



**480666 DEVCO Status: Conditional Approval February 02, 2012**

If you have any questions regarding the following Development Coordination comments please call 229-6578

1. Per Title 19.16.040.K, remove and replace all substandard public sidewalk and sidewalk ramp improvements to meet Current City Standards prior to the recordation of this Parcel Map.
2. Parcels one and two shall each have their own separate connection to the public sewer system.
3. This Parcel Map shall provide perpetual irrevocable common access between both proposed parcels shown on the Map unless such parcels are determined to be incompatible uses by the City Engineer. Add a note to this effect on this Parcel Map.
4. 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.
5. 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 City of Las Vegas Municipal Code Sections 18.14.020 and 18.14.030.
6. 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.

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**480669 SURVEY Status: Conditional Approval February 09, 2012**

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

Monuments set within public and private streets in the City of Las Vegas require appropriate Type IV reference monuments to be set and a subsequent monument tie map.

If a subsequent map is to be done the financial assurance language should be added to the City Surveyor Certificate and the Surveyor's Certificate as marked. As an alternative, four (4) reference monuments for each monument set could be shown on the Map with the ties already established. Thereby avoiding the need to bond and file a subsequent monument tie map.

Please include a total acreage of the boundary of the map as marked.

Please correct all spelling and typographical errors, typos, or omissions as shown on the redlines.

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End of Comments.

