

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: SEPTEMBER 25, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: ANX-28049 - APPLICANT/OWNER: THE GERALD TREICHEL  
REVOCABLE LIVING TRUST**

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

**STAFF RECOMMENDATION: APPROVAL.**

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

**PROJECT DESCRIPTION**

This request is intended to annex one (1) parcel of land, located at 6971 West Red Coach Avenue, 330 feet west of the Balsam Street alignment, containing approximately 0.50 acres (APN 138-03-602-002), Ward 4 (Brown).

**BACKGROUND INFORMATION**

| <i>Details of Application Request</i> |            |
|---------------------------------------|------------|
| <i>Site Area</i>                      |            |
| Gross Acres                           | 0.50 Acres |

| Surrounding Property | Existing Land Use         | Planned Land Use               | Existing Zoning  |
|----------------------|---------------------------|--------------------------------|--|
| Subject Property     | Residential Single Family | O (Office)                     | R-E (Rural Estates Residential) Clark County Designation   |
| North                | Undeveloped               | M (Medium Density Residential) | U(MLA) (Undeveloped (Medium Low Attached Density Residential)) ROI to R-PD10 (Residential Planned Development)-City of Las Vegas Designation |
| South                | Residential Single Family | O (Office)                     | R-E (Rural Estates Residential) Clark County Designation   |
| East (Multiple)      | Residential Single Family | O (Office)                     | R-E (Rural Estates Residential) Clark County Designation   |
| West                 | Residential Single Family | O (Office)                     | R-E (Rural Estates Residential) Clark County Designation   |

| <i>Special Districts/Zones</i>               | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| <b>Special Purpose and Overlay Districts</b> |            |           |                   |
| 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 O (Office). The current Clark 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) [O (Office) General Plan Designation]. The applicant has indicated that the intended use for the property will be for office and storage. The subject parcel 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.

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 8**

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0