



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: GLEN DAVIS, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
LOCHSA ENGINEERING
P R E RANCHO JONES L L C -

Date: August 31, 2016

RE: **PARCEL MAP 66120 - LEON/ALEXANDER PARCEL MAP**

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.**

789779 CURRENT PL Status: Conditional Approval August 29, 2016

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has conditionally approved your request for technical review of the blue-line Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-66120" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The type of map (i.e. residential, commercial, condominium, etc.) shall be included in the title.

The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The signature box for the Department of Planning jurat shall be revised to remove "ACTING." The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 _____, 2016.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

789777 DEVCO Status: Conditional Approval August 31, 2016

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that a site on Parcel 2 of this Parcel Map is currently under review for a charter school with land use actions SDR-65912, SUP-65910, SUP 65911, VAR-65909 and VAR-66310. Offsite improvements are required with Parcel Maps and such shall be the case with this map unless otherwise altered by these land use actions.

CONDITIONS OF APPROVAL:

1. Submit a Petition of Vacation for the portion of Alexander Road that is excess right-of-way between Rancho Drive and the currently constructed Alexander Road alignment which is the east/west projection of Alexander Road. The Order of Vacation shall record prior to the recordation of this Parcel Map.
2. Dedicate an additional 5 feet of right-of-way for a total radius of 25-feet on the northwest corner of Alexander Road and Leon Avenue on this Parcel Map.
3. Construct half-street improvements on Alexander Road and Leon Avenue adjacent to this Parcel Map meeting Complete Street standards including appropriate transition paving and widened pavement from the southwest corner of this Parcel Map to Rancho Drive concurrent with the development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of improvements on Rancho Drive is not required prior to the recordation of this Parcel Map. The enforcement of required improvements on Leon Avenue may be modified by a Variance such as VAR-66310.
4. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Rancho Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this Parcel Map for recordation.
5. Extend public sewer along the full frontage of Leon Avenue and connect each lot to the public sewer. Contact the Sanitary Sewer Planning Section of the Department of Public Works to determine a suitable connection point.
6. Provide a note on the map that states "All subdivided lots within this Parcel Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
7. Provide "PMP 66120" on Sheet 1 above the recording information.
8. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.
9. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a

one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

789780 SURVEY Status: Denied August 22, 2016

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

Please correct the map title in the title block.

We have been unable to close the area east of the boundary, which completes the survey analysis. Please check and revise as needed.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.

End of Comments.

A handwritten star symbol with a dot to its right.