

When recorded mail to:
City Hall - City Clerk
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 125-35-899-002, -015



Inst #: 201106130001554
Fees: \$23.00
N/C Fee: \$25.00
06/13/2011 11:37:00 AM
Receipt #: 809269
Requestor:
LAS VEGAS CITY
Recorded By: SOL Pgs: 10
DEBBIE CONWAY
CLARK COUNTY RECORDER

ORDER OF VACATION OF DEDICATED RIGHT-OF-WAY

WHEREAS, pursuant to Chapter 18.20.10 of the Municipal Code of the City of Las Vegas, Nevada ("City"), a Petition for the vacation of a dedicated right-of-way ("Vacation Area"), depicted and legally described in Exhibit A, attached hereto and incorporated herein by this reference, dated March 17, 2009, signed by the property owner(s) abutting the affected area, was filed with the Secretary of the City's Planning Commission. The Petition was determined to be in order and was referred by the Secretary to the Planning Commission for its recommendation; and

WHEREAS, the Planning Commission public hearing to consider the Petition was held on May 14, 2009, at the hour of 6:00 p.m. in the City Council Chamber at Las Vegas City Hall located at 400 Stewart Avenue, Las Vegas, County of Clark, Nevada; and

WHEREAS, the Planning Commission made a finding regarding the Petition by way of a recommendation to the City Council to order the vacation of the dedicated right-of-way; and

WHEREAS, not less than ten business days before consideration by the City Council, notice of the City Council public hearing, setting forth the extent of the proposed vacation and setting the date for the public hearing was sent by mail on April 24, 2009, sufficient to meet the requirements of NRS 278.480, to each owner of property abutting the proposed vacation. Notice was published in Las Vegas Review Journal and Las Vegas Sun, a newspaper of general circulation in the City, on May 1, 2009; and

WHEREAS, the City Council made a finding at the June 17, 2009 public hearing that the public will not be materially injured by the proposed vacation and thereby ordered the vacation of the Vacation Area, subject to fulfillment of the conditions of approval letter in Exhibit B, attached hereto and incorporated herein by this reference.

This Order vacates only the City's fee interest in the Vacation Area. Any other property interest, including any City utility, traffic or other City easements, over the dedicated right-of-way shall remain in place and this Order shall not be deemed to affect the property interest therein of any other public utility, governmental or business entity, or person.

DATED this 6th day of April, 2011.

CITY OF LAS VEGAS

By: [Signature]
Oscar B. Goodman, Mayor

ATTEST:

By: [Signature] 4/7/2011
Beverly K. Bridges, MMC, City Clerk Date

APPROVED AS TO FORM:

By: [Signature] 4/5/11
Assistant City Attorney Date
BRYAN K SCOTT

CONDITIONS SATISFIED:

By: [Signature] 4/12/11
Flinn Fagg, Acting Director Date
Planning and Development Department

EXHIBIT A

VACATION AREA DESCRIPTION

EXPLANATION:

This legal description describes portions of Bronco Lane south of La Madre Way for right-of-way vacation purposes.

LEGAL DESCRIPTION:

Those portions of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being portions of BRONCO LANE dedicated as public right-of-way by that map in File 22 of Parcel Maps, Page 95, and by that map in File 108 of Parcel Maps, Page 81, both of Clark County, Nevada, Records, described as follows:

PARCEL 1 – EAST SIDE OF BRONCO LANE

The west 30.00 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35.

EXCEPT THEREFROM the north 30.00 feet of said west 30.00 feet.

ALSO EXCEPT THEREFROM that portion of said west 30.00 feet lying south of the north line of that parcel of land described by that ORDER OF VACATION, recorded January 25, 2005 in Book 20050125 as Instrument Number 02512 of Clark County, Nevada, Records.

PARCEL 2 – WEST SIDE OF BRONCO LANE

The east 30.00 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35.

EXCEPT THEREFROM the north 30.00 feet of said east 30.00 feet.

ALSO EXCEPT THEREFROM that portion of said east 30.00 feet lying south of the north line of that parcel of land described by that ORDER OF VACATION, recorded January 25, 2005 in Book 20050125 as Instrument Number 02512 of Clark County, Nevada, Records.

PARCEL 3 – RADIUS CORNER AT SOUTHEAST CORNER OF BRONCO LANE AND
LA MADRE WAY

That radius spandrel area, bounded as follows: bounded on the north by the south line of the north 30.00 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; bounded on the west by the east line of the west 30.00 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; and bounded on the southeast by a curve, concave southeasterly and having a radius of 15.00 feet, said curve being tangent to the south line of said north 30.00 feet and tangent to the east line of said west 30.00 feet.

PARCEL 4 – RADIUS CORNER AT SOUTHWEST CORNER OF BRONCO LANE AND
LA MADRE WAY

That radius spandrel area, bounded as follows: bounded on the north by the south line of the north 30.00 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; bounded on the east by the west line of the east 30.00 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35; and bounded on the southwest by a curve, concave southwesterly and having a radius of 15.00 feet, said curve being tangent to the south line of said north 30.00 feet and tangent to the west line of said east 30.00 feet.

PARCEL 5, BRONCO LANE CUL-DE-SAC BULB

That cul-de-sac bulb lying to the east of, and adjoining, BRONCO STREET (BRONCO LANE) dedicated by said File 108 of Parcel Maps, Page 81.

RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public streetlight purposes, public fire hydrant purposes and appurtenances thereto, over, across and under the

north 5.00 feet of the above-described PARCEL 1, PARCEL 2, PARCEL 3, and PARCEL 4, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to the CITY OF LAS VEGAS for public drainage purposes, and appurtenances thereto, over, across and under the above-described PARCEL 1 and PARCEL 2, and PARCEL 5, together with reasonable rights of ingress thereto and egress therefrom. Said easement is to be privately maintained.

ALSO RESERVING THEREFROM an easement to the Nevada Power Company, a Nevada corporation, d/b/a NV Energy, over, across and under the above-described PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, and PARCEL 5, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to CENTRAL TELEPHONE COMPANY d/b/a/ CenturyLink, over, across and under the above-described PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, and PARCEL 5, together with reasonable rights of ingress thereto and egress therefrom.

ALSO RESERVING THEREFROM an easement to COX COMMUNICATIONS LAS VEGAS, INC., a Delaware corporation, over, across and under the above-described PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, and PARCEL 5, together with reasonable rights of ingress thereto and egress therefrom.

The MAP EXHIBIT accompanying this land description is attached hereto and made a part hereof.

END OF DESCRIPTION

VAC-33863

A.P.N. 125-35-899-002, -015

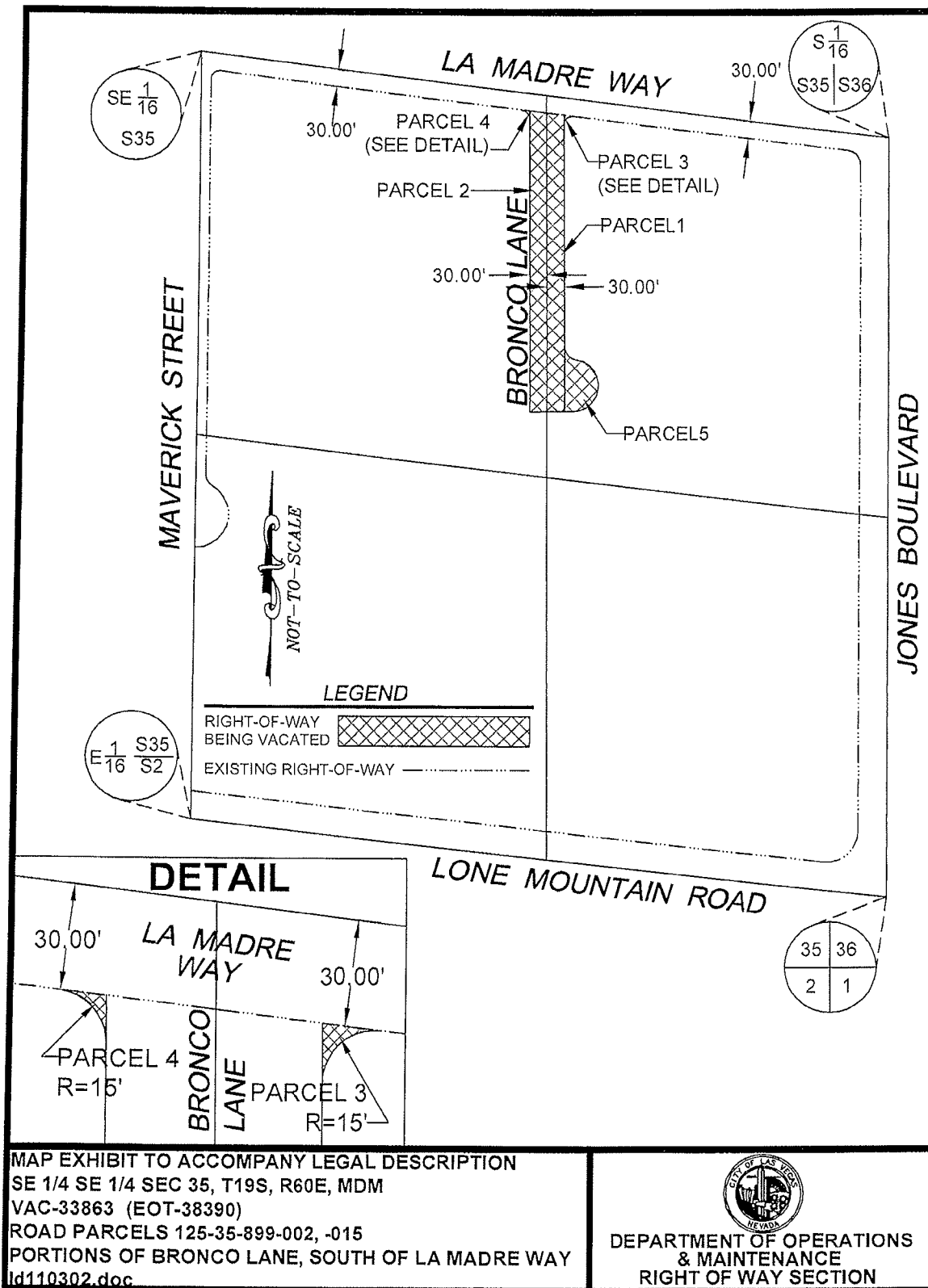


EXHIBIT B

CONDITIONS OF APPROVAL LETTER



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 19, 2009

Mr. Jose Cruz
Canyon Ridge Christian School
6200 W. Lone Mountain Road
Las Vegas, Nevada 89130

RE: VAC-33863 - VACATION
CITY COUNCIL MEETING OF JUNE 17, 2009

Dear Mr. Cruz:

The City Council at a regular meeting held June 17, 2009 APPROVED the request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street. The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is subject to:

Planning & Development

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be the entire width of Bronco Street, including the spandrel areas south of La Madre Way.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



174941

Mr. Jose Cruz
VAC-33863 – Page Two
June 19, 2009

5. Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Preston Howard
Preston B. Howard, Esq.
2300 West Sahara Avenue, Ste 650
Las Vegas, Nevada 89102



July 15, 2010

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attention: Mary Wulff

Reference: CLV EOT 38390 (VAC-33863)
NV Energy # RV 10-077

Dear Ms. Wulff:

Nevada Power Company d/b/a NV Energy has or plans to have facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, and across the entire area being vacated, within the limits of this vacation as described herein.

It is Nevada Power Company d/b/a NV Energy's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management



copy

April 23, 2009

Esmnt. yes

Ms. Carolyn Caviness
CITY OF LAS VEGAS
Public Works/Engineering Planning
731 S. Fourth Street
Las Vegas, Nevada 89101

Reference: CLV VAC 33863
NPC# RV 09-052

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has facilities in a portion of this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, and across the entire area being vacated, within the limits of this vacation as described herein.

It is Nevada Power Company d/b/a NV Energy's intent and understanding that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

Sharon McShea

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED
JUL 15 2010
DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/18/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	YANCY GREEN MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	CANYON RIDGE CHURCH	SOUTHWEST GAS CORPORATION NO OBJECTION
FILE NUMBER:	EOT-38390	

A REQUEST HAS BEEN SUBMITTED BY APPLICANT/OWNER: CANYON RIDGE CHURCH FOR AN ADMINISTRATIVE EXTENSION OF TIME OF AN APPROVED VACATION (VAC-33863) WHICH VACATED THE BRONCO STREET ALIGNMENT SOUTH OF LA MADRE WAY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF LA MADRE WAY AND BRONCO STREET, WARD 6 (ROSS).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. AND BEING A PORTION OF PARCEL 2 PER FILE 22, PAGE 95 OF PARCEL MAPS

COMMENTS DUE BY: JUNE 29, 2010

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: MARY WULFF

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

6-22-10 No objections. No existing facilities w/ area to be vacated.
Rastheller

X603Y544
SOUTHWEST GAS CORPORATION
NO OBJECTION
Vickie L. Denny
EMRS

RECEIVED

APR 16 2009

DIV. ENG.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 04/02/09
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT:	PETITION OF VACATION	
APPLICANT:	CANYON RIDGE CHRISTIAN CHURCH SOUTHWEST GAS CORPORATION	
FILE NUMBER:	VAC-33863 NO OBJECTION	

A REQUEST HAS BEEN RECEIVED FROM CANYON RIDGE CHRISTIAN CHURCH ON BEHALF OF CANYON RIDGE CHRISTIAN CHURCH TO VACATE THE BRONCO STREET SOUTH OF LA MADRE WAY ALIGNMENT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF LA MADRE WAY AND BRONCO STREET, WARD 6 (ROSS)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:

A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. AND BEING A PORTION OF PARCEL 2 PER FILE 22, PAGE 95 OF PARCEL MAPS

COMMENTS DUE BY: APRIL 16, 2009

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

x603y544
x603y546

PLANNING COMMISSION MEETING: MAY 14, 2009

ATTACHMENT:

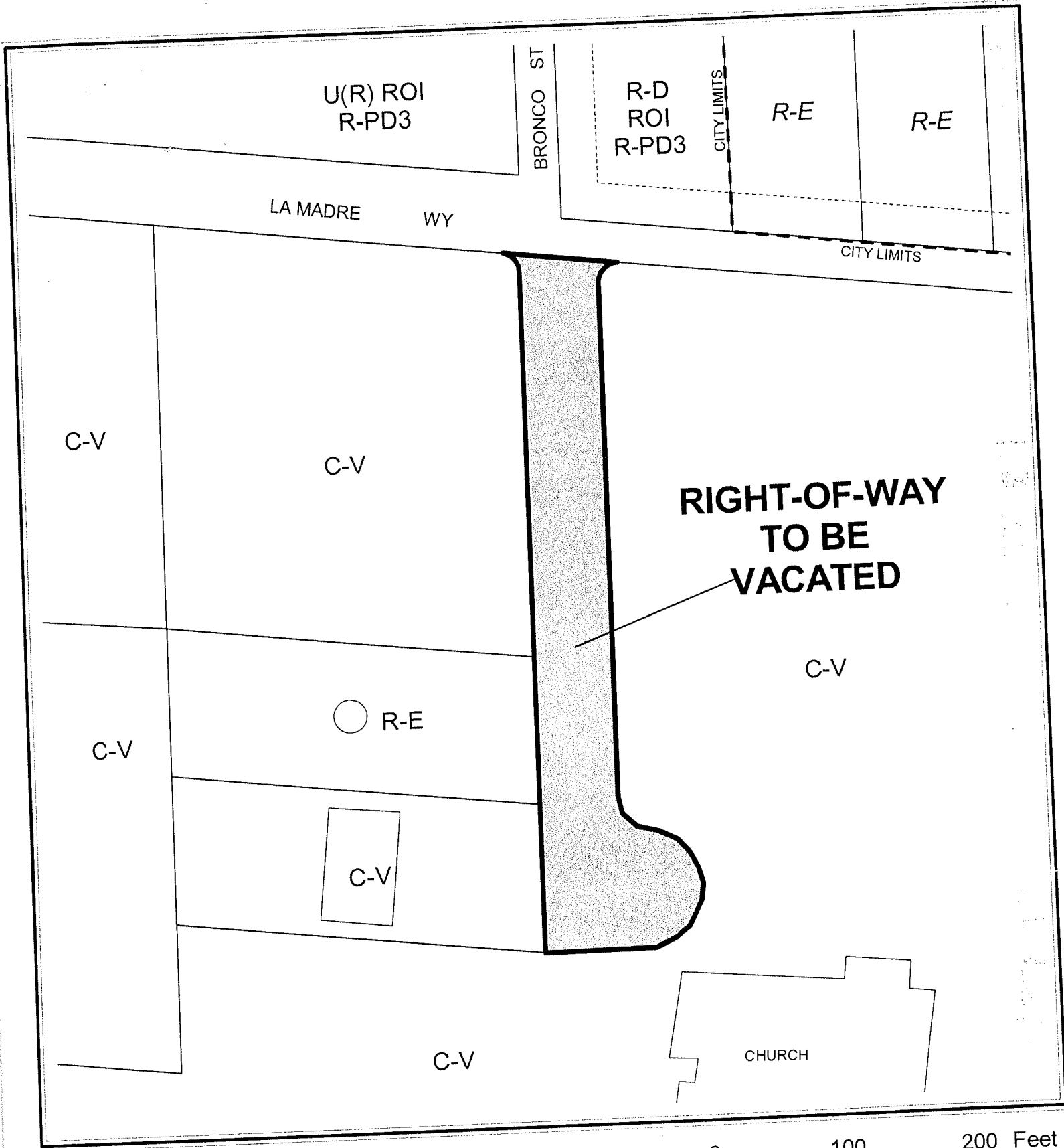
Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

SOUTHWEST GAS ENGINEERING
NO OBJECTION

Vickie L. Denny

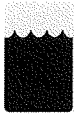
EMRS 4-17-09

no objection
JB



CASE: VAC-33863





**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

July 15, 2010

City of Las Vegas
Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED
RIGHT-OF-WAY WITHIN VAC-33863-2009

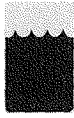
The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-33863-2009 received by the District on June 16, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

June 1, 2009

City of Las Vegas
Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Attention: Carolyn Caviness

SUBJECT: VACATION AND ABANDONMENT OF PUBLIC DEDICATED
RIGHT-OF-WAY WITHIN VAC-33863-2009

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Public Dedicated Right-of-Way as described in VAC-33863-2009 received by the District on April 17, 2009. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB



CenturyLink
NVLVEL03-3060
6700 Via Austi Parkway
Las Vegas, Nv 89119

EOT-38390/VAC-33863
Reservations

June 21, 2010

City of Las Vegas
Attn: Mary Wulff
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

**RE: Request for extension of time by Canyon Ridge Christian Church on original request to vacate and abandon right-of-way being Bronco Street South of La Madre Way Alignment generally located at the Southwest Corner of La Madre Way and Bronco Street lying in the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, City of Las Vegas, MDM, Clark County, Nevada
APN: 125-35-803-003**

Dear Ms. Wulff:

CENTRAL TELEPHONE COMPANY OF NEVADA d/b/a CENTURYLINK has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request EOT-38390/VAC-33863. In order to protect these facilities, we request that an easement be excepted there from to Central Telephone Company d/b/a CenturyLink on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to Central Telephone Company d/b/a CenturyLink on, over, in, under, across, above and along the entire area described in EOT-38390/VAC-33863.

If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Ricky Naugle
Manager Engineering
CENTURYLINK
PRN 454947
North 5 WCE – DJones



Copy

EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

April 27, 2009

VAC-33863

Reservations

City of Las Vegas
Attn: Carolyn Caviness
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

Right-of-Way Reserve Easmt

RE: VAC-33863 Request by Canyon Ridge Christian Church to vacate and abandon right-of-way being Bronco Street South of La Madre Way Alignment generally located at the Southwest Corner of La Madre Way and Bronco Street lying in the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, City of Las Vegas, MDM, Clark County, Nevada
APN: 125-35-803-003

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY OF NEVADA d/b/a EMBARQ has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request VAC-33863. In order to protect these facilities, we request that an easement be excepted there from to Central Telephone Company of Nevada d/b/a Embarq on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to Central Telephone Company of Nevada d/b/a Embarq on, over, in, under, across, above and along the entire area described in VAC-33863.

If the applicant desires to meet to discuss this action, they are welcome to contact the Embarq Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Ricky Naugle

Managing Engineer
EMBARQ
PRN 439929
North 5 WCE - P.Ortiz



EMBARQ
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244-7171

April 27, 2009

VAC-33863

Reservations

City of Las Vegas
Attn: Carolyn Caviness
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

**RE: VAC-33863 Request by Canyon Ridge Christian Church to vacate and abandon right-of-way being Bronco Street South of La Madre Way Alignment generally located at the Southwest Corner of La Madre Way and Bronco Street lying in the Southeast Quarter (SE 1/4) of Section 35, Township 19 South, Range 60 East, City of Las Vegas, MDM, Clark County, Nevada
APN: 125-35-803-003**

Dear Ms. Caviness:

CENTRAL TELEPHONE COMPANY OF NEVADA d/b/a EMBARQ has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request VAC-33863. In order to protect these facilities, we request that an easement be excepted there from to Central Telephone Company of Nevada d/b/a Embarq on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to Central Telephone Company of Nevada d/b/a Embarq on, over, in, under, across, above and along the entire area described in VAC-33863.

If the applicant desires to meet to discuss this action, they are welcome to contact the Embarq Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

Ricky Naugle

Managing Engineer
EMBARQ
PRN 439929
North 5 WCE - P.Ortiz



**Department of Public Works
Right-of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Carolyn Caviness / Mary Wulff**

Subject: Review requested Vacate: VAC 88863 EOT 38390

Per our as-builds, I show existing facilities attached to NVE poles installed in this location on the East side of existing street which feeds addresses 4910 & 4904 . If the NVE poles are to be removed, than we do, however, request for a reservation of rights within the proposed utility corridor & Proposed Public R.O.W. over the subject parent property for the relocation of our existing facilities.

Please feel free to contact me should you have any questions. Please call 702-545-1674

Sincerely,

Dan DeFiesta ,P.P.II
702-545-1674
Right of Way Dept.
Cox Communications Las Vegas,Inc.

1700 Vegas Drive Las Vegas, Nevada 89106 (702)545-1675 (702)545-2675 fax



Rec'd By E-Mail 7/23/09

May 27, 2009

Department of Public Works
Right-Of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Carolyn Caviness

**Subject: VAC-33863 Petition of Vacation for Canyon Ridge Christian Church @
La Madre Way & Bronco Street.**

We have reviewed your request to vacate the Bronco Street, South of La Madre Way alignment generally located at the Southwest corner of La Madre Way and Bronco Street and legally described as:

A portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 19 South, Range 60 East, M.D.B., and being a portion of Parcel 2, Per File 22, Page 95 of Parcel Maps.

We currently have existing **Overhead CATV facilities** installed in this location; therefore we require a reservation of rights over the subject sub-divided properties. We request a minimum width of 5 feet, being 2.5 feet either side of the centerline of our lines.

Please note: all underground facilities must be line located prior to any construction.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Prince'.

Tracy Prince
Supervisor, Right-of-Way

U(R) ROI
R-PD3

BRONCO ST

R-D
ROI
R-PD3

CITY LIMITS

R-E

R-E

LA MADRE WY

CITY LIMITS

C-V

C-V

**RIGHT-OF-WAY
TO BE
VACATED**

C-V

C-V

○ R-E

C-V

C-V

CHURCH

0 100 200 Feet

CASE: VAC-33863



Roger Bailey

From: Neil Wacaser
Sent: Wednesday, March 30, 2011 2:40 PM
To: Roger Bailey
Cc: Tim Parks; Keith Letus; Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: FW: VAC-33863 (EOT-38390)
Attachments: Id110302.pdf

Roger,

Please see the attached file for a revised version of the legal description and map exhibit to be used to vacate the remaining portion of Bronco Street south of La Madre Lane for VAC-33863. The version attached to this message does not have a public sewer easement reservation (per Tim P. & Keith L.). Everything else is the same as the legal I sent last week. ✓

From: Neil Wacaser
Sent: Thursday, March 24, 2011 11:30 AM
To: Roger Bailey
Cc: Bart Anderson; Bill L. Snyder; Brian Yu; Mary A. Wulff; Nancy Almanzan
Subject: VAC-33863 (EOT-38390)

Roger,

Please see the attached file for the legal description and map exhibit to be used to vacate the remaining portion of Bronco Lane south of La Madre Lane.

Per condition #5 of the City's original approval letter dated June 19, 2009, Mary says that Dwyer Engineering is bringing in a mylar reversionary map for approval, probably within the next few business days. We can't record the vacation until the reversionary map records. *Reviewed 3/30/11*

Per condition #6, Albert asked me to reserve a public drainage easement over the 60 foot width of Bronco and the cul-de-sac bulb. ✓

Also, Tim Parks asked for a 20 foot sewer easement down the middle of Bronco. *Removed - See above*

If you have any questions, please give me a call. Also, let me know if you need the MS-Word version of the legal & I'll send it along.

Thanks,
Neil

Neil Wacaser
City of Las Vegas, Dept. of Operations & Maintenance
333 N. Rancho Drive
Las Vegas, NV, 89106
(702) 229-2475
nwacaser@lasvegasnevada.gov

Legal looks good
B 3/30/11

okay to Record
B/A 3/31/11



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 26, 2010

Pastor Doug Parks
Canyon Ridge Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

**RE: EOT-38390 - ADMINISTRATIVE VACATION EXTENSION OF TIME -
MINOR REVIEW CYCLE - JULY 2010**

Dear Pastor Parks:

Your request for an Administrative Extension of Time of an previously approved Petition of Vacation (VAC-33863) to vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street, Ward 6 (Ross), 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 shall expire on June 17, 2011 unless the Order of Vacation is recorded or another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Vacation (VAC-33863) 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 on July 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Pastor Jose Cruz
Canyon Ridge Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 19, 2009

Mr. Jose Cruz
Canyon Ridge Christian School
6200 W. Lone Mountain Road
Las Vegas, Nevada 89130

RE: VAC-33863 - VACATION
CITY COUNCIL MEETING OF JUNE 17, 2009

Dear Mr. Cruz:

The City Council at a regular meeting held June 17, 2009 APPROVED the request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street. The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is subject to:

Planning & Development

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be the entire width of Bronco Street, including the spandrel areas south of La Madre Way.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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Mr. Jose Cruz
VAC-33863 – Page Two
June 19, 2009

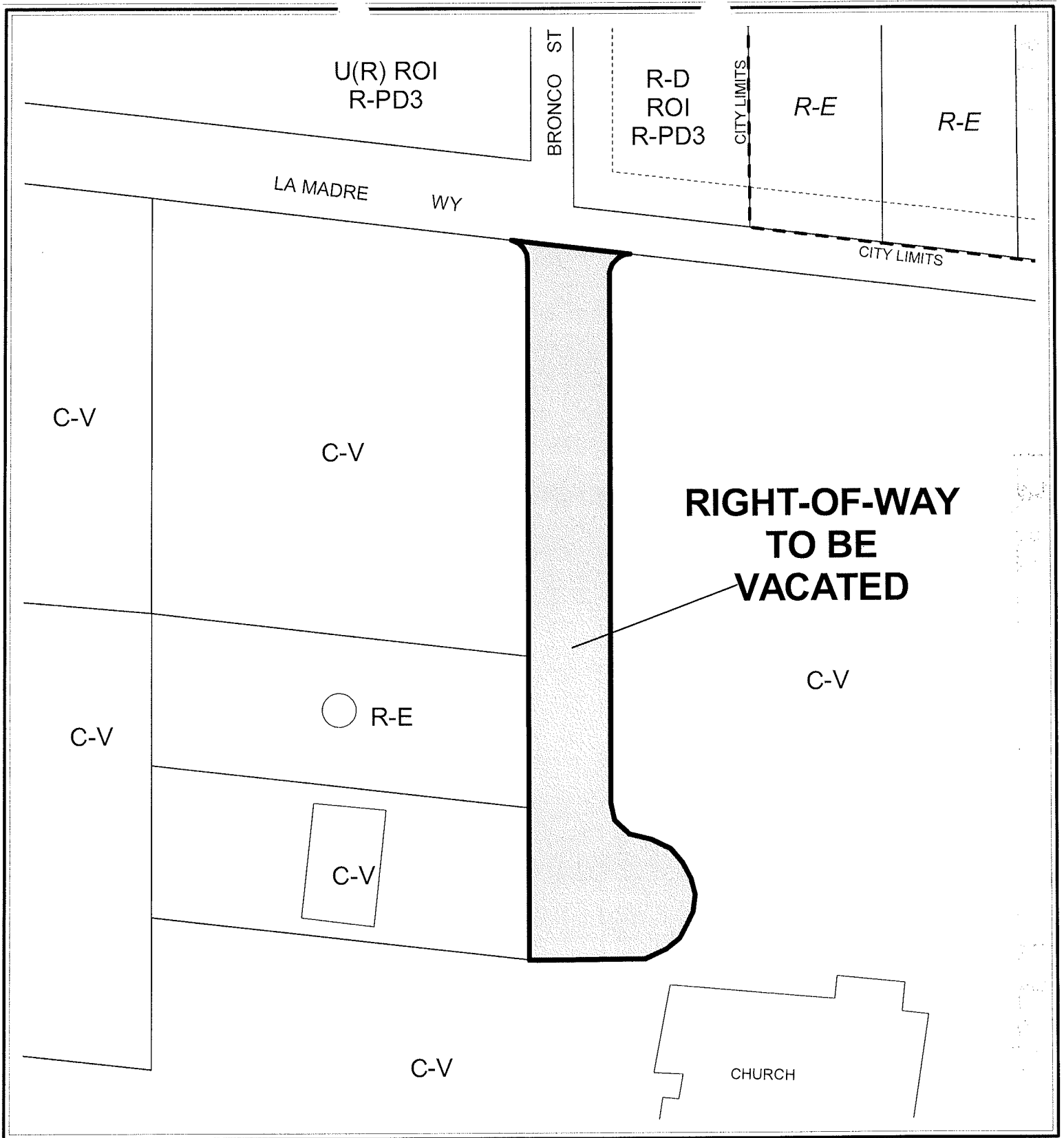
5. Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Preston Howard
Preston B. Howard, Esq.
2300 West Sahara Avenue, Ste 650
Las Vegas, Nevada 89102



CASE: VAC-33863





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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www.lasvegasnevada.gov

May 15, 2009

Mr. Jose Cruz
Canyon Ridge Christian School
6200 W. Lone Mountain Road
Las Vegas, Nevada 89130

RE: VAC-33863 - VACATION

Dear Mr. Cruz:

Your request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street, Ward 6(Ross), was considered by the Planning Commission on May 14, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

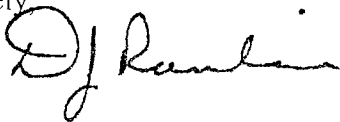
1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be the entire width of Bronco Street, including the spandrel areas south of La Madre Way.
5. Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation.

Mr. Cruz
VAC-33863 – Page Two
May 15, 2009

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
7. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

This item will be considered by the City Council on ***June 17, 2009*** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DJR:nl

cc: Mr. Preston Howard
Preston B. Howard, Esq.
2300 West Sahara Avenue, Ste 650
Las Vegas, Nevada 89102



May 1, 2009

Mr. Jose Cruz
Canyon Ridge Christian School
6200 W. Lone Mountain Road
Las Vegas, Nevada 89130

RE: VAC-33863 - VACATION

Dear Mr. Cruz:

Please be advised the City Planning Commission at its regular meeting on *May 14, 2009* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, May 8, 2009* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Preston Howard
Preston B. Howard, Esq.
2300 West Sahara Avenue, Ste 650
Las Vegas, Nevada 89102

LAS VEGAS CITY COUNCIL

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MAYOR

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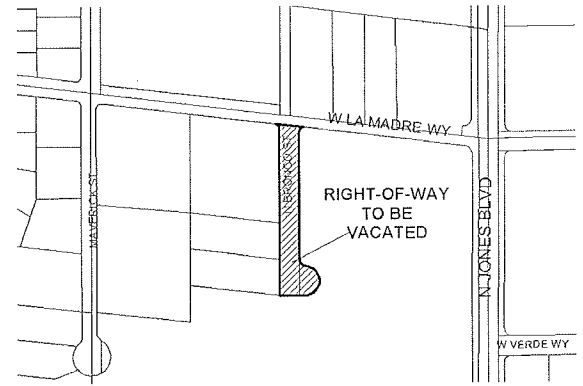
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

VAC-33863 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH - Request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street, Ward 6(Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

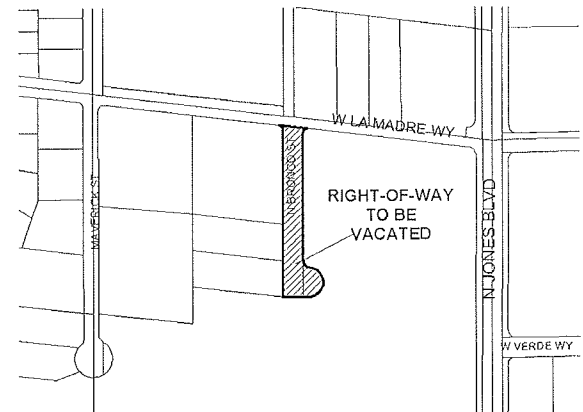
Meeting: Planning Commission
Date: May 14, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

VAC-33863 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH - Request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street, Ward 6(Ross)

Application Location



The proposed project may not pertain to the entire highlighted project site.

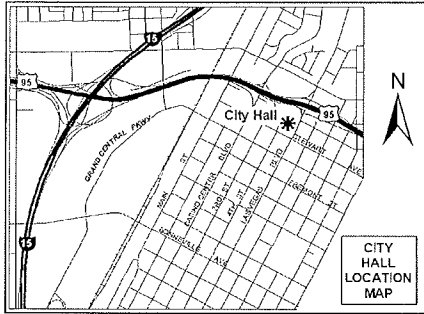
Public Hearing Information

Meeting: Planning Commission
Date: May 14, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

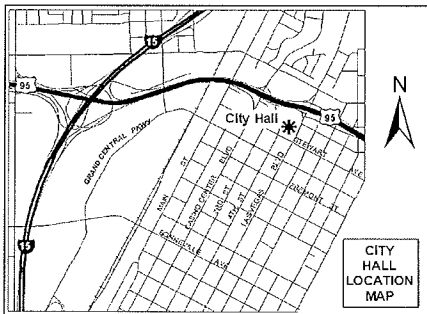
Please use available blank space on card for your comments.

VAC-33863

Planning Commission Meeting of 5/14/2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-33863

Planning Commission Meeting of 5/14/2009

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 22, 2009
Re: **VAC-33863** Canyon Ridge Christian Church Bronco St., S. of La Madre Way
Request for a Petition of Vacation of public Right-of-Way

COMMENTS:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will completely eliminate Bronco Street south of La Madre Way.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the Bronco Street right-of-way was only used to access two residences, which Canyon Ridge Christian Church now owns.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, the existing right-of-way was used to access residences which are no longer occupied.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Canyon Ridge Christian Church will eventually incorporate the vacated right-of-way and the surrounding properties into it's church campus.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

If approved, the following conditions are recommended:

CONDITIONS OF APPROVAL:

- 1. The limits of this Petition of Vacation shall be the entire width of Bronco Street, including the spandrel areas, south of La Madre Way.
- 2. Prior to the recordation of the Order of Vacation, a Reversionary Map or other mapping mechanism shall be recorded to eliminate existing legal parcels that would otherwise be land locked by this Petition of Vacation.
- 3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
- 4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
- 5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain.

9

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 14, 2009

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-33863

Castle Bay Shores HOA

Copper Crest HOA

Lone Mountain Village Association

Los Prados Community Association

Northwest Area Residents Association NCG

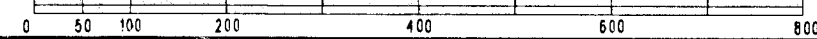
Northwest Citizens Board NA

RANCHO SANTA FE

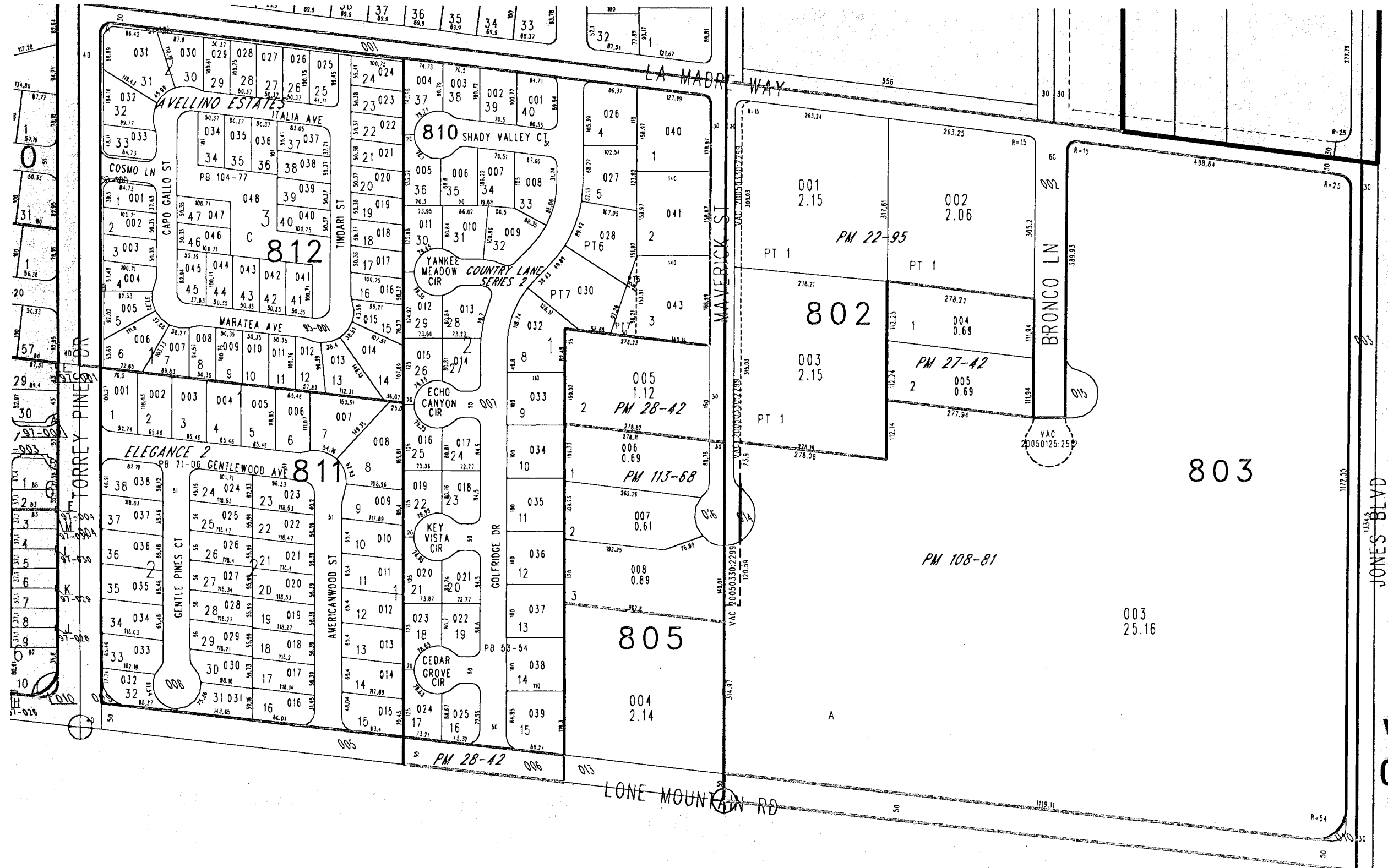
TIMBER CREEK HOA

WILLOWDALE PARK HOA

NOTES



Rev:04/19/07



VAC-33863
05/14/09 PC

TAX DIST 200