

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANX-30397 - APPLICANT/OWNER: DANIEL SHANNON

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is intended to annex one (1) parcel of land, located on Florine Avenue 340 feet west of the North Cimarron Road alignment, containing 1.08 acres (APN 138-04-404-016), Ward (Brown).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08 Acres

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

ANALYSIS

The subject property is currently undeveloped. The property is identified in the Centennial Hills Sector Plan as RNP (Rural Neighborhood Preservation). 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 is R-E (Residence Estates) [RNP (Rural Neighborhood Preservation) General Plan Designation]. The applicant has indicated that they would like to develop the parcel with single family residential units. The subject parcel is located within the excepted area of the Inter local Agreement, and does not need to be annexed to receive city services for future development.

JB

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This property is in the 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.

Staff recommends upon Annexation the subject parcel shall be given the RNP (Rural Neighborhood Preservation) General Plan Designation and the R-E (Rural Estates Residential) land use designation, which allows two (2) units per acre. The R-E (Residence Estates) complies with the density requirements of the RNP (Rural Neighborhood Preservation) General Plan Designation.

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 6

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0