



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
ELYSIUM ENTERPRISES
STANLEY CONSULTANTS, INC
DANIELLE REALTY L L C
ALAN DILL - STANLEY CONSULTANTS, INC.
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: February 23, 2012
RE: **PARCEL MAP 44508 - MAZDA DEALERSHIP AND SERVICE CENTER**

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.**

482605 CURRENT PL Status: Conditional Approval February 23, 2012

If you have any questions regarding the following Planning comments please call 229-6301
The Planning and Development Department staff has administratively approved your request for a Parcel Map, subject to the changes noted below to be addressed in the original Mylar submitted for signatures.

1. On the cover sheet, enter the file number "PMP-44508" above the signature block in the lower right-hand corner.
2. Revise the Certificate of Director of Planning Approval signature block to delete "Acting":

Flinn Fagg, AICP
Director of Planning
City of Las Vegas, Nevada

482603 DEVCO Status: Conditional Approval February 13, 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. Provide a Private Sewer Easement in favor of Parcel 1 on proposed Parcel 2. Alternatively, a private sewer easement in favor of Parcel 1 may be granted over any area not occupied by a building over Parcel 2. Parcel 2's sewer lateral will not be allowed to connect to Parcel 1's sewer lateral and shall connect directly into the sewer in Sahara Avenue.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of

any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The drainage study required by SDR 43961 may be used to satisfy this condition.

4. 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.

5. 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.

6. Site development to comply with all previously approved conditions of approval for SDR-43961 and all other applicable site-related actions.

482606 SURVEY Status: Conditional Approval February 09, 2012

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

Minor correction to the Sub-Header of the title of the map as marked.

Please show the existing 5' easement granted per Parcel Map File 113, Pg. 25 adjacent to existing right-of-way.

Please include a total acreage of 8.62 acres.

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

End of Comments.

