

**AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JULY 9, 2013****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES OF NEVADA, LLC -****OWNER: OMNI FAMILY, LIMITED PARTNERSHIP, ET AL**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
ANX-49618	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request by the owners to have seven parcels of land generally located at the southeast corner of Farm Road and Hualapai Way containing 35.26 acres annexed into the City. The site is in conformance with NRS 268.580 requirements for annexation; therefore, staff recommends approval of the request. If denied, the properties would remain in Clark County's jurisdiction.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/03/08	The Las Vegas City Council adopted an Inter-Local Agreement with Clark County regarding the annexation process to be used.

<i>Most Recent Change of Ownership</i>	
07/11/06	A deed was recorded for a change in ownership on parcel 125-18-401-009.
07/11/06	A deed was recorded for a change in ownership on parcel 125-18-401-010.
09/19/07	A deed was recorded for a change in ownership on parcel 125-18-401-001.
12/30/11	A deed was recorded for a change in ownership on parcel 125-18-301-002.
12/30/11	A deed was recorded for a change in ownership on parcel 125-18-301-003.
12/30/11	A deed was recorded for a change in ownership on parcel 125-18-301-004.
12/30/11	A deed was recorded for a change in ownership on parcel 125-18-301-014.

<i>Field Check</i>	
06/03/13	Staff visited the sites and found all to be undeveloped raw desert land generally free of trash, debris and weeds.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	35.26

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	R (Rural) Clark County	R-E (Rural Estates Residential District) Clark County
		RPN (Rural Preservation Neighborhood) Clark County	
North	Single Family, Detached	PCD (Planned Community Developed)	PD (Planned Development)
	Undeveloped	PR-OS (Parks/ Recreation/Open Space)	U (PR-OS) [Undeveloped(Parks/ Recreation/Open Space)]
South	Undeveloped	RS (Residential Suburban) Clark County	R-E (Rural Estates Residential District) Clark County
		R (Rural)	U(R) [Undeveloped (Rural)]
East	Undeveloped	R-L (Residential Low Density) Clark County	R-D (Suburban Estates Residential District) Clark County
	Single Family, Detached	RS (Residential Suburban) Clark County	R-E (Rural Estates Residential District) Clark County
West	Single Family, Detached	R-L (Residential Low Density) Clark County	R-D (Suburban Estates Residential District) Clark County
	Undeveloped	PCD (Planned Community Developed)	PD (Planned Development)
	Single Family, Detached		

ANALYSIS

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.” The parcels are undeveloped and all are within Excepted Area B of the Inter Local Agreement area. If annexed, the properties would have a General Plan designation of RNP (Rural Neighborhood Preservation), except for the northern half of parcels 125-18-301-002, 003 and 004 that would have R (Rural) designation. All would have a zoning designation of R-E (Rural Estates). Staff recommends approval.

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FINDINGS

In the event the annexation is approved, additional entitlements may be required for future development of the property upon development, appropriate right-of-way dedications, street improvements; connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required. As 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 41

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0