

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: MAY 10, 2011****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: GILCREASE NATURE SANCTUARY**

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ANX-41279	Staff recommends APPROVAL.	None

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is to annex three (3) parcels of land, generally located south of Racel Street on either side of Al Carrison Street, containing approximately 8.02 acres (APN 125-09-401-010, 018 and 019), Ward 6 (Ross). The Gilcrease Nature Sanctuary is currently located on the site. The subject property is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request.

BACKGROUND INFORMATION

<i>Related Relevant Clark County Actions</i>	
07/09/79	The Clark County Commission approved a Rezoning (ZC-106-79) from R-E (Rural Estates Residential) to R-A (Residential Agricultural) for the commercial raising and sale of birds on 11.03 acres on the south side of Racel Road, one-quarter mile east of Durango Drive.
05/07/97	The Clark County Commission approved a Vacation (VS-0207-97) of Al Carrison Street between Racel Street to a point 350-feet north of Grand Teton Drive.
05/22/97	The Clark County Commission approved a Use Permit and Variances (UC-0680-97) for a 55-foot high monopole with 4 antennas on a portion of an 8.04 acre parcel generally located on the southeast corner of Racel Street and Al Carrison Street.
07/17/08	The Clark County Commission approved a Use Permit (UC-0606-08) for a Recreational Facility/Nature Sanctuary on the southeast corner of Racel Street and Al Carrison Street.
06/01/10	The Clark County Commission approved a Use Permit (UC-0153-10) to replace an existing communication tower with an 80-foot high communication tower and to reduce the separation between a communication tower and a residential use.
02/08/11	A Temporary Commercial License for an Arts and Crafts Fair on April 16 and 17, 2011 was approved for the southeast corner of Racel Street and Al Carrison Street.

<i>Most Recent Change of Ownership</i>	
12/27/96	A deed was recorded for a change in ownership for all three parcels.

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Field Check	
03/31/11	Staff visited the site and found an active bird and animal sanctuary on 125-09-401-018 and 019. Parcel 125-09-401-010 was located on the west side of Al Carrison Street and was undeveloped.

Details of Application Request	
Site Area	
Gross Acres	8.02

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Nature Sanctuary	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)
North	Single Family Residential	L (Low Density Residential)	R-PD3 (Residential Planned Development-three units per acre)
South	Single Family Residential	PCD (Planned Community Development)	R-PD4 (Residential Planned Development-four units per acre)
	Wedding & Banquet Facility		R-A (Residential Agricultural - Clark County Designation)
East	Nature Sanctuary	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)
West	Single Family Residential	PCD (Planned Community Development)	R-A (Residential Agricultural - Clark County Designation)

ANALYSIS

The subject property is currently used as a Nature Sanctuary for birds and animals. The property is identified in the Centennial Hills Sector Plan as PCD (Planned Community Development). The current county zoning for the parcel is R-A (Residential Agricultural), which allows a density of one (1) unit per acre. The city's equivalent zoning is R-E (Residence Estates). The applicant has indicated that they are in the process of designing site improvements and expanding to the east.

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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." Therefore, staff recommends approval.

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 26

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0