

DS #:

5127

APN:

125-10.402-001 & 125-10.402-005

PROJECT:

Racal & Tioga Residential Development

SUBMITTAL:

CCPW & 2' Approval

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 3, 2020
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	Taney Engineering	
Racel & Tioga Residential Development		
Cross Streets:	SEC of Racel Street & Tioga Way	Adaven Homes
File Number:	F:\Depot\DSMemos\DS5127C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-10-402-001 & 125-10-402-005	CCPW
Zoning Action:	PMP-76693	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	4/22/2019	5/14/2019	Not Approved	\$400.00	3099486: \$400
2 nd Submittal	6/25/2019	7/17/2019	Conditional Approval	\$400.00	3464712: \$400
CCPW & 2'-Approval	5/18/2020	6/3/2020	Concurrence Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. It is understood that the engineer/developer is in the process of filing a PMP with the *City of Las Vegas*. Improvement Plans will not be approved prior to the approval of the subject PMP by the *City Planning Commission / City Council*.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
ays

T/R/S: T19S/R60E/10
AREA G-10

Albert Sung

From: Doa Meade <Doa.Meade@lvvwd.com>
Sent: Tuesday, April 30, 2019 9:52 AM
To: Janna Felipe; Marie Denison
Cc: Brian Myers; Todd Stovall
Subject: RE: Racel & Tioga - Parcel Maps (APN: 125-10-402-001 & 005)

Janna,

In the example that you provided, you are correct and that was actually different because it was originally contemplated as part of a large commercial parcel. The map proposed at that time was carving out the very large parcel which would ultimately be subdivided via a tentative map for a residential subdivision. Because that parcel was greater than 2.0 acres, we could exempt the requirement for water service to that new parcel, as with a large parcel, it is implied that it will be further subdivided with a tentative map, and all utilities will be required at that future time.

In the case of a 4-lot minor subdivision map, the parcels are all less than 2.0 acres and are intended to be the final lot for residential construction after the map, with no further subdivision in the future, so provisions for water and sewer to each residential parcel are required at this time. Since CLV does not have LVVWD sign the parcel map for minor subdivisions, due to the really short timeline of the map reviews, they look for our signed jurat form as the approval from us. In this case, civil plan approval is required prior to us approving the map...signing the jurat form.

Thank you,

Doa J. Meade, PE
Director of Infrastructure Management
702-258-3976



Las Vegas Valley Water District
Southern Nevada Water Authority
Springs Preserve™

Our offices are closed on Fridays

*Explains PMP cannot be
approved prior to TDS
Approval!*

From: Janna Felipe <JannaF@taneycorp.com>
Sent: Tuesday, April 30, 2019 9:36 AM
To: Marie Denison <Marie.Denison@lvvwd.com>
Cc: Doa Meade <Doa.Meade@lvvwd.com>; Brian Myers <BrianM@taneycorp.com>; Todd Stovall <Todd.S@taneycorp.com>
Subject: {EXTERNAL} Racel & Tioga - Parcel Maps (APN: 125-10-402-001 & 005)

Good Morning Marie,

Syndi in our office was corresponding with you regarding our Racel & Tioga PM's jurat applications recently. As we understood, you will not be able to sign the jurat's for our parcel maps until our improvement plans have been completely signed off?

We have had project's in the past that Dianne was able to check the first box which allowed us to submit our parcel map to the City of Las Vegas. Because I am new to this process as well, would you please explain the situation further so we can relay this back to our client?

I have attached the HGL request for this project which shows that we will be able to connect to water.

Thank you for your time.

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

Albert Sung

From: Janna Felipe <JannaF@taneycorp.com>
Sent: Wednesday, June 3, 2020 10:10 AM
To: Albert Sung
Cc: Brian Myers; Lee Gong
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)
Attachments: RE: Racel & Tioga - Parcel Maps (APN: 125-10-402-001 & 005); FW: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

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Hello Albert,

The parcel maps (PMP-76693 & PMP-76694) have been submitted, but have not been approved. I've attached past emails which explain the situation. LVVWD will not sign off on a jurat until the civil plans are approved.

Thank you.

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Albert Sung [mailto:YSung@LasVegasNevada.GOV]
Sent: Wednesday, June 03, 2020 9:57 AM
To: Janna Felipe <JannaF@taneycorp.com>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Janna,

Do you have a copy of an approved parcel map (PMP-xxxxx)? Please forward that to me if you have it?

Thanks.

Albert Y. Sung

Project Engineer
Public Works Dept. / Flood Control
(702) 229-6541
333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106





Your opinion is important! Click [here](#) to take a short survey.

From: Janna Felipe <JannaF@taneycorp.com>
Sent: Wednesday, June 3, 2020 9:02 AM
To: Albert Sung <YSung@LasVegasNevada.GOV>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

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Hello Albert,

I have attached the approval of the 2-ft grade difference for DS 5127, as requested. Please let us know when we can expect the final approval of the Racel & Tioga drainage study. Thank you.

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Albert Sung [<mailto:YSung@LasVegasNevada.GOV>]
Sent: Tuesday, May 19, 2020 11:37 AM
To: Janna Felipe <JannaF@taneycorp.com>
Subject: FW: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Janna,

I take back the requirement for CCPW concurrence because I just found the CCPW letter from the office this morning.

So my only issue is the approval of Justification Letter from City Planning Department. Please send me the letter once you have it.

Thank you and sorry about the confusion.

Albert Y. Sung

Project Engineer
Public Works Dept. / Flood Control
(702) 229-6541
333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Albert Sung
Sent: Tuesday, May 19, 2020 11:14 AM
To: Janna Felipe <JannaF@taneycorp.com>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Hi Janna,

The Justification Letter has to be submitted to City Planning Department for approval. Please contact Ms. Linda Hartman Maynard of Current Planning for the approval. Her email address is lmaynard@lasvegasnevada.gov.

Also, do you have any proof of CCPW concurrence?

When you send me the approval of Justification Letter and the CCPW concurrence, please send them both within one email. That will be more convenient for me to gather all the information all at once.

Thanks.

Albert Y. Sung

Project Engineer
Public Works Dept. / Flood Control
(702) 229-6541
333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Janna Felipe <JannaF@taneycorp.com>
Sent: Monday, May 18, 2020 12:12 PM
To: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>
Cc: Albert Sung <YSung@LasVegasNevada.GOV>
Subject: FW: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hello Oh-Sang,

I would just like to forward you the email that was sent to Albert regarding Racel & Tioga DS 5127, please see below and attached.

Thank you,

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Janna Felipe
Sent: Monday, May 18, 2020 11:51 AM
To: Linda Hartman-Maynard <lmaynard@LasVegasNevada.GOV>
Cc: 'Justin Thorne (JustinT@taneycorp.com)' <JustinT@taneycorp.com>; Brian Myers <BrianM@taneycorp.com>; Lee Gong <LeeG@taneycorp.com>; Albert Sung <YSung@LasVegasNevada.GOV>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Good Morning Linda,

I have attached a justification letter and grading sheets for our Racel & Tioga project as discussed below. Please let us know if you need anything additional to complete your review, thank you.

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Linda Hartman-Maynard [<mailto:lmaynard@LasVegasNevada.GOV>]
Sent: Thursday, May 14, 2020 6:23 PM
To: Janna Felipe <JannaF@taneycorp.com>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Good Afternoon Janna,

Yes, a justification letter explaining the 2-foot plus or minus grade difference and a grading plan is what is required. I will review the attachments you have sent and get back to you on Monday.

Regards,

Linda Hartman-Maynard
Planner
City of Las Vegas Planning Department
702-229-6899
Lmaynard@lasvegasnevada.gov

From: Janna Felipe <JannaF@taneycorp.com>
Sent: Thursday, May 14, 2020 4:57 PM
To: Romeo Gumarang <rgumarang@LasVegasNevada.GOV>; Linda Hartman-Maynard <lmaynard@LasVegasNevada.GOV>
Cc: Nicole Eddowes <neddowes@LasVegasNevada.GOV>; Brian Myers <BrianM@taneycorp.com>
Subject: RE: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

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Good Afternoon,

Just wanted to follow up with you on a condition that we must satisfy on one of our projects we have in review at CLV. As stated below, I have been tasked with trying to figure out how to submit a request for a grade difference on our site, Racel & Tioga. See attached TDS conditional approval letter for DS 5127 for reference.

Please let us know if we can submit a justification letter and a copy of our grading plans to you per the attached approval letter.

Thank you,

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Nicole Eddowes [<mailto:neddowes@LasVegasNevada.GOV>]
Sent: Tuesday, May 12, 2020 5:44 PM
To: Romeo Gumarang <rgumarang@LasVegasNevada.GOV>; Linda Hartman-Maynard <lmaynard@LasVegasNevada.GOV>
Cc: Janna Felipe <JannaF@taneycorp.com>
Subject: FW: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

Linda & Romeo,

Is this something one of you handle on the civils? If not, would you please forward Janna to the correct person? Thank you!

Nicole Eddowes
Senior Planner
Development Services Center
Department of Planning
702-229-6745
333 N. Rancho Drive. | Las Vegas, NV 89106



lasvegasnevada.gov



From: Janna Felipe <JannaF@taneycorp.com>
Sent: Tuesday, May 12, 2020 4:09 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Racel & Tioga APN 125-10-402-001 & 005 (DS 5127)

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Good Afternoon Nicole,

I have been tasked with trying to figure out how to submit a request for a grade difference on our site, Racel & Tioga. See attached TDS conditional approval letter for DS 5127 for reference.

Is this going to be a "regular" planning submittal or something that can be done administratively? Any guidance would be greatly appreciated!!

Thank you,

Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: Justin Thorne
Sent: Tuesday, May 12, 2020 2:15 PM
To: Janna Felipe <JannaF@taneycorp.com>
Cc: David Westpy <DavidW@taneycorp.com>; Brian Myers <BrianM@taneycorp.com>; Ashlyn Spreitzer <AshlynS@taneycorp.com>; Heather Britz <HeatherB@taneycorp.com>; Lee Gong <LeeG@taneycorp.com>
Subject: ADV-18-101 - Racel & Tioga

Janna,

We need to submit to the City Planning and Development Department a justification letter and signed grading plan and details. I have attached the property in question that we will need this for. It is for the Tioga and Ackerman site next to the subdivision to the south. I will come in tomorrow to sign the justification letter and plans. I will put together a justification letter for this. After this is approved we will receive approval on the drainage study. If you have any questions please contact me.

Thanks,

S. Justin Thorne, P.E.
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
(702) 362-8844



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

May 18, 2020

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Racel & Tioga – Justification Letter (Grade Difference/Grading Plan)
(APN: 125-10-402-001 & 005)

To Whom It May Concern:

On behalf of our client, Mosaic Commercial Advisors, Taney Engineering is respectfully submitting a Justification Letter for a residential subdivision. We received drainage concurrence from Clark County on April 6th and we are currently in with CLV for drainage approval.

Excess fill APN: 125-10-402-001:

There will be excess fill on the site over 2'. The Maximum fill for the perimeter wall will be 6'. The site to the south is currently undeveloped and it is expected that this site will also be raised to match more closely with our site. APN 125-10-402-002 gets access from Pioneer way which is lower than our site. To meet drainage requirements and to provide sewer to the site excess fill was required. Our site has been lowered to the minimum possible to avoid unnecessary fill. Please refer to attached exhibits.

Excess fill APN: 125-10-402-005

There will be excess fill on the site over 2'. The Maximum fill for the perimeter wall on this site will be 5'. The site to the south takes its access off of Grand Teton Drive which is lower than our site. To meet drainage requirements and to provide sewer to the site excess fill was required. Our site has been lowered to minimize the fill as much as possible. Please refer to attached exhibits.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,

Justin Thorne, P.E.
Taney Engineering

PLANS APPROVED
PLANNING
Dept. of Planning
City of Las Vegas, Nevada
2' GRADE Difference
LHM MAY 21 2020 *only*
Conforms to the minimum requirement of
LVMC Title 19; applicable Master Plan
Development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

IMP. 58523
PMP-76693
4/10/20



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Drainage Study Approval Letter

Date: April 6, 2020
Firm: Taney
Engineer: Lee L. Gong, P.E.
Address: 6030 S. Jones Boulevard, Suite 100, Las Vegas, NV 89118
Phone: (702) 362-8844
Fax: (702) 362-5233
E-mail: leeg@taneycorp.com

Subject: Technical Drainage Study for Racel and Tioga
Location: SEC of Racel and Tioga and SEC of Ackerman and Tioga
APN: 125-10-402-001 and -005
Sec, Township, Range: S10, T19S, R60E
Flood Zone & Panel: Zone X, 1745E, Dated November 16, 2011
Application Number: PW19-17575

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Technical/Addendum 1	09/13/2019	10/15/2019	BC	
Addendum 1	11/06/2019	12/04/2019	BC	
Addendum 2	12/12/2019	12/19/2019	BC	
Addendum 3	02/13/2020	02/25/2020	BC	
Addendum 4	03/04/2020	03/09/2020	BC	
Supplement	03/18/2020	04/06/2020	BC	

The above-referenced project is located within the **City of Las Vegas** adjacent to Clark County unincorporated areas. The drainage study was approved by City of Las Vegas on July 18, 2019 and submitted to Clark County for concurrence on September 13, 2019 (DS5127).

The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas. The site shall be graded with respect to drainage as shown on "**Racel & Tioga**", grading plan sheets C1 thru C3, G1, G2, and PP1 thru PP4 signed and sealed by S. Justin Thorne, P.E. on March 16, 2020 and grading plan sheets GD1 signed and sealed by S. Justin Thorne, P.E. on March 17, 2020.

Check appropriate conditions

	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.64.050.
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
	An administrative variance to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. The finished floor variance must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
	The grading plan will be reviewed by the Building Office Operations Division to ensure compliance with the ADA access requirements. Revisions to the grading plan may be required if the site accessibility design does not comply with the requirements set forth in the Accessibility Chapter of the Clark County Building Code.
	The plans show work is proposed outside of the project boundary. Notarized written permission must be obtained prior to grading plan approval.
X	Right-of-way dedication must be verified.
	Any previously approved drainage easements that are not being used must be vacated.
	<i>Per Regional Flood Control District policies and Procedures manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage, the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.</i>
	Structural calculations are required. The structural calculations, plans, and details must be approved prior to "Offsite" submittal and prior to CCRFCD submittal, if applicable.
X	Plan revisions can be found on the red-lined plans and must be addressed.
	Prepare drainage easement documents as shown on the grading plans.

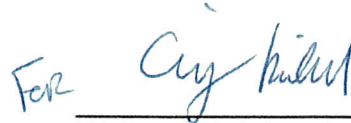
Additional Conditions:

1. Any improvements not depicted on the above mentioned grading plans or in the comment above will require an Update to this Technical Drainage Study.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The County assumes no liability for information data, designs or conclusions of the Engineer of Record.



Brian Churchill, P.E., CFM
Senior Engineer
Development Review
Brian.Churchill@ClarkCountyNV.gov



W. Layne Weber, P.E., CFM
Principal Engineer
Development Review
wlweber@ClarkCountyNV.gov

Albert Sung

From: Brian Myers <BrianM@taneycorp.com>
Sent: Tuesday, May 21, 2019 8:00 AM
To: Janna Felipe
Cc: Robert Cunningham; Justin Thorne; Andrew Acuna; Lee Gong
Subject: FW: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

FYI

Brian Myers, P.E.
Project Manager
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702) 362-8844
Direct: (702) 912-0242
Fax: (702) 362-5233
BrianM@taneycorp.com

From: Albert Sung <YSung@LasVegasNevada.GOV>
Sent: Monday, May 20, 2019 5:10 PM
To: Brian Myers <BrianM@taneycorp.com>
Cc: Oh-Sang Kwon <okwon@LasVegasNevada.GOV>; Lucien Paet <lpaet@LasVegasNevada.GOV>
Subject: FW: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

Ok Brian, when it's upon approvable stage of the drainage study, I'll give you conditional approval without the entitlement approval. But you or your client must go ahead to apply for the PMP process with City Planning. My final approval of the drainage study will be pending on the pertinent PMP.

Hope this help.

Albert Y. Sung
Project Engineer
Public Works Dept. / Flood Control
(702) 229-6541
333 N. Rancho Dr. 7th Floor
Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Lucien Paet <lpaet@LasVegasNevada.GOV>
Sent: Monday, May 20, 2019 4:59 PM

To: Albert Sung <YSung@LasVegasNevada.GOV>

Subject: RE: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

I don't think there will be an entitlement on this project that goes to a public hearing (PMP only). Given that, you can conditionally approve the DS as a DS without an entitlement or you could wait till they submit the PMP and tie it to the PMP. The only issue with this is that the PMP submittal will be way ahead of everything else. Nothing prevents them from submitting the PMP tomorrow, so if you want an entitlement to reference, tell them they need to submit the PMP for review even though we know it's going to be a while before it records.

Thanks,

Lucien Paet, P.E.

Engineering Project Manager

Public Works | Transportation Engineering

702-229-6145 | Fax: 702 382-3901

333 N. Rancho Drive 8th floor| Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

We need to hear from you. Please take an additional short survey.

<http://www.rtcsonv.com/pedcomfort>

From: Albert Sung <YSung@LasVegasNevada.GOV>

Sent: Monday, May 20, 2019 4:50 PM

To: Lucien Paet <lpayet@LasVegasNevada.GOV>

Subject: FW: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

Lucien,

Please read the email chain below. Can you talk to Planning how to resolve this? Thanks.

Albert Y. Sung

Project Engineer

Public Works Dept. / Flood Control

(702) 229-6541

333 N. Rancho Dr. 7th Floor

Las Vegas, NV 89106



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Brian Myers <BrianM@taneycorp.com>
Sent: Monday, May 20, 2019 3:47 PM
To: Albert Sung <YSung@LasVegasNevada.GOV>
Cc: Doa Meade <Doa.Meade@lvvwd.com>; Andrew Acuna <andrewa@summithomesnv.com>; Robert Cunningham <rc@taneycorp.com>; Janna Felipe <JannaF@taneycorp.com>; Peter Lowenstein <plowenstein@LasVegasNevada.GOV>
Subject: Racel & Tioga Parcel Mpas (APN: 125-10-402-001 & 005)

EXTERNAL EMAIL

Albert,

We recently received Technical Drainage Study comments from you for the project listed above (attached). Comment #1 is indicating that the City of Las Vegas will not issue conditional approval of the study until we have obtained conditions of approval through the entitlement process. The City of Las Vegas Planning Department and the Las Vegas Valley Water District will not allow us to submit our entitlement package until after we have full approvals of our improvement plans (see email attached from LVVWD). Comment #1 is not allowing us to obtain these approvals. Please advise as this is somewhat of a Catch 22 situation. Thanks!

Brian Myers, P.E.
Project Manager
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702) 362-8844
Direct: (702) 912-0242
Fax: (702) 362-5233
BrianM@taneycorp.com



Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

NOTICE OF FINAL ACTION

August 14, 2019

CLARK COUNTY PUBLIC WORKS
500 S GRAND CENTRAL PKWY
LAS VEGAS, NV 89155

REFERENCE: **VS-19-0468**

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Planning Commissioners at their regular meeting of **August 06, 2019** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- **A drainage easement must be reserved out for the south 15 feet of APN:125-10-499-030 and the north 15 feet of APN:125-10-499-022;**
- **Vacation to be recordable prior to applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Department of Comprehensive Planning

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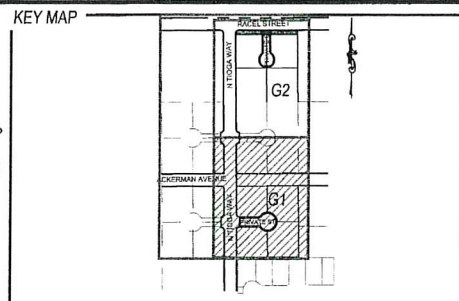
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YOLANDA T. KING, County Manager



- ### GRADING CONSTRUCTION NOTES
- 1 24" R-TYPE CURB (USD #217.3.S1)
 - 2 5.0' SIDEWALK (CCAUSD #234)
 - 3 2" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
 - 4 3.0" AC PAVEMENT OVER 4" TYPE II PER SOILS REPORT
 - 5 SAWCUT & MATCH EXISTING AC PAVEMENT (PER CCAUSD #500.3, 500.4, 503)
 - 6 INSTALL 48" X 18" BLOCK WALL OPENING (SEE DETAIL D/GD1)
 - 7 -INSTALL CONCRETE VALLEY GUTTER (SEE FIGD1)
 - 8 -INSTALL SIDEWALK UNDERDRAIN (CCAUSD #236)
 - 9 -INSTALL 6" CONCRETE OVER 6" TYPE II DRAINAGE CHANNEL

GEOTECHNICAL

Avoid overhead power line contact. It's costly.

Ca
before yo
Overhea
1-702-227-292



EARTHWORK

RACEL & TIOGA
A RESIDENTIAL SUBDIVISION

LAST PLOT: Justin Thorne
FILE NAME: S:\ACTIVE\ADAVEN HOMES\ADV.18.101 - RACEI & TIOGA\ENG\DIS\DWCS\SHEET DWCS\ADV.18.101 - SUB C.DWG

PARCEL MAP

BEING THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

INVESTOR EQUITY HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND WHICH IS SHOWN HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND 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 PUBLIC 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.

FURTHERMORE, THE ABOVE NAMED OWNERS, DO HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES AND AN ADDITIONAL EASEMENT UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO/FROM THESE EASEMENTS.

VINCENT SCHETTLER DATE
AS ATTORNEY IN FACT FOR JERRY R. GRAF, MANAGER OF INVESTOR EQUITY HOMES, LLC,
A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
BY VINCENT SCHETTLER AS ATTORNEY IN FACT FOR JERRY R. GRAF, MANAGER OF
INVESTOR EQUITY HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY:
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

BEING THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SAID PARCEL CONTAINS 2.90 ACRES, MORE OR LESS

WATER COMMITMENT NOTE

RECORDATION OF THIS MAP ESTABLISHES A WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT FOR FOUR (4) SINGLE FAMILY RESIDENTIAL LOTS. THE WATER COMMITMENT FOR THIS PROJECT IS CONTINGENT UPON THE DEVELOPER COMPLETING THE WATER FACILITIES AND THEIR ACCEPTANCE BY THE DISTRICT IN ACCORDANCE WITH THE DISTRICT'S SERVICE RULES, DISTRICT APPROVED PLANS, AND THE ASSOCIATED CONSTRUCTION AGREEMENT SIGNED BY THE DEVELOPER AND THE DISTRICT. ANY WATER COMMITMENT IS CONTINGENT ON THE ABOVE DESCRIBED CONDITIONS PRECEDENT HAVING BEEN SATISFIED AND WILL WAIVE IF THE DESCRIBED CONDITIONS ARE NOT MET BY THE DEVELOPER. IF THE CONDITIONS DESCRIBED HEREIN ARE NOT MET BY THE DEVELOPER, NOTICE OF WITHDRAWAL OF THE WATER COMMITMENT WILL BE FORWARDED TO THE SOUTHERN NEVADA HEALTH DISTRICT, THE STATE ENGINEER, AND THE BUILDING AND SAFETY DIVISION OF THE AGENCY HAVING JURISDICTION FOR THEIR PARTICULAR ACTION AS RELATED TO THIS PROJECT, INCLUDING, BUT NOT LIMITED TO, DENIAL OF ALL BUILDING PERMIT APPLICATIONS.

APPROVED: _____ DATE
BY: LAS VEGAS VALLEY WATER DISTRICT

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE REPLACEMENT OF AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO REPLACE OR MATCH ANY DECORATIVE SURFACE, LANDSCAPE FEATURE, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, P.L.S., CITY SURVEYOR DATE
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE ____ DAY OF _____, 20____.

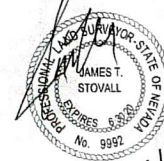
BY: ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF INVESTOR EQUITY HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., THE SURVEY WAS COMPLETED ON FEBRUARY 17, 2019.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9992



BASIS OF BEARINGS

NORTH 89°40'02" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY THE FINAL MAP RECORDED OCTOBER 7, 2014 IN BOOK 147 OF PLATS, PAGE 82, OFFICIAL RECORDS OF CLARK, COUNTY NEVADA

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

PMP-76694

PARCEL MAP

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

OFFICIAL RECORDS BOOK NO.

INSTRUMENT NO. _____
FILED AT THE REQUEST OF
TANEY ENGINEERING

DATE _____ AT _____

FILE _____ PAGE _____

PARCEL MAPS

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY - RECORDER

FEE \$ _____ DEPUTY _____

R2
RWM
7/10/19

