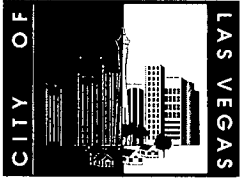


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov



049588

September 22, 2004

R&S El Capitan, Limited Liability Company
3075 East Flamingo Road, Suite #102A
Las Vegas, Nevada 89121

RE: EOT-4469 - ADMINISTRATIVE VACATION EXTENSION OF TIME

Dear Applicant:

Your request for an Extension of Time for an approved Vacation (VAC-2133) of a portion of Butler Street, generally located south of Racel Street, Ward 6 (Mack) has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

1. This Extension of Time will expire on June 4, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Petition of Vacation (VAC-2133) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

This action by the Planning and Development Department Staff is final.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

Enclosure

cc: Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

Mr. Scott Anderson
CVL Consultants
6280 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby



AGENDA MEMO

ADMINISTRATIVE DATE: JUNE 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-4469 - APPLICANT: CENTEX HOMES - OWNER: R & S
EL CAPITAN, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

1. This Extension of Time will expire on June 4, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Petition of Vacation (VAC-2133) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for an Extension of Time for an approved Petition of Vacation (VAC-2133) to vacate a portion of Butler Street south of Racel Street.

B) Applicant's Justification

The Extension of Time will allow the applicant more time to record the Petition of Vacation and conform to the conditions of approval from SDR-1719.

BACKGROUND INFORMATION

Previous Actions

- 12/06/01 The City Council approved an Annexation (A-0081-01) of approximately 29.30 acres of land on a portion of this site. The Planning Commission recommended approval on December 20, 2001. The effective date was April 12, 2002.
- 01/10/02 The City Council approved an Annexation (A-0085-01) of approximately 6.38 acres of land on a portion of this site. The Planning Commission recommended approval on January 10, 2002. The effective date was April 26, 2002.
- 07/17/02 The City Council approved a Rezoning (Z-0012-02) from U (Undeveloped) and R-A (Ranch Acres) to R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning and Site Development Plan Review [Z-0012-02(1)] for a residential subdivision on this site. The Planning Commission recommended approval on June 13, 2002.
- 04/16/03 The City Council approved a Rezoning (ZON-1718) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD6 (Residential Planned Development - 6 Units per Acre) Zone and a Site Development Plan Review (SDR-1719) for a proposed 48-lot single-family residential development on the subject site. The Planning Commission recommended approval on March 13, 2003.

EOT-4469 - Staff Report Page Two
June 2004 - Administrative Review

- 04/16/03 The City Council approved a Rezoning (ZON-1718) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone and a Site Development Plan Review (SDR-1719) for a proposed 48-lot single-family residential development on the subject site. The Planning Commission recommended approval on March 13, 2003.
- 06/04/03 The City Council approved a Rezoning (ZON-2131) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-PD4 (Residential Planned Development - 4 Units per Acre) and Site Development Plan Review (SDR-2135) for a proposed 72-lot single family residential subdivision.
- 06/04/03 The City Council approved VAC-2133, a petition to Vacate a portion of Butler Street, generally located south of Racel Street
- 06/23/03 The Planning Commission approved a Tentative Map for a 72-lot single-family residential subdivision on 16.26 acres adjacent to the southeast corner of Racel Street and Durango Drive.

DETAILS OF APPLICATION REQUEST

The subject vacation request is generally described as the east thirty feet (30') of Butler Street, commencing at the south right-of-way line of Racel Street, extending southerly approximately six hundred fifty (650'), including the spandrel areas.

ANALYSIS

A) Planning discussion

The proposed vacation of the public right-of-way will completely eliminate a portion of Butler Street that will be incorporated into the adjacent sites. This vacation will not eliminate public access to any abutting parcels, nor will the proposed vacation reduce the traffic-handling capability the surrounding street network. Therefore, because this vacation will not adversely affect this site or surrounding properties, approval of this request is recommended.

B) Public Works discussion

The Department of Public Works has no comment on the request for an Extension of Time of an approved Vacation as long as all original conditions of approval for VAC-2133 are ultimately complied with.

EOT-4469 - Staff Report Page Three
June 2004 - Administrative Review

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0