

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 28, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-26466 - APPLICANT/OWNER: VIETNAM VETERAN'S OF AMERICA, CHAPTER 17 LAS VEGAS, NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex one parcel of land located at 6424 West Cheyenne Avenue. The property is generally located on the north side of West Cheyenne Avenue approximately 310 feet west of the North Torrey Pines Drive alignment, containing approximately 0.48 acres (APN 138-11-408-012), Ward 5 (Barlow).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.48 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Non- Profit Organization	RE (Rural Estates)	C-P (Office & Professional)- Clark County Designation
North	Residential Single Family	RE (Rural Estates)	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	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)- City of Las Vegas Designation
West	Non-Profit Religious	RE (Rural Estates)	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 current developed with a single family residence, which is being utilized as a professional office for a non-profit organization. The property is identified in the Centennial Hills Sector Plan as RE (Residence Estates), which allows 2.50 units per acre. The current county zoning for the parcel is C-P (Office & Professional). The citys equivalent zoning is P-R (Professional Office and Parking) [DR (Desert 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.

On December 6, 1995, the Clark County Board of Commissioners approved a Zone Change (ZC-1589-95) from R-E (Rural Estates Residential) to C-P (Office & Professional), to allow an office land use. Subject to 24-inch box trees; 30 feet on center to be planted on the north property line as well as the north 90 feet of the east and west property lines to buffer the adjacent residential properties.

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 105 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

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NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0