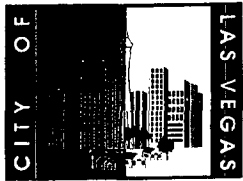


PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us



041219

December 19, 2003

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

RE: VAC-3323 - VACATION

Dear Mr. Parks:

Your request for a Petition to vacate the Bronco Street cul-de-sac bulb, located south of La Madre Way, Ward 6 (Mack), was considered by the Planning Commission on December 18, 2003.

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

1. Parcel Map PMP-3325 shall record prior to the recordation of this Order of Vacation. If said map does not record, then separate documentation for the dedication of the new offset cul-de-sac must be submitted, approved, and recorded prior to or concurrently with this Order of Vacation.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section 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 condition provided that it includes a section covering the area proposed to be vacated.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. All development shall be in conformance with code requirements and design standards of all City departments.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

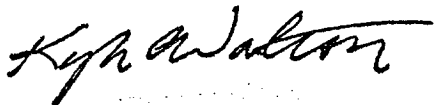


Mr. Doug Parks
VAC-3323 - Page Two
December 19, 2003

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. 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 being vacated must be retained.
6. 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.

This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the 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,



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

KCW:clb

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