

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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



*City of Las Vegas***AGENDA MEMO**

ADMINISTRATIVE REVIEW DATE: JULY 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CHURCH CHRISTIAN CANYON RIDGE**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-38390	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

EOT-38390 CONDITIONS

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.

Staff Report Page One
July 2010 - Administrative Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first request for an Extension of Time of an approved Vacation (VAC-33863) of the Bronco Street alignment south of La Madre Way. The Canyon Ridge Christian Church is the sole owner of all parcels adjacent to the subject right-of-way to be vacated. The applicant is requesting the Extension of Time due to the changes and revisions of the required Reversionary Map, which cannot be completed before the expiration of VAC-33863. The intended future use of the subject site will be for the expansion of the existing church.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/18/90	The City Council denied a request to reclassify property (Z-0026-90) from R-E (Residence Estates) to R-1 (Single Family Residential) for proposed single-family dwelling units at the southeast corner of La Madre Way and Maverick Street. The Planning Commission recommended denial of the request.
09/06/95	The City Council approved a Special Use Permit (U-0088-95) for the church on this site at 6200 West Lone Mountain Road. The Board of Zoning Adjustment and staff recommended approval of the request
04/23/96	The Board of Zoning Adjustment denied a request for a Variance (V-0042-96) to allow a church to be 52'0" feet where 35'0" is allowed at 6200 West Lone Mountain Road.
05/15/96	The City Council approved a Plot Plan and Building Elevation Review [U-0088-95(1)] for Phase I of the church facility proposed for this site. The Board of Zoning Adjustment recommended denial on April 23, 1996. The Planning Development Department recommended approval of the request.
12/08/97	The City Council approved a Site Development Plan Review [U-0088-95(3)] for a 3,600 square-foot modular office and four proposed 1,440 square-foot modular classrooms in conjunction with this church at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
04/12/99	The City Council approved a Major Amendment [U-0088-95(4)] to an approved Site Development Plan Review [U-0088-95(3)] for an expansion of the church at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.

Staff Report Page Two
July 2010 - Administrative Review

07/12/02	The City Council approved the Review of Condition [U-0088-95(5)] for the approved Site Development Plan Review [U-0088-95(4)] to allow the modular building to remain on the site after the completion of Phase II. A condition of approval required the modular building to be removed by August 1, 2004. The Planning and Development Department recommendation was for approval.
12/13/03	The City Council approved a Site Development Plan Review (SDR-3213) for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
12/17/03	The City Council approved the request for a Review of Condition #3 and #4 (ROC-3216) of an approved Special use Permit (U-0088-95) which required the vacation of Maverick Street with all necessary cul-de-sac dedications and street improvements and required the construction of half and full street improvements for streets adjacent to the subject site and conditions #11 and #13 of an approved Plot Plan and Building Elevation Review [U-0088-95(1)], which restricted the height of the entire building to 35 feet to be measured from the average finished grade of the highest exterior feature of the building and required the creation of two half-acre parcels for future residential development in the north portion of the parcel as a buffer for the R-E (Residence Estates) homes adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
12/17/03	The City Council approved the request for a Variance (VAR-3214) to allow a church at an overall height of 77'-0" feet where 35'-0" feet is allowed at 6200 West Lone Mountain Road. The Planning Commission recommended denial of the request.
02/18/04	The City Council approved a General Plan Amendment (GPA-3469) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from R (Rural Density Residential) to P-F (Public Facility) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
02/18/04	The City Council approved a request to Rezone (ZON-3471) property from R-E (Residence Estates) to C-V (Civic) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard. The Planning Commission recommended approval of the request.
08/04/04	The City Council approved a Review of Condition (ROC-4692) of Condition Number Two of an approved Review of Condition [U-0088-95(5)] of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building by August 1, 2004. Staff recommended approval of the Review of Condition.

Staff Report Page Three
July 2010 - Administrative Review

04/06/05	The City Council approved a request for a Review of Condition (ROC-6132) for a review of condition #2 of an approved Review of Condition (ROC-3216) to remove the requirement to install half street improvements on the east side of maverick Street, south of La Madre Way for an existing Church located at 6200 West Lone Mountain Road.
03/15/06	The City Council approved a Required Two Year Review (RQR-11146) of an approved Review of Condition (ROC-3216) that required the recordation of a covenant for the possible future installation of half-street improvements on Bronco Street at 6200 West Lone Mountain Road. The Planning Commission recommended approval of the request.
09/06/06	The City Council approved an Extension of Time (EOT-15441) of an approved Site Development Plan Review [U-0088-95(3)] that required a modular building to be removed by December 8, 2000 or whenever Phase 2 is completed, whichever occurs first, at 6200 West Lone Mountain Road.
09/13/07	The Planning and Development Department administratively approved a Site Development Plan review (SDR-23361) to allow a proposed flush mount collocation of antennas on a proposed church at 6200 West Lone Mountain Road.
04/02/08	The City Council approved a Required Review (RQR-26971) of an approved Review of Condition (ROC-3216) that required the recordation of a covenant for the possible future installation of half-street improvements on Bronco street at 6200 West Lone Mountain Road.
10/01/08	The City Council approved a Review of Condition (ROC-29817) for a review of Condition #2 of an approved Site Development Plan Review [U-0088-95(4)], which required the removal of a modular building at 6200 West Lone Mountain Road.
06/17/09	The City Council approved a Vacation (VAC-33863) to Vacate the Bronco Street alignment south of La Madre Way. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
03/28/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/08/97	A building permit (#97013937) at 6200 West Lone Mountain Road was issued for a 31,550 square-foot church. The permit was finalized on 10/19/98.
04/02/98	A building permit (#98006787) at 6200 West Lone Mountain Road was issued for a 3,600 square-foot temporary modular building. The permit was finalized on 07/31/98.
03/01/99	A building permit (99004121) at 6200 West Lone Mountain Road was issued for 18 acres of Clear and Grub. The permit was finalized on 10/20/99.

Staff Report Page Four
July 2010 - Administrative Review

07/14/99	A building permit (#99013706) at 6200 West Lone Mountain Road was issued for a 1,420 square-foot temporary modular (classrooms). This permit expired on 08/27/00.
08/17/99	A building permit (#99016378) at 6200 West Lone Mountain Road was issued for a 5,112 square-foot Ministry Building for a Certificate of Occupancy. The permit was finalized on 01/13/00.
06/05/01	A building permit (#1010088) at 6200 West Lone Mountain Road was issued for an 11,375 square-foot Office Building for a Certificate of Occupancy. The permit was finalized on 05/29/02.
01/03/06	A building permit (#6000019) at 6200 West Lone Mountain Road was issued for a 500 square-foot shade structure. This permit was finalized on 02/02/07.
01/03/06	A building permit (#6000014) at 6200 West Lone Mountain Road was issued for a 26,467 square-foot Youth Building for a Certificate of Occupancy. The permit was finalized on 02/23/07.
01/03/06	A building permit (#6000017) at 6200 West Lone Mountain Road was issued for on-site improvements. This permit was finalized on 04/08/08.
01/03/06	A building permit (#6000015) at 6200 West Lone Mountain Road was issued for a 26,467 square-foot Ministry Building for a Certificate of Occupancy. The permit was finalized on 08/28/08.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

06/24/10

During a routine site inspection staff observed a well maintained church facility that is in conformance with current code requirements.

Details of Application Request

Site Area

Gross Acres 0.72

Staff Report Page Five
July 2010 - Administrative Review

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	PF (Public Facilities)	C-V (Civic)
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped) under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units per Acre)
	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential- Restricted) under Resolution of Intent to R-PD3 (Residential Planned Development- 3 Units per Acre)
	Undeveloped	R (Rural Density Residential)	R-E (Rural Estates Residential) – Clark County designation
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Convenience Store	SC (Service Commercial)	R-E (Residence Estates)
	Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
	Single-Family Residences	R (Rural Density Residential)	R-E (Residence Estates)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V (Civic) District	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Six
July 2010 - Administrative Review

ANALYSIS

This is the first request for an Extension of Time of an approved Vacation (VAC-33863), which was originally approved by City Council on 06/17/09. The applicant indicates that additional time is needed, due to changes and revisions of the required Reversionary Map, which cannot be recorded before the expiration of VAC-33863. Expansion of the existing church will be proposed at a future date. Planning and Development staff had no objection to the initial Vacation (VAC-33863) and is administratively approving the request for an Extension of Time.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT



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July 2, 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), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

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



**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

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	
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

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 06/18/10

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO**

**TOM BURKART
LINDA PERRI
OZZIE MIRKHAH**

**ANNE KILPONEN
BRIAN O'CALLAGHAN**

SUBJECT: PETITION OF VACATION

APPLICANT: CANYON RIDGE CHURCH

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

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:

All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 06/18/10
TO:	DEVELOPMENT COORDINATION	ROGER BAILEY
	TEFO	REBECCA WHITLOCK
	FLOOD CONTROL	ALBERT SUNG
	LAND DEVELOPMENT	DAVID GUERRA
	RIGHT-OF-WAY	MARY WULFF
	ROADWAY PLANNING	
	SANITARY SEWERS	JOE PEÑA
	SURVEY	ALAN RIEKKI
	TRAFFIC ENGINEERING	RICK SCHROEDER
 SUBJECT: PETITION OF VACATION		
 APPLICANT: CANYON RIDGE CHURCH		
 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).

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COMMENTS DUE TO BART ANDERSON BY: JUNE 29, 2010

PLANNING COMMISSION MEETING: JULY 29, 2010

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

5/29/10 Admin PG

Report Date 06/03/2010 02:13 PM

Submitted By

Page 1

A/P # 38390 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/28/2010 16:14	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-38390 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: CANYON RIDGE CHURCH - Request 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).

Parent A/P #	33863	Project/Phase Name	EXTENSION OF TIME FOR VACATION	Phase #	
Project #	38390	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 12535803003

Location

Owner/Tenant

Contact ID AC43318	Name	CHURCH CHRISTIAN CANYON RIDGE	
Mailing Address 6200 W LONE MOUNTAIN RD	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89130-2118	Country		☐ Foreign
Day Phone (702)658-2722 x	Evening Phone		
Fax (702)658-9622	Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6220 W LONE MOUNTAIN RD
LAS VEGAS, 89130-

6200 W LONE MOUNTAIN RD
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 06/03/2010 02:13 PM

Submitted By

Page 2

AP Linked Parcels

12535802001
12535802002
12535802003
12535803003

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC43318 ☐ Foreign
Effective Expire
Name CHURCH CHRISTIAN CANYON RIDGE
Day Phone (702)658-2722 x Eve Phone Organization
Pager PIN # Position
Fax (702)658-9622 Mobile Profession
E-Mail
Address 6200 W LONE MOUNTAIN RD
LAS VEGAS, NV 89130-2118
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees Fees Successful
PROCESSING FEE (\$300.00) Paid
Check Inspections Inspections Successful
Check Reviews Reviews Failed
394557 DEVCO #1 (DEVELOPMENT COORDINATION) Incomplete
Check Conditions Conditions Successful
Check Alert Conditions Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)
(AT-COMplete DRT PROCESS)
(AT-ROUTE PLANS FOR REVIEW)
(PT-NOTIFICATION MAP DATE)
(STAFF RECOMMENDATION)
Check Licenses Not Checked
Check Children Status Children Successful
Check Open Cases 0

Fees

Status

Paid Date

Amount

PROCESSING FEE P 05/28/2010 16:17 300.00
Total Unpaid 0.00 Total Paid 300.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Report Date 06/03/2010 02:13 PM

Submitted By

Page 3

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

394557

DEVCO

1

Incomplete ☐

06/03/2010 14:04

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JMARSHALL

Modified Date/Time 05/28/2010 16:58

Comments

SOFI was not provided. The applicant will return with one on Tuesday, June 1.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

N Laser Print Floor Plan

N Laser Print Elevation

N Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

A/P Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 06/03/2010 02:13 PM

Submitted By

Page 3

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

394557

DEVCO

1

Incomplete ☐

06/03/2010 14:04

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JMARSHALL

Modified Date/Time 05/28/2010 16:58

Comments

SOFI was not provided. The applicant will return with one on Tuesday, June 1.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

N Laser Print Floor Plan

N Laser Print Elevation

N Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project#

AIP Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

Report Date 06/03/2010 02:13 PM

Submitted By

Page 4

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type VAC

Hearing Type

Parent Project #33863

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/07/2010	CC	SCHEDULED		0	0	0
JMARSHALL	05/28/2010					

Template Type AP # AP Type Status Stage

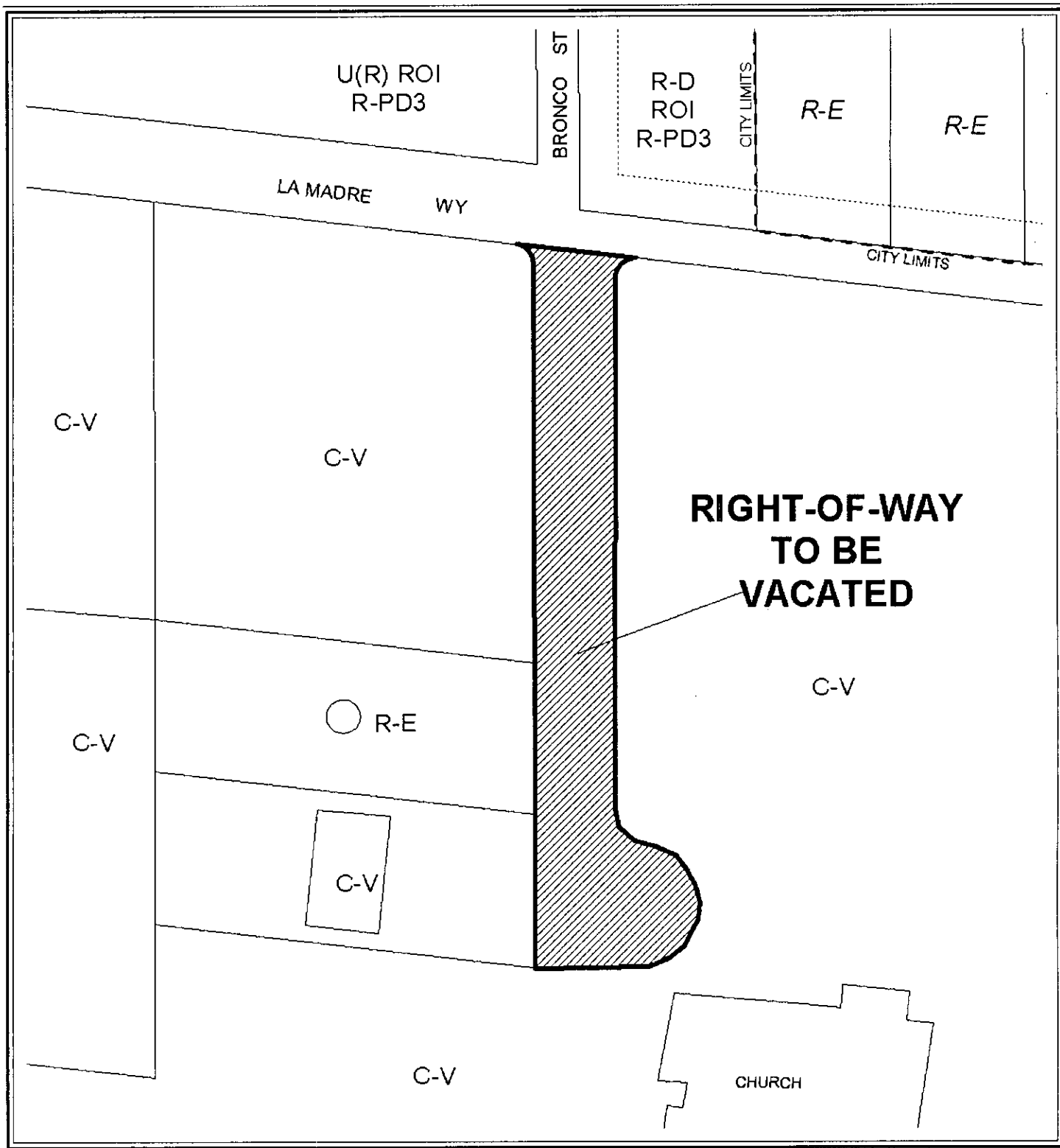
No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# JOSE CRUZ PD VISA CC / ID OK / 658-2722	983657	05/28/2010 16:16		0.00

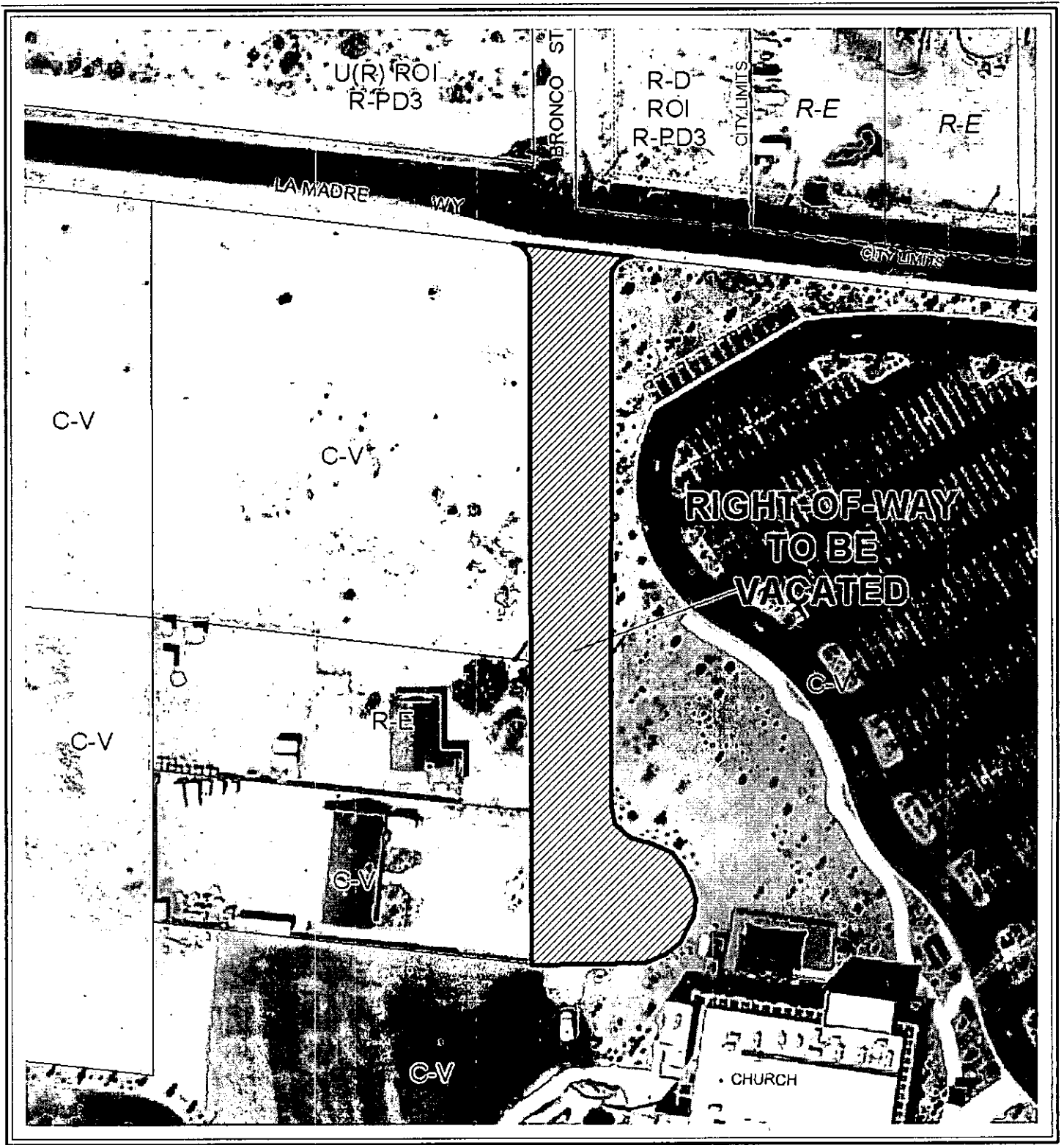
No Model Home Details



CASE: **EOT-38390**

0 100 200 Feet





0 100 200 Feet

CASE:



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
 Project Address (Location) Bronco Street and La Madre Way
 Project Name VAC-33863 Proposed Use _____
 Assessor's Parcel #(s) 125-35-803-003 125-35-803-001 Ward # _____
004 005 002 003
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Canyon Ridge Church Contact _____
 Address 6200 W Lone Mtn. Rd. Phone: _____ Fax: 658-9622
 City Las Vegas, NV State NV Zip 89130
 E-mail Address _____

APPLICANT Canyon Ridge Church Contact Jose Cruz
 Address 6200 W Lone Mtn. Rd Phone: 217-4499 Fax: 658-9622
 City Las Vegas, NV State NV Zip 89130
 E-mail Address _____

REPRESENTATIVE JOSE CRUZ Contact _____
 Address 6200 W Lone Mtn Rd Phone: 217-4499 Fax: 658-9622
 City Las Vegas, NV State NV Zip 89130
 E-mail Address _____

Property Owner Signature* Stephen Greer

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

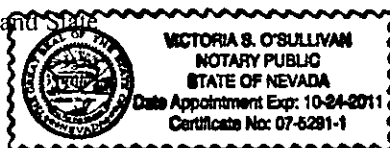
Print Name STEPHEN GREER

Subscribed and sworn before me

This 26 day of May, 20 10.

Victoria S. O'Sullivan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39390</u>
Meeting Date:	<u>7/7/10 7/29/10</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>5/28/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

125-35-803-003;-004;-005

Case Number: **EOT-38390** --APN: 125-35-802-001;-002;-003

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Canyon Ridge Christian Church

Name of Representative: Jose Cruz, Pastor of Operations

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

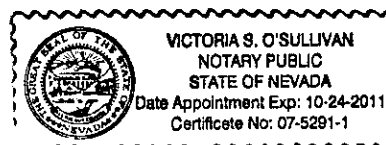
Signature of Property Owner: Steven Breer

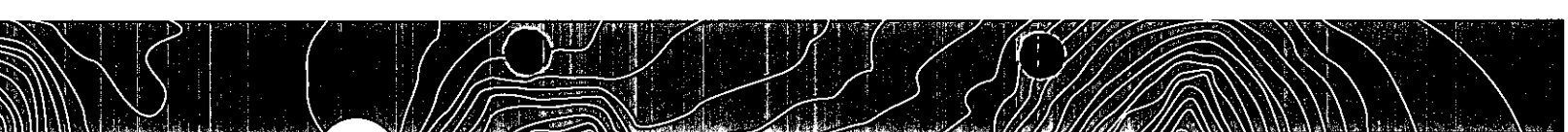
Print Name: Steven Breer / Treas - Canyon Ridge Christian Church

Subscribed and sworn before me

This 26 day of May, 2010

Victoria S. O'Sullivan
Notary Public in and for said County and State





CANYON RIDGE

CHRISTIAN CHURCH

May 28 2010

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Vacation 33863, Justification Letter

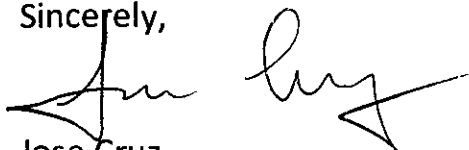
Ladies and gentleman:

Please accept this letter as the requisite justification letter to accompany the application for extension of time of Canyon Ridge Christian Church, Inc. to vacate the Bronco Street alignment south of La Madre Way.

We have submitted a drainage study and revisionary map to the Planning department to satisfy the conditions set forth to approve the vacation. We received notice that the map was denied subject to changes and corrections. I am unable to complete the new conditions by the expiration time line and would like to request an extension of time to allow for zoning designations and a possible General Plan Amendment to be submitted.

Should you have any questions or require any further information or documentation, please advise me at your convenience. Thank you for your help and consideration.

Sincerely,



Jose Cruz

Pastor and Director of Operations

SEEKING



GOD FIRST

EOT-38390



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

EOT-38390

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

EOT-38390

CANYON RIDGE CHRISTIAN CHURCH, INC.

Business Entity Information			
Status:	Active	File Date:	3/05/1993
Type:	Domestic Non-Profit Corporation	Entity Number:	C2490-1993
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19931033997	Business License Exp:	

Registered Agent Information			
Name:	STEVEN C BREER	Address 1:	3516 AUBURN SHADOW ST
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Treasurer - STEPHEN C BREER			
Address 1:	3516 AUBURN SHADOW ST.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	
Secretary - STEPHEN C BREER			
Address 1:	3516 AUBURN SHADOW ST	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	
Director - PHIL THOMAS			
Address 1:	11020 ARBOR PINE AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89144	Country:	
Status:	Active	Email:	
President - STEVE WILSON			
Address 1:	3692 RIVER CANYON ROAD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C2490-1993-001	# of Pages:	7
File Date:	3/05/1993	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C2490-1993-003	# of Pages:	1
File Date:	2/01/1994	Effective Date:	
FRANCIS J. MORTON SUITE F-4 T H			
801 SOUTH RANCHO DRIVE LAS VEGAS NV 89101 T H			
Action Type:	Registered Agent Change		
Document Number:	C2490-1993-004	# of Pages:	1
File Date:	8/10/1995	Effective Date:	
FRANCIS J. MORTON			
803 SOUTH SIXTH STREET LAS VEGAS NV 89101 ALH			
Action Type:	Annual List		
Document Number:	C2490-1993-007	# of Pages:	1
File Date:	4/13/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-008	# of Pages:	1
File Date:	5/20/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-009	# of Pages:	1
File Date:	8/02/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-006	# of Pages:	1
File Date:	2/27/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-005	# of Pages:	1
File Date:	3/19/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-010	# of Pages:	2
File Date:	5/13/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C2490-1993-002	# of Pages:	1
File Date:	2/06/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050172249-42	# of Pages:	1
File Date:	5/09/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060084504-99	# of Pages:	1
File Date:	2/09/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20060089822-47	# of Pages:	1
File Date:	2/13/2006	Effective Date:	

(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070045591-43	# of Pages:	1
File Date:	1/22/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080027803-50	# of Pages:	1
File Date:	1/14/2008	Effective Date:	
2008-2009			
Action Type:	Amended List		
Document Number:	20080698323-51	# of Pages:	1
File Date:	10/23/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20090082641-72	# of Pages:	1
File Date:	1/26/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090082642-83	# of Pages:	1
File Date:	1/26/2009	Effective Date:	
09/10			
Action Type:	Annual List		
Document Number:	20100013421-94	# of Pages:	1
File Date:	1/12/2010	Effective Date:	
(No notes for this action)			

C3-1

20080328-0003084

APN: 125-35-803-003, 125-35-802-001, 125-35-802-003, 125-35-802-002, 005
ESCROW NO: 02502245-250-JZ1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Canyon Ridge Christian Church, Inc.
6200 W. LONE MOUNTAIN ROAD
LAS VEGAS, NV 89132

Fee: \$15.00 RPTT: EX#003
N/C Fee: \$25.00
03/28/2008 13:57:07
T20080053077
Requestor:
LAWYERS TITLE OF NEVADA
Debbie Conway JLB
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 0.00

THIS INDENTURE WITNESSETH: That Canyon Ridge Christian Church, a Nevada non-profit corporation as to APN: 125-35-802-001, 125-35-802-003 and 125-35-803-003 and Canyon Ridge Christian Church, Inc., as to APN 125-35-802-002

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Canyon Ridge Christian Church, Inc., a Nevada non-profit corporation
all that real property situated in the County of Clark, State of Nevada, described as follows:
For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2007 - 2008
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this day of March, 2008.

Canyon Ridge Christian Church, Inc.

Mikal Hattel
Mikal Hattel, Secretary/Treasurer

Canyon Ridge Christian Church

Mikal Hattel
Mikal Hattel, Secretary, Treasurer

Canyon Ridge Christian Church, Inc.

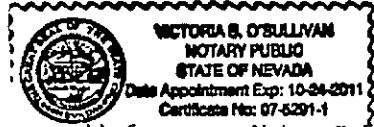
Steven Wilson
Steven Wilson, Director

Canyon Ridge Christian Church

Steven Wilson
Steven Wilson, Director

STATE OF Nevada
COUNTY OF Clark

} ss:



On 3/26/08, personally appeared before me, a Notary Public in and for said County and State, Mikal Hattel, Secretary, and Steven Wilson, Director who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Victoria S. O'Sullivan

Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

PARCEL ONE (1): 125-35-803-003

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.M., described as follows:

Lot "A" as shown by map thereof in File 108 of Parcel Maps, Page 81, in the Office of the County Recorder of Clark County, Nevada, and Amended by a Certificate of Amendment recorded May 18, 2005 in Book 20050518 as Document No. 02968 of Official Records.

TOGETHER WITH those portions shown in Order of Vacations recorded January 25, 2005 in Book 20050125 as Document No. 0002512 and March 30, 2005 in Book 20050330 as Document No. 0002299 of Official Records.

PARCEL TWO (2): 125-35-802-001 & 125-35-802-003

That portion of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B.&M., more particularly described as the West Half (W1/2) (measured along the South Line) of Lot One (1) of that certain Parcel Map of record in File 22, Page 95 recorded December 5, 1978 in Book 979 of Official Records as Document No. 938311 in the Office of the County Recorder of Clark County, Nevada.

PARCEL THREE (3): 125-35-802-002

That portion of Lot One (1) of that certain Parcel Map on file in File 22 of Parcel Maps, Page 95, in the Office of the County Recorder of Clark County, Nevada as follows:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M.

Excepting therefrom the Easterly (30.00) feet, the Northerly (30.00) feet and that certain spandrel area in the Northeast corner thereof as dedicated to the City of Las Vegas for street purposes.

PARCEL FOUR (4): 125-35-802-005

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 19 South, Range 60 East, N.D.M., more particularly described as follows:

Lot Two (2) of that certain Parcel Map of Record in File 27, Page 42, recorded August 1, 1979 in Book 1095 of Official Records as Document No. 1054689 in the Office of the County Recorder of Clark County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 125-35-803-003
b) 125-35-802-001
c) 125-35-802-003
d) 125-35-802-002, DOS

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00
Transfer Tax Value per NRS 375.010, Section 2: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section Exempt 3
b. Explain Reason for Exemption: show both parcels with same vesting to match
loan documents - BOTH ENTITIES ARE ONE IN THE SAME THE
PREVIOUS VESTINGS WERE ERRONEOUS IN NATURE

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature X [Signature] Capacity Secretary/Treasurer

Signature X [Signature] Capacity DIRECTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Canyon Ridge Christian Church

Address: 6200 W. Lone Mtn

City/State/Zip: LV NV 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Canyon Ridge Christian Church,

Address: 6200 W. Lone Mtn,

City/State/Zip: LV NV 89132

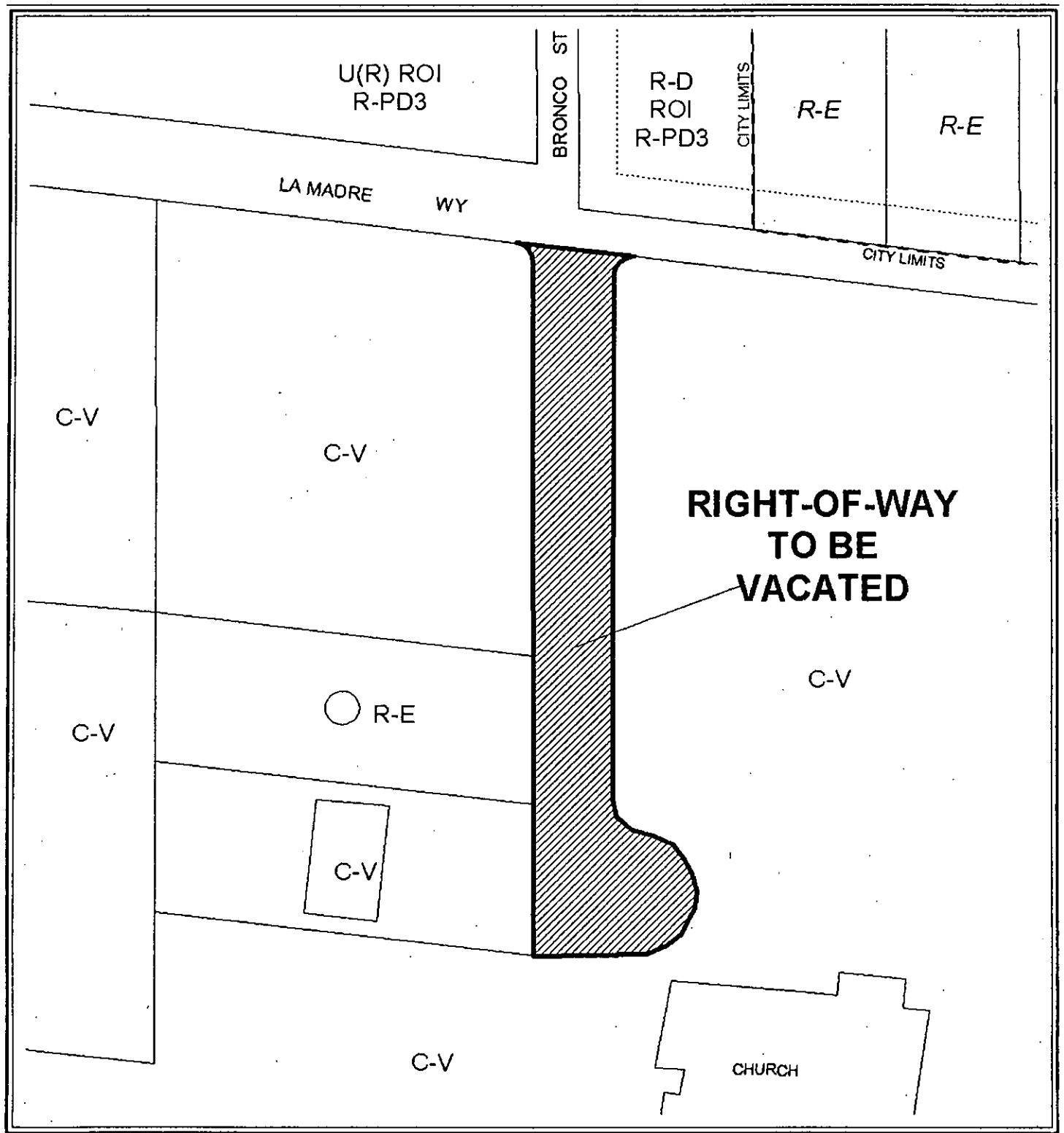
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.
5502 S. Fort Apache Road
Las Vegas, NV 89148

Escrow #: 2502245-250-JZ1
Escrow Officer: Joanne Zeigler

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

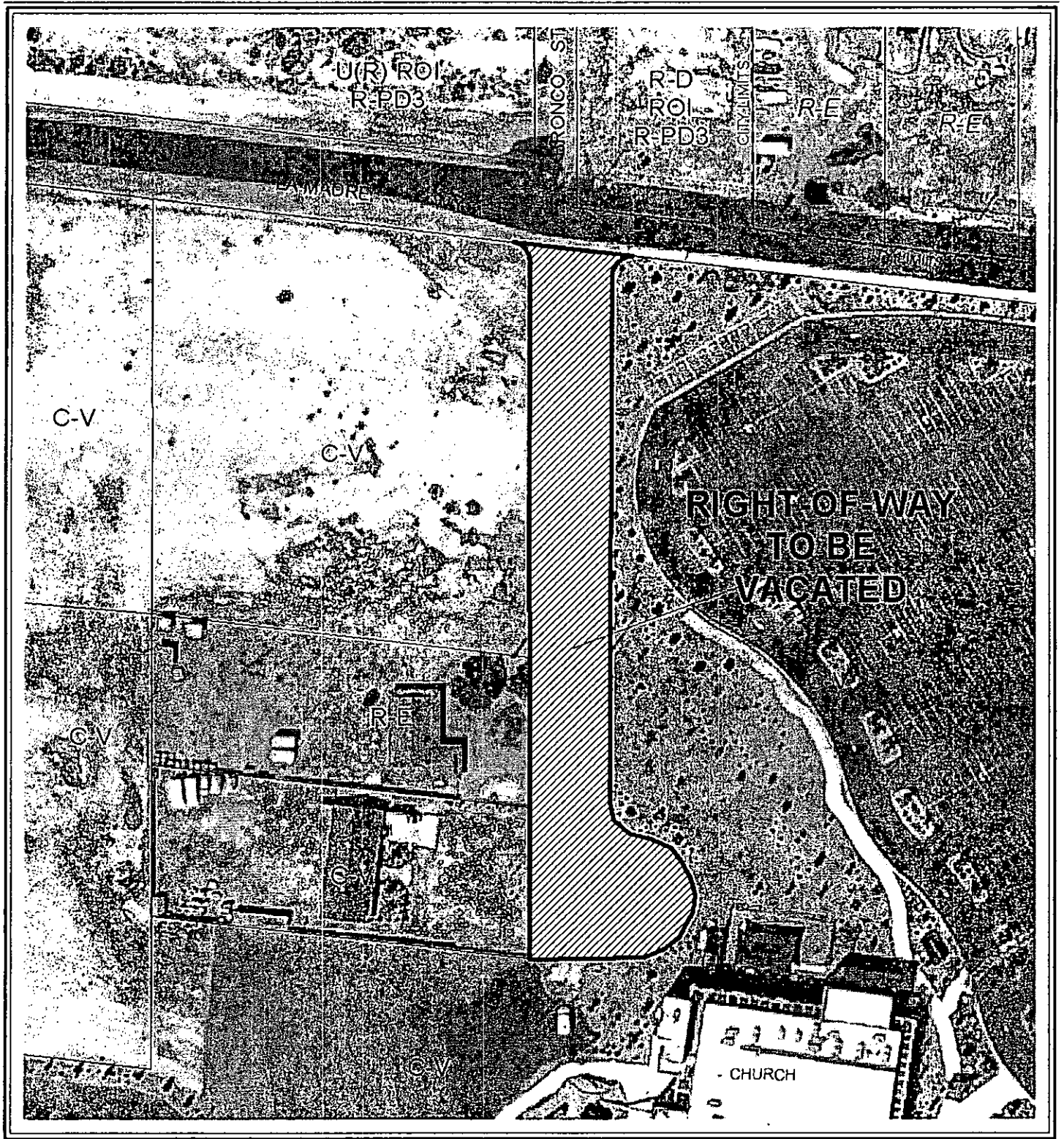
3084



CASE: **EOT-38390**

0 100 200 Feet





0 100 200 Feet

CASE:

