

1 **BILL NO. 2007-51**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO UPDATE VARIOUS PROVISIONS OF THE CITY'S SUBDIVISION AND
4 ZONING REGULATIONS RELATIVE TO MAP APPROVALS, SIGHT VISIBILITY AT
5 INTERSECTIONS, AND LANDSCAPING INSTALLATION AND MAINTENANCE, AND TO
6 PROVIDE FOR OTHER RELATED MATTERS.

7 Sponsored by: Councilman Larry Brown

8 Summary: Updates various provisions of the
9 City's subdivision and zoning regulations
10 relative to map approvals, sight visibility
11 restrictions, and landscaping installation and
12 maintenance.

13 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

14 AS FOLLOWS:

15 SECTION 1: Title 18, Chapter 8, Section 30, of the Municipal Code of the City of
16 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

17 **18.08.030:** (A) No application for a tentative map is eligible for approval unless it is
18 determined that the proposed subdivision will be in conformance with all applicable zoning
19 regulations, including all applicable provisions of Title [19A;] 19; the zoning classification of the site;
20 and all zoning, master plan or site plan approvals for the site, including all applicable conditions that
21 are in effect. If the proposed subdivision will not so conform, the Director is under no obligation to
22 accept or process an application for a tentative map until the applicant has made any necessary
23 application for rezoning or site development plan review, or both; the Planning Commission has made
24 a recommendation in support of the zoning-related application(s); and a City Council hearing date has
25 been set for the zoning-related application(s).

26 (B) In cases where approval of a rezoning or a site development plan review by the
27 City Council is necessary before a tentative map can be approved:

28 (1) The Director [may] shall withhold presentation of the tentative map to
the Planning Commission until at least two weeks after the City Council's final approval of the
rezoning or site development plan review application, or both; and

(2) The Director may extend the time for reviewing the tentative map if the
Council's rezoning or site development plan approval requires that additional issues be addressed or

1 changes made before map approval can occur.

2 (C) In cases where a rezoning is unnecessary and the Planning Commission is
3 authorized to take final action on a site development plan review, the Director shall decline to accept
4 a tentative map application until the Planning Commission has approved the application for site
5 development plan review.

6 [(C)] (D) The Director's [ability] obligation to withhold action or ability to extend time
7 under Subsection (B) is subject to the time limits referred to in NRS 278.350, as they may be extended
8 by mutual consent. In addition, the Director's failure to comply with any obligation described in this
9 Section shall not be deemed a violation subject to criminal or administrative action and shall not
10 invalidate any action taken.

11 SECTION 2: Title 18, Chapter 8, Section 100, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **18.08.100:** A tentative map shall indicate, without limitation:

14 (A) Demonstration of compliance with the necessary traffic circulation and access
15 requirements set forth in this Title, including those relating to streets, access points, driveways, and
16 site visibility restriction zones, as well as compliance with Sections 18.12.204 and 18.12.300; [and]

17 (B) Demonstration, by means of preliminary drawings, of compliance with good
18 traffic control practices and applicable standards and ordinances, as determined by the Traffic
19 Engineer;

20 (C) Demonstration of compliance with the requirements of this Title and Title 19
21 regarding residential parking, walls and landscaping; and

22 [(B)] (D) Any and all trails that are necessary to be provided in accordance with the City's
23 Master Plan and ordinances.

24 SECTION 3: Title 18, Chapter 8, Section 160, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **18.08.160:** (A) If a final map is not approved and recorded within:

27 (1) Two years following the date of approval of the tentative map;

28 (2) One year following the date of approval of a previously-recorded final

1 map covering a portion of the tentative map; or

2 (3) One year following an extension of time granted pursuant to Section
3 18.08.170,

4 the tentative map application and approval shall lapse and a new tentative map shall be required.

5 [Tentative maps are not eligible for an extension of time.]

6 (B) For a phased project, the first of a series of final maps covering a portion of the
7 approved tentative map must be approved and recorded within two years following the date of
8 approval of the tentative map. Subsequent final maps must be approved and recorded within one year
9 following the date of the approval of the previously recorded final map, unless an extension is granted
10 pursuant to Section 18.08.170, or all further proceedings concerning the subdivision shall be
11 terminated.

12 SECTION 4: Title 18, Chapter 8, Section 170, of the Municipal Code of the City of
13 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 **18.08.170:** By delegation, the Director, upon application, may grant a single one-year extension
15 of time within which to present and record a final map or any one of a series of final maps covering
16 a portion of the tentative map, except that no extension may be granted if a final map, or the first in
17 a series of final maps, is not recorded within two years following the date of approval of the tentative
18 map. In order to qualify for an extension of time under this Section, application therefor must be made
19 prior to expiration of the approval.

20 SECTION 5: Title 18, Chapter 8, Section 180, of the Municipal Code of the City of
21 Las Vegas, Nevada, 1983 Edition, is hereby amended by replacing Figure 1 that appears therein with
22 the Figure 1 that is attached to this Ordinance.

23 SECTION 6: Title 18, Chapter 12, Section 160, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 **18.12.160:** Any intersection of any street that provides external access from a subdivision to any
26 existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall
27 be offset from any other intersection by at least two hundred twenty feet, measured from centerline
28 to centerline. Intersections of streets providing service internally within a subdivision, where they do

1 not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet. The
2 City Traffic Engineer, at his sole discretion, may allow lesser separation than the distances set forth
3 above if the applicant can demonstrate that the alternative design can safely accommodate traffic
4 circulation.

5 SECTION 7: Title 18, Chapter 12, Section 210, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **18.12.210:** [A minimum sight clearance for unobstructed vision shall be provided at all
8 intersections in accordance with City standards. The areas of unobstructed vision shall be detailed on
9 the final map or included by reference, and shall be noted as areas where improvements are restricted
10 by City standards. The requirement for unobstructed vision shall apply to the location of all public
11 and private facilities and improvements as determined by the Director of Public Works. All plans
12 regarding drainage, grading, fence layout and other construction shall reflect compliance with the
13 unobstructed vision requirement.]

14 A sight visibility restriction zone (SVRZ) shall be provided at all intersections, including roadway
15 with roadway and driveway with roadway intersections. Each such zone shall comply with Standard
16 Drawing No. 201.2 of the Uniform Standard Drawings, Clark County Area, as it may be revised from
17 time to time, or the applicable sight restriction standards set forth in the most recent edition of the
18 manual entitled "A Policy on Geometric Design of Highways and Streets," as published by the
19 American Association of State Highway and Transportation Officials. Each SVRZ shall be detailed
20 on all plans that depict drainage, grading, fence layout, landscaping or other construction
21 improvements. If required by the City Traffic Engineer, an additional exhibit detailing the SVRZ shall
22 be recorded and a copy submitted to the City plans library. The final map shall provide a general
23 statement making reference to the latest approved construction improvement plan. If a separate SVRZ
24 exhibit is required by the City Traffic Engineer, the final map shall make reference to the exhibit as
25 a recorded document identified by its book and instrument number. The SVRZ requirements of this
26 Section shall apply to the location of all public and private facilities and improvements, as determined
27 by the Director of Public Works.

28 SECTION 8: Title 18, Chapter 12, Section 450, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **18.12.450:** For purposes of determining the number of hydrants required for a particular
3 development, the maximum amount of flow per hydrant that may be counted in determining the
4 system's adequacy is one thousand five hundred gallons per minute. The criteria for determining the
5 fire flow and number of hydrants for any specific subdivision shall be those set forth in the [Uniform]
6 Fire Code and the I.S.O. Manual adopted by the City.

7 SECTION 9: Title 18, Chapter 12, Section 470, of the Municipal Code of the City of
8 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

9 **18.12.470:** Hydrants shall be located in conformance with applicable Standard Drawings and the
10 [Uniform] Fire Code. No hydrant shall be located inside or within twenty feet of the required right-of-
11 way radius of a cul-de-sac. Public fire hydrant easements shall be provided for all public fire hydrants
12 not located within public street rights-of-way.

13 SECTION 10: Title 18, Chapter 24, Section 10, of the Municipal Code of the City of
14 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

15 **18.24.010:** There are adopted, as part of this Chapter, [five] seven appendices, designated as
16 Appendices "A," "B," "C," "D," [and] "E," "F" and "G," which are attached to the ordinance [codified
17 in] amending this Chapter and copies of which shall be maintained in the office of the City Clerk and
18 the Department of Planning and Development. Appendices "A" through "F" are related to the
19 preparation and submittal of parcel maps, tentative subdivision maps and final subdivision maps under
20 the applicable provisions of this Title. Appendix G sets forth requirements related to boundary line
21 adjustments as authorized and described by State law.

22 SECTION 11: Title 19, Chapter 8, Section 30, Subsection (B), of the Municipal Code
23 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

24 (B) [Vision Obstructions at Intersections. As illustrated in Figure 1 below, no structure or
25 landscaping may be constructed or permitted between three and seven feet above grade within the
26 sight distance setback established by Figure 3 and its accompanying table. However, this restriction
27 shall not apply to lighting, sign posts, or tree trunks.]

28 Sight Visibility near Intersections. Structures and landscaping near intersections shall be

1 subject to the sight visibility restriction zone provisions of LVMC 18.12.210.

2 SECTION 12: Title 19, Chapter 8, Section 30, of the Municipal Code of the City of
3 Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom Figures 1 and 3, and
4 renumbering Figure 2 as Figure 1. The new Figure 1 shall appear following Subsection (C) of Section
5 30.

6 SECTION 13: Title 19, Chapter 12, Section 30, Subsection (A), of the Municipal Code
7 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

8 (A) Landscape Required.

9 (1) All required Site Development Plans shall meet or exceed the minimum standards, and
10 shall comply with any restrictions, established in this Chapter. Figures referred to in this Chapter are
11 set forth in LVMC 19.12.080. Landscaping subject to this Chapter shall also comply with the
12 provisions of LVMC 13.48.040 and 18.12.210.

13 (2) Except as otherwise permitted by the Director, all landscape and irrigation plans shall
14 be prepared and stamped by a registered architect, landscape architect, residential designer or civil
15 engineer.

16 (3) The owner, developer and occupant of the property are jointly and severally responsible
17 for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping
18 continues to thrive. Prior to the issuance of a building permit, the owner, developer or contractor shall
19 post a performance bond or equivalent security to assure the performance of the maintenance
20 obligation for a minimum of two years.

21 (4) All revisions to an approved landscape plan must first be reviewed and approved by
22 the Department prior to installation of the landscaping.

23 SECTION 14: Title 19, Chapter 12, Section 30, Subsection (D), of the Municipal Code
24 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

25 (D) Maintenance. Property owners shall [maintain all walls in good structural and finish condition.
26 All landscaping shall be maintained in a healthy and vigorous living condition. Dead vegetation shall
27 be promptly replaced, in accordance with standard seasonal planting practices, with healthy, living
28 plants.] be responsible for:

- 1 (1) Maintaining all walls in good structural and finish condition;
2 (2) Maintaining all landscaping in a healthy and vigorous living condition and in
3 accordance with LVMC 13.48.040 and 18.12.210; and
4 (3) Promptly replacing dead vegetation with healthy, living plants, in accordance with
5 standard seasonal planting practices.

6 SECTION 15: Title 19, Chapter 18, Section 50, Subsection (G), Paragraph (2),
7 Subparagraph (b), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby
8 amended to read as follows:

9 (b) Drawings and Plans Required. Plans describing the proposed development of the property
10 shall be submitted as required by the Director. Complete working drawings are not necessary;
11 however, proposed structures (including building elevations), streets, driveways and access points,
12 sight visibility restriction zones (as described in LVMC 18.12.210, on-site circulation and parking,
13 walls, landscaping, building materials, dumpster locations and other improvements must be shown.
14 Preliminary drawings must contain sufficient information to permit the determination of compliance
15 with good planning practices, applicable standards and ordinances. Floor plans are not normally
16 required. For any development site where twenty percent or more of the aggregate site has a slope of
17 natural grade above four percent, a cross section must be submitted. Each cross section must extend
18 a minimum of one hundred feet beyond the limits of the project at each property line, showing the
19 location and finish floor elevations of adjacent structures; the maximum grade differentials; and the
20 elevations of existing and proposed conditions.

21 SECTION 16: Appendices "A" through "G," referred to in Section 10 of this
22 Ordinance, are attached to and, by this reference, incorporated into this Ordinance and LVMC
23 18.24.210, and shall replace and supersede previous Appendices "A" through "E."

24 SECTION 17: For purposes of Section 2.100(3) of the City Charter, LVMC 19.08.030,
25 19.12.030 and 19.18.050 are deemed to be subchapters rather than sections.

26 SECTION 18: If any section, subsection, subdivision, paragraph, sentence, clause or
27 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
28 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

6 SECTION 19: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this ____ day of _____, 2007.

10 APPROVED:

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By _____
OSCAR B. GOODMAN, Mayor

13

ATTEST:

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BEVERLY K. BRIDGES, CMC
City Clerk

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APPROVED AS TO FORM:

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Val Steel 8-1-07
Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2007, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2007, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 _____
BEVERLY K. BRIDGES, CMC
18 City Clerk
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City of Las Vegas Tentative Map

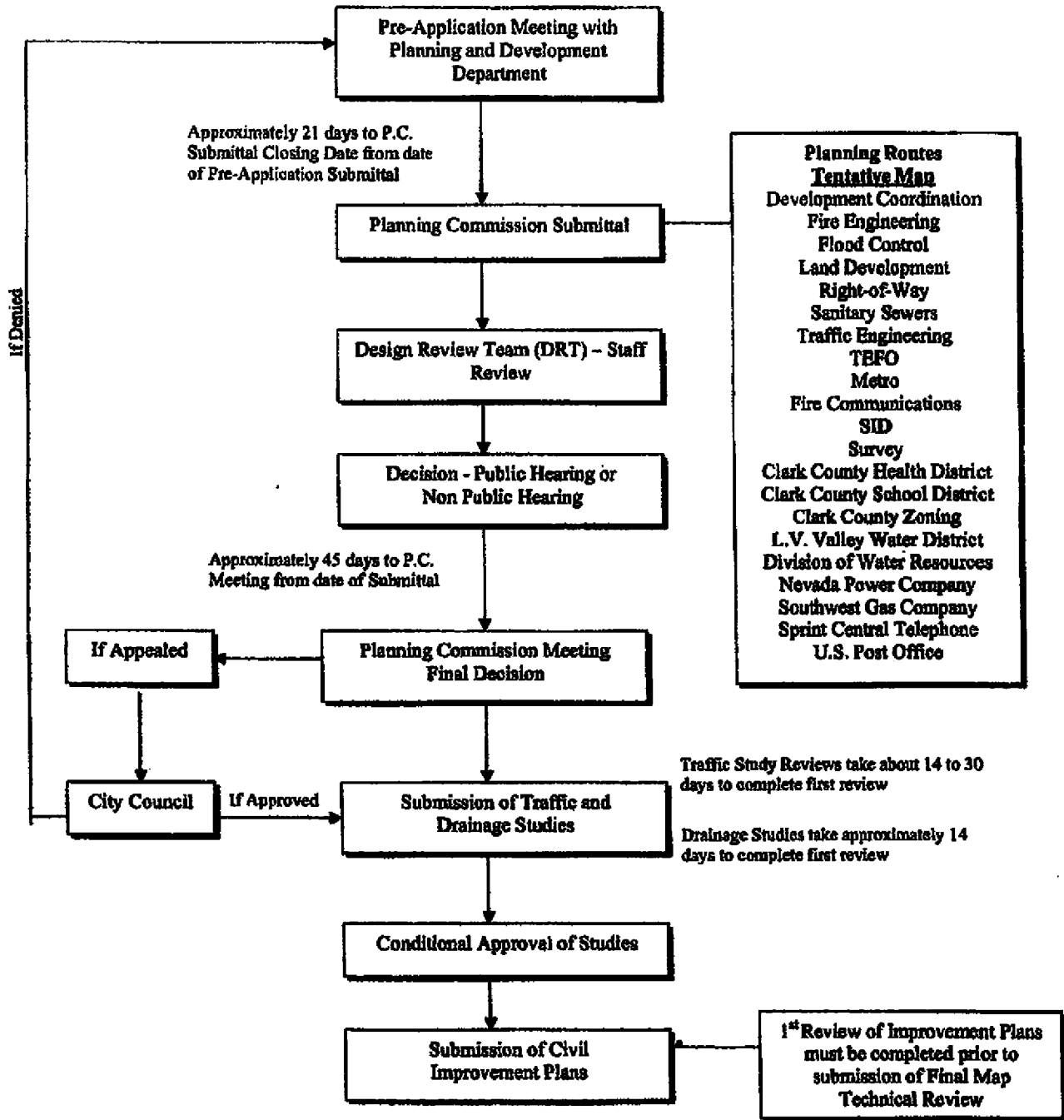


Figure 1

APPENDIX A

PARCEL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each parcel map application:

- A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- C. Parcel Map Contents:
 - 1. Owner's Certificate, including the granting of easements and dedication of alleys, streets, highways or other public ways as shown on the map (per Appendix F);
 - 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix F);
 - 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
 - 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
 - 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
 - 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
 - 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
 - 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
 - 9. Survey analysis sufficient to delineate boundary controlling monuments;

- 10. Identification of adjoining properties;
- 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one-hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- 13. All existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- 14. Certificate of approval by the Director of Planning and Development and the City Surveyor;
- 15. Impact Statement, if required; and
- 16. Location of all trails.

D. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- 1. Name of the proposed subdivision.
- 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- 5. Identification of adjoining properties.
- 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- 7. Existing structures and other physical features.
- 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence. Letters may be used to identify common lots.
- 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- 10. Existing and proposed street names.
- 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- 12. Locations and widths of existing and proposed utility rights-of-way and easements.

- 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- 14. Existing and proposed storm drains.
- 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools, are to be public or private.
- 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.
- 3. Any proposed deviations from City standards.

- 4. A copy of the deed for the property, if required.
- 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A."
- 6. A compatible digital format copy of the tentative map.
- 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

APPENDIX C

FINAL MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each final map application:

A. Final Map Contents

- 1. Name of proposed subdivision (which should include its designation, if applicable, as a condominium, townhouse, residential planned development, commercial subdivision, or mixed use commercial/residential condominium development).
- 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- 3. Identification of adjoining properties.
- 4. A survey analysis sufficient to delineate boundary controlling monuments.
- 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence. Letters may be used to identify common lots.
- 6. Existing and proposed street right-of-way widths and corner radii.
- 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- 9. Locations and widths of existing and proposed utility rights-of-way and easements.
- 10. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.

- 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- 14. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- 15. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.
- 16. Note on the map referring to the latest approved construction improvement plans regarding Sight Visibility Restriction Zones (SVRZ). If a separate exhibit is required by the City Traffic Engineer, reference to this recorded document shall be included on the final map.

B. Required Certifications

In addition to any other certifications required by State law, the following certifications shall appear on the title sheet of the final map. Copies of required certificate format are presented in Appendix E.

- 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights-of-way for alleys, streets, highways or other public ways as shown on the map.
- 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- 3. Certificate of City Surveyor. All final maps shall be certified by the City Surveyor stating that the final map is technically correct and complies with City standards.
- 4. Certificate of Southern Nevada District Board of Health. All final maps shall be certified by the Southern Nevada District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.

- 6. Certificate of Director of Planning and Development/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights-of-way, easements or parcels for public dedication.
- 7. Certificate of easement recipients.
- 8. Certificate of acknowledgment.

C. Supplemental Requirements

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- 2. A copy of the deed attesting to the current ownership of the property.
- 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

Following all required final revisions and before the Director signs the final map, the final map drawings shall be submitted at a scale of one (1) inch equals two hundred (200) feet or a digital format as specified by the Department of Planning and Development.

APPENDIX D

MONUMENTATION REQUIREMENTS

A. General Requirements

A complete and accurate survey of the land to be divided, developed or improved, which is delineated by a parcel map, final map, improvements or other plans, shall be made by a Nevada Licensed Professional Land Surveyor in accordance with the standard practices and principals of land surveying. Where survey monuments are to be set, or are subject to disturbance and replacement, only a professional land surveyor, duly licensed by the State of Nevada shall be authorized to determine or establish the exact location for a survey monument and only such professional land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public rights-of-way or private streets and easements.

B. Monuments

1. General

- (a) Monuments shall be set in conformance with the standard detail drawings and the applicable parcel or final maps recorded under authority of NRS Chapter 278, or those maps and plans approved and on file with the Department of Public Works. Such monuments shall be set within or directly adjacent to the project at:
 - (1) All street centerline intersections.
 - (2) All angle points of tangency and points of curvature in street centerlines.
 - (3) All intersections of street centerlines with survey boundaries.
 - (4) All section corners, quarter corners and sixteenth section corners. All the above established points which fall within the limits of public rights-of-way or private streets and easements shall be referenced to four (4) firmly established ties within a radius of twenty (20) feet to one-hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90) as possible, radiating from the established intersection or control monument.
- (b) All monuments set within the limits of public rights-of-way or private

streets and easements shall have a nonferrous metal cap securely attached to the top of the monument permanently marking the exact center. The professional land surveyor's registration or license number shall be stamped on the nonferrous metal cap, preceded by the letters: "P.L.S."

- (c) Monuments may be set after approval of the map or plan, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of an applicable parcel map of final map or prior to the final acceptance of the improvements or other plans, a cash deposit or approved bond in an amount set by the Department of Public Works shall be filed guaranteeing such work.
- (d) All monuments shall conform to City standards. Prior approval of alternate survey monuments is recommended prior to a request for acceptance of final improvements. All alternate types of survey monuments must equal or surpass City standards regarding quality, durability and conformance with applicable laws or ordinances.
- (e) Where hard rock or other physical obstructions are encountered, monument length may vary within reasonable limits as long as length is sufficient to resist removal.
- (f) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than the requirements of the "Standards of Practice for Professional Land Surveyors" as enumerated by Nevada Administrative Code (NAC), Sections 625.651 to 625.795, inclusive.
- (g) A reproducible original of a Survey Monumentation Plan, clearly identifying all monument locations, including reference monuments, shall be prepared and certified by a Nevada Professional Land Surveyor. This plan shall be submitted to the City Surveyor prior to the release of the improvement bond or prior to release of the final map if improvements are to be installed without bond, and shall certify that the monuments are of the character and occupy the positions shown.
 - (1) The following documents may constitute a Survey Monumentation Plan providing they are in accordance with the requirements of this Chapter, and are delivered as a formal document to the City Surveyor for approval.

- a. Record of Survey in accordance with NRS 625.340;
 - b. Corner Record in accordance with NRS Chapter 329.
- (2) The following certificate prepared and certified by a Professional Land Surveyor is required on all monumentation plans:

I, _____, a Licensed Professional Land Surveyor in the State of Nevada, do hereby certify that the monuments have been set and the tie distances established as shown hereon. This survey was completed on _____.

2. Types of Monuments

- (a) Type I. This monument shall be installed as a section corner or $\frac{1}{4}$ section corner surface monument in a public right-of-way or private street or easement which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction, see Standard Drawing No. 239.
- (b) Type II. This monument shall be installed as a surface monument at $\frac{1}{16}$ section corners within a street or road section which is paved with Portland Cement Concrete or Asphalt Concrete. Type II monuments may also be used as subsurface section corner and $\frac{1}{4}$ section corner monuments in an unimproved street or road section where maintenance would preclude the use of surface monuments. For construction, see Standard Drawing No. 240.
- (c) Type III. This monument shall be installed at all other survey control points located in paved or unpaved streets, roads or other public or private rights-of-way shown on the parcel map or final map. Such locations may include: secondary street intersections, center of hammerhead turnarounds or circular cul-de-sac, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction, see Standard Drawing No. 241.
- (d) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 243 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 242. If the monuments are to be set in a concrete curb,

they must be placed in a tangent section of curb, approximately two (2) feet from the end of the return.

3. Nevada State Plane Coordinates.

- (a) Where sufficient control exists within one-half ($\frac{1}{2}$) mile of a site, Nevada State Plane Coordinates shall be established in accordance with NRS Chapter 327 for monuments located within the limits of public or private rights-of-way which are coincident with section corners, $\frac{1}{4}$ sections corners or $\frac{1}{16}$ section corners, as a the case may be, and shown on the Monumentation Plan. The professional land surveyor shall consult with the City Surveyor with regard to the availability of sufficient survey controls.
- (b) In situations where street centerlines are obstructed by median islands, planting, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset line.
- (c) Monumentation at a Point of Intersection which falls within the limits of a public or private right-of-way will be preferred over setting monuments at a Point of Curvature or Point of Tangency, unless the Point of Intersection falls outside the paved area.
- (d) In places where the placement of monuments as outlined above is impossible or impractical, the City Surveyor may approve additional or alternate monument locations.

4. Monument Construction.

The physical construction of monuments must be performed under the direct supervision of a Professional Land Surveyor. All requirements of City standards must be met. Poor workmanship or substandard materials will not be accepted.

APPENDIX E

REQUIRED CERTIFICATES (FINAL MAP)

A. Owner's Certificate

1. For residential subdivisions other than planned unit developments and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of _____, do hereby consent to the preparation and recordation of this plat, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) and to their respective successors and assigns: (i) a three-foot wide easement on all side property lines, exclusive of easements for drainage, sewer, trails, and all other public use easements; (ii) a three-foot wide easement from property line to meter panel to provide access for underground service; (iii) a five-foot wide easement on all property lines that abut public and private streets, exclusive of easements for drainage, sewer, trails, and all other public use easements, to include access to above-ground transformer pads; and (iv) a two-foot wide easement around each transformer pad within the platted lands for the construction, maintenance, operation and final removal of street lights, fire hydrants, underground power, telephone, gas, water and cable

television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal, conduit and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of _____ 20 ____.

2. For commercial subdivision, planned unit development and condominium developments, the Owner's Certificate shown on the final map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the plat of _____, do hereby consent to the preparation and recordation of this plat, and do hereby:

-Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and

-Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

No part of the parcels marked "Not a part of this subdivision" is offered for dedication.

Furthermore, the undersigned owner(s) does/do hereby grant and convey to Nevada Power Company and Embarq Corporation (jointly and severally), Southwest Gas Corporation, Las Vegas Valley Water District, Cox Communications Las Vegas, Inc., and _____ (any other utilities authorized to provide service) jointly and severally, and to their respective successors and assigns, a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of street lights, if any, and fire hydrants, underground power, telephone, gas, water and cable television lines and appurtenances, together with the right of ingress thereto and egress therefrom.

Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement right shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. (This paragraph to be used only if a trail is being granted or dedicated to the City.)

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building, for the construction, maintenance, operation and final removal of public street lights, if any, traffic signals, conduits and appurtenances, and public fire hydrants, together with the right of ingress to and egress therefrom.

3. For reversionary final maps, or reversions to acreage involving final maps, the Owner's Certificate shall be in substantially the following form:

_____, does hereby certify that (I/we) am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this plat and does/do consent to the preparation and recordation of this plat for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

B. Surveyor's Certificate

- (1) Final Subdivision Maps

(Section, Township, Range, Meridian).

- 3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
- 4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor

*License/Registration No. and Seal

*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, _____ (name) _____, City Surveyor of the City of Las Vegas, do hereby certify that I have examined the final subdivision map of _____ (name of subdivision) _____ and am satisfied that the map is technically correct.

(If monuments have not been set, the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before _____ (date certain to be determined by City personnel) _____.

(If a reversionary final map, no monument statement is needed)

City Surveyor, PLS

Date

D. Certificate of District Board of Health

This final map is approved by the Southern Nevada District Board of Health. This approval concerns sewage disposal, water pollution, water quality and water supply facilities and is predicated upon plans for a public water supply and a community system for the disposal of sewage.

Date

Southern Nevada District Board of Health
(Print name under signature)

E. Certificate of Water Resources Division

This final map is approved by the Division of Water Resources of the Department of Conservation and Natural Resources concerning water quantity, subject to the review of approval on file in this office.

Date

Division of Water Resources
(Print name under signature)

F. Certificate of Director of Planning and Development

(1) Final Subdivision Maps

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20 ____.

Date

Director of Planning and Development
(Print name under signature)

(2) Reversionary Final Maps

I certify that the Director of Planning and Development, on the ____ day of _____, 20 ____, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

Date

Director of Planning and Development
(Print name under signature)

G. Certificate of Easement Recipients

We, the herein named easement recipients, approve the grant of the designated easements:

Southwest Gas Corporation

Date

(Print name under signature)

Nevada Power Company

Date

(Print name under signature)

Embarq Corporation

Date

(Print name under signature)

Cox Communications Las Vegas, Inc.

Date

(Print name under signature)

Las Vegas Valley Water District

Date

(Print name under signature)

City of Las Vegas, City Engineer

Date

(Print name under signature)

(Additional Authorized Utility, if any)

Date

(Print name under signature)

NOTE: Easement recipients are not included on reversionary final maps.

H. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s)

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada

County of Clark

This instrument was acknowledged before me on _____ (date) _____
by _____ name(s) of person(s) _____ as
_____ (type of authority, e.g., officer, trustee, etc.) _____ of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

APPENDIX F

REQUIRED CERTIFICATES (PARCEL MAP)

A. Owner's Certificate

1. The Owner's Certificate shown on the parcel map shall be in substantially the following form, with necessary modifications consistent with project needs to be made by the owner or map applicant:

_____ do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown hereon, do hereby consent to the preparation and recordation of this parcel map, have caused the land to be surveyed and platted into parcels, and do hereby:

- Offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public rights-of-way and places as indicated and outlined hereon, for the use of the public; and
- Grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.

Further, the undersigned owner(s) hereby grant(s) and convey(s) to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, traffic signals, conduits and appurtenances, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, traffic signal, conduit and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.

Dated this _____ day of 20__.

2. For reversionary parcel maps or reversions to acreage involving parcel maps, the Owner's Certificate shall be in substantially the following form:

_____, do hereby certify that I/we am/are the owner(s) of the parcel(s) of land which is/are shown within the boundary of this map and do hereby consent to the preparation and recordation of this map for the purpose of reverting to acreage the parcel(s) of land delineated hereon.

2. The lands surveyed lie within _____
(Section, Township, Range, Meridian).
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the local government gave its final approval.
4. This map has been prepared from information shown on (list recording information for map or maps). No responsibility is assumed for the existence of the monuments or for correctness of other information shown on or copied from said map(s).

Name of Surveyor

*License/Registration No. and Seal

*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. Certificate of City Surveyor

I, _____ (name) _____, City Surveyor of the City of Las Vegas, do hereby certify that I have examined the parcel map (or reversionary parcel map) and am satisfied that the map is technically correct.

(If monuments have not been set in the case of a parcel map the certificate must include the following statement:)

Monuments have not been set, but a proper performance bond has been deposited to guarantee their setting on or before (date certain to be determined by City personnel).

(If a reversionary map, no monument statement is needed)

City Surveyor, PLS

Date

D. Certificate of Director of Planning and Development

(1) Parcel Maps

I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 20____.

Date

Director of Planning and Development
(Print name under signature)

(2) Reversionary Parcel Maps

I certify that the Director of Planning and Development, on the ____ day of _____, 20____, did approve this map, in accordance with NRS 278.010 to 278.630, inclusive, for the purposes of reverting to acreage the property described herein.

Date

Director of Planning and Development
(Print name under signature)

E. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on ____ (date) ____
by _____ name(s) of person(s) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expired: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) _____ as
_____ (type of authority, e.g., officer, trustee, etc.) _____ of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.

3. This map is not in conflict with the provisions of NRS 278.010 to 278.630, inclusive, or any local ordinances in effect on the date that the local government gave its final approval.
4. All corners and angle points of the adjusted boundary line have been defined by monuments or will be otherwise defined on a document of record as required by NRS 625.340.

Name of Surveyor

*License/Registration No. and Seal

*Map must be stamped and sealed prior to submittal to a government agency per NAC 625.610(4)

C. City of Las Vegas Approval

This map has been approved for the purpose of achieving a boundary line adjustment in accordance with the provisions of NRS 278.010 to 278.630, inclusive on this ____ day of _____, 20____.

Director of Planning and Development
(Print name under signature)

Date

City Surveyor
(Print name under signature)

Date

D. Certificate of Acknowledgment

1. The following certificate is sufficient for an acknowledgment in an individual capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on ____ (date) ____
by _____ name(s) of person(s) _____ .

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

2. The following certificate is sufficient for an acknowledgment in a representative capacity:

ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on _____ (date)
by _____ name(s) of person(s) as
_____ (type of authority, e.g., officer, trustee, etc.) of
_____ (name of party on behalf of whom instrument was executed) _____.

(Signature of notarial officer)
(Seal, if any)

(Title and rank)
(My commission expires: _____)

NOTE: An appropriate Certificate for Attorney-in-Fact may be substituted for the Certificate of Acknowledgment if deemed equivalent by the Director of Public Works.