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July 12, 2004

LAS VEGAS CITY COUNCIL

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Mr. Doug Parks
Canyon Ridge Christian Church
6200 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: VAC-4347 - VACATION
CITY COUNCIL MEETING OF JULY 7, 2004

Dear Mr. Parks:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for Petition to Vacate a portion of Maverick Street, generally located between La Madre Way and Lone Mountain Road. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

1. All property owners must agree to this vacation request that proposes an offset 47-foot right-of-way and acceptable documentation must be provided to the City Engineer prior to recordation of an Order of Vacation. If such documentation cannot be provided, the 47-foot right-of-way width shall be centered about the centerline of Maverick Street.
2. Retain a 20-foot public sewer easement centered over the existing sewer line as required by the Department of Public Works. This condition shall not be enforced if an alternative sanitary sewer relocation plan is submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. The relocation must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan.
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. The drainage study required by SDR-3213 may be used to satisfy this requirement provided that it addresses the area to be vacated.
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 an Order of Vacation.

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5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, 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 dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,


Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Thomas Hellums
Dwyer Engineering
7310 Smoke Ranch Road, Suite E
Las Vegas, Nevada 89128