, JSW REAL ESTATE LLC & AZARSHAH TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex five (5) parcels of land, generally located on the west side of Rainbow Boulevard, approximately 580 feet south of the Lone Mountain Road alignment, containing approximately 3.94 acres (APN 138-03-510-009, -010, -011, -012, -013), Ward 4 (Brown).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.94 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Properties	Undeveloped	O (Office)	R-E (Rural Estates Residential)- Clark County Designation
North	Undeveloped	PF (Public Facilities)	R-E (Rural Estates Residential)- Clark County Designation
South	Undeveloped	O (Office)	R-E (Rural Estates Residential)- Clark County Designation
East	Medium Density Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)- City of Las Vegas Designation
West	Residential Single Family & Undeveloped	O (Office)	R-E (Rural Estates Residential)- Clark County Designation

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 Feet)	X		Y

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ANALYSIS

The subject properties are currently undeveloped. The properties are identified in the Centennial Hills Sector Plan as O (Office), which allows small lot office conversions. The current county zoning for the parcels is R-E (Rural Estates Residential), which allows two (2) units per acre. The city's equivalent zoning is U (Undeveloped) [O (Office) General Plan Designation]. The applicant has indicated there are no plans to develop the parcels at this time. The subject sites are not located within the excepted area of the Interlocal Agreement, and in order to receive city services for future development they must be annexed into the city.

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. There are no structures on the subject properties that would negate compliance with the Airport Overlay height restriction.

FINDINGS

In the event the annexation is approved the applicant will need to submit applications for any future development. Since the subject properties meet NRS requirements pertaining to annexations and are consistent with the land use designations utilized in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A

APPROVALS

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PROTESTS

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