

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: NOVEMBER 6, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: ANX-29903 - OWNER/APPLICANT: LAS VEGAS VALLEY**  
**WATER DISTRICT**

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

**STAFF RECOMMENDATION: APPROVAL**

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

**PROJECT DESCRIPTION**

This request is intended to annex one (1) parcel of land , generally located 1350 feet east of the North Hualapai Way alignment fronting the exit ramp for State Highway Clark County 215, containing approximately 3.69 acres (APN 125-19-301-014), Ward 6 (Ross).

**BACKGROUND INFORMATION**

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.69 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential) Clark County Designation
North	Undeveloped	PF (Public Facility)	U(PF) (Undeveloped (Public Facility)) City of Las Vegas Designation
South	Hualapai Way exit ramp from State Highway Clark County 215	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	PF (Public Facility)	U(PF) (Undeveloped (Public Facility)) City of Las Vegas Designation
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) City of Las Vegas Designation

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**ANALYSIS**

The subject property is currently undeveloped. The property is identified in the Centennial Hills Sector Plan as R (Rural Density Residential). 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 U (Undeveloped) [PF (Public Facility) General Plan Designation]. The applicant has indicated that the Las Vegas Valley Water District is in the process of designing site improvements at the 20 acre District property located adjacent to the site (APN 125-19-301-006). The applicant is seeking annexation so the project can be reviewed and permitted by a single jurisdiction. The subject property is located within the Excepted Area of the Interlocal Agreement, and does not need to be annexed in order to receive city services for future development.

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**

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**ASSEMBLY DISTRICT**

**SENATE DISTRICT**

**NOTICES MAILED**            N/A

**APPROVALS**                    0

**PROTESTS**                     0