



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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From: ALAN R RIEKKE, PLS - CITY SURVEYOR  
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
LAS VEGAS 9-B L L C - % ACACIA CAPITAL CORP  
BAUGHMAN & TURNER INC  
RICHARD BAUGHMAN, PLS - BAUGHMAN & TURNER, INC.  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: November 18, 2013  
RE: **FINAL MAP 51812 - EAGLE CREST CONDOMINIUMS UNIT 1**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

**591578 CURRENT PL Status: Conditional Approval November 18, 2013**

If you have any questions regarding the following Planning comments please call 229-6301  
Department of Planning staff has administratively approved your request for technical review of the subject reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-51812" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please revise the Certificate of Director of Planning Approval to read as follows:  
CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL  
"I certify that the Director of Planning, 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 Parcel 1-1 of Book 83 Page 43 of Parcel Maps the property described herein."
3. Revise the Reversionary Map Note accordingly.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded reversionary map **MUST** be submitted to the City of Las Vegas.

**591579 DEVCO Status: Conditional Approval November 14, 2013**

If you have any questions regarding the following Development Coordination comments please call 229-6541

We note that this site was previously approved as a condominium project under Tentative Map TMP 12638 and subsequently the Final Map was submitted for Technical review as FMP-14247 and recorded as Book 140 Page 10 of the Subdivision Plats. It appears that this reversionary map will remove the ability for the property owner to turn this into a condominium complex. In the future, if the property owner would like to turn this site into a condominium complex, a new Tentative Map and Final Map will need to be submitted.

CONDITIONS OF APPROVAL:

1. Revise the Owner's Certificate to the current City of Las Vegas standards.
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**591580 SURVEY Status: Denied November 13, 2013**

If you have any questions regarding the following Survey comments please call 229-6217

We note that the Map as submitted describes the underlying Parcel Map which was re-mapped into condominiums but the legal description does not mention the condo units and common elements or limited common elements on that Map.

After conversations with your office, we believe the intent is to revert back to Parcel 1-1. If that is the case, a note clearly explaining the purpose of the Map is not to revert to raw acreage but rather to revert to the underlying parcel map should be placed on the Map.

To be clear about what is being reverted it is suggested that the legal description should list either a general statement stating all of the units the common element lot or lots and any limited common elements are being reverted per the original Map. Or, you could list all of the units etc., in the legal description.

Please add a note to the affect that this Reversionary Map does not revert, relinquish, or vacate any existing easements.

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End of Comments.

