

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 8, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-27333 - OWNER/APPLICANT: VICTOR HECKER,
SHAWNDA LOGAN SMITH, MARILYN SUE FORD

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is intended to annex one (1) parcel of land, generally located on the southwest corner of the North Jones Boulevard and Elkhorn Road intersection, containing approximately 0.83 acres (APN 125-23-502-008), Ward 6 (Ross).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.83 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	RE (Rural Estates)	R-E (Rural Estates Residential)- Clark County Designation
North	Single Family Residential	DR (Desert Rural)	R-PD2 (Residential Planned Development District)- City of Las Vegas Designation
South	Undeveloped	RE (Rural Estates)	R-E (Rural Estates Residential)- Clark County Designation
East	Undeveloped	R (Rural)	R-E (Residence Estates) City of Las Vegas Designation
West	Single Family Residential	RE (Rural Estates)	R-E (Rural Estates Residential)- Clark County Designation

ANALYSIS

The subject property is currently undeveloped. The property is identified in the Centennial Hills Sector Plan as RE (Rural Estates), which allows 2.5 dwelling units per acre. The current county zoning for the parcel is R-E (Rural Estates Residential), which allows two (2) dwelling units per acre. The city's equivalent zoning is U (Undeveloped) [DR (Desert Rural) General Plan Designation]. The applicant has indicated there are no plans to develop the parcels at this time.

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The subject parcel is located within the Excepted Area of the Interlocal Agreement. This annexation is at the request of the property owners and can be processed for annexation. Annexation is not required as consideration for the provision of sewer 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.

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 in the city, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0