



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JAMES STOVALL, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
JANNA FELIPE TANEY ENGINEERING
INVESTOR EQUITY HOMES L L C - MOSAIC LAND 2 L L C
ANDREW ACUNA SUMMIT HOMES OF NEVADA LLC

Date: June 25, 2019

RE: **PARCEL MAP 76693 - RACEL AND TIOGA 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.**

885895 CURRENT PL Status: Conditional Approval June 13, 2019

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 Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-76693" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Per Street Naming and Address Assignment Regulations, Private Cul-De-Sacs - "A private street with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access the private street is obtained." Therefore, please remove the street name "Lecar Court" from the plan.

885893 DEVCO Status: Conditional Approval June 25, 2019

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

Off-site improvements are not required for construction per Title 19.16.040 however, they must be guaranteed prior to the recordation of this Parcel Map per Title 19.16.040.K. We also note that a Technical Drainage Study was submitted for this site and is not approved

CONDITIONS OF APPROVAL:

1. Lecar Court shall be granted as a Public Sewer Easement, Public Drainage Easement, and a shared access easement for all lots created by this Parcel Map.
2. Extend public sewer in Tioga Way for the full frontage of this site and construct a public sewer

line in Lecar Court concurrent with development of this site

3. Per Title 19.16.040.O, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Racel Street and Tioga Way 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.

4. Prior to the recordation of this Parcel Map or the submittal of any construction drawings, the submitted Technical Drainage Study must be approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is approved. Provide and improve all drainageways as recommended in the City of Las Vegas Neighborhood Drainage Studies and in the approved drainage plan/study.

5. Provide "PMP-76693" on Sheet 1 above the recording information.

885896 SURVEY Status: Denied June 19, 2019

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

Provide the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application Provide a copy of the approved LVVWD jurat letter (was not submitted with the CLV application as required).

Show setting of boundary monuments sufficient to enable retracement. Saw cutting of curb is acceptable for those locations abutting existing curb and gutter. Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

Add "City of Las Vegas" to the offered for dedication statement and any required public easements.

Revise the curb return area to be part of the Private Street easement and not as dedicated right-of-way to the City of Las Vegas. Revise the associated annotation and acreages for Parcel 1 and Parcel 2. Provide a dedication area (square footage) for the spandral at Racel and Tioga. The easement grants will need to be specific and not as a generic "Utility Easement". See DEVCO conditions.

Please correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.
End of Comments.

