

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: APRIL 24, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ANX-27240 - APPLICANT/OWNER: CAROLYN LEE AHERN  
1998 SEPARATE PROPERTY TRUST**

---

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

**STAFF RECOMMENDATION: APPROVAL, subject to:**

**Public Works**

1. Prior to any future development action within the City, provide proof acceptable to the City Engineer that the Nevada Department of Transportation has relinquished any easement or other rights overlying this parcel.

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

**PROJECT DESCRIPTION**

This request is intended to annex one parcel of land, generally located on the east side of Oso Blanca Road 875 feet north of the Kyle Canyon Road alignment, containing approximately 1.66 acres (APN 126-01-601-016), Ward 6 (Ross).

**BACKGROUND INFORMATION**

| <i>Details of Application Request</i> |            |
|---------------------------------------|------------|
| <i>Site Area</i>                      |            |
| Gross Acres                           | 1.66 Acres |

| Surrounding Property | Existing Land Use | Planned Land Use                    | Existing Zoning   |
|----------------------|-------------------|-------------------------------------|---|
| Subject Property     | Undeveloped       | PCD (Planned Community Development) | H-2 (General Highway Frontage) Clark County Designation                   |
| North                | US Interstate 95  | N/A (Not Available)                 | N/A (Not Available)   |
| South                | Undeveloped       | SC (Service Commercial)             | U (Undeveloped)<br>SC (Service Commercial)- City of Las Vegas Designation |
| East                 | US Interstate 95  | N/A (Not Available)                 | N/A (Not Available)   |
| West                 | Undeveloped       | PCD (Planned Community Development) | H-2 (General Highway Frontage) Clark County Designation                   |

**ANALYSIS**

The subject parcel is currently undeveloped. The property is identified in the Centennial Hills Sector as PCD (Planned Community Development), which allows for a mix of land-uses. The current county zoning for the parcels is H-2 (General Highway Frontage), which allows 0.5-8 units per acre. The city's equivalent zoning is U (Undeveloped) PCD (Planned Community Development) with a PCD (Planned Community Development) General Plan Designation. The applicant has proposed developing the site with a 3,400 square foot convenience with a 1,500 square foot car wash and two future pad buildings at 3,100 square feet each. The subject site is not located within the excepted area of the Interlocal Agreement, and in order to receive city services for future development must be annexed into the city.

**ANX-27240 - Staff Report Page Two**  
**April 24, 2008 - Planning Commission Meeting**

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.

**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.

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                      0