

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-26436 - APPLICANT/OWNER: JOEL HERMOSILLO

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one parcel of land located at 4871 Reiter Avenue. The property is generally located on the south side of Reiter Avenue approximately 200 feet west of the North Decatur Boulevard alignment, containing approximately 0.45 acres (APN 138-24-511-056), Ward 5 (Barlow).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.45 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential Single Family	R (Rural Density Residential)	R-E (Rural Estates Residential)- Clark County Designation
North	Residential Single Family	R (Rural Density Residential)	R-E (Rural Estates Residential)- Clark County Designation
South	Residential Single Family	R (Rural Density Residential)	R-E (Rural Estates Residential)- Clark County Designation
East	Commercial Neighborhood Shopping Centers	SC (Service Commercial)	C-1 (Limited Commercial District)- City of Las Vegas Designation
West	Residential Single Family	R (Rural Density Residential)	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	X		Y

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ANALYSIS

The subject property is currently developed with a single family residence. The property is identified in the Centennial Hills Sector Plan as R (Rural), which allows 3.59 units per acre. The current county zoning for the parcel is R-E (Rural Estates Residential), which allows two (2) units per acre. The city's equivalent zoning is R-E (Residence Estates) [R (Rural) General Plan Designation]. The applicant has indicated that the request for annexation has been made to allow a connection to the city of Las Vegas Sewer system. The subject property is not located within the accepted area of the Interlocal Agreement, so the property must be annexed into the city of Las Vegas to receive services.

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 70 feet. There are no structures on the subject property 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 property meets NRS requirements pertaining to annexations and is consistent with the land use designations utilized by the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0