



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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From: ^{WJB} ALAN R RIEKKI, PLS - CITY SURVEYOR

To: ^{For} STEVE GEBEKE - DEPARTMENT OF PLANNING
 STEVE SWANTON - DEPARTMENT OF PLANNING
 JPL ENGINEERING
 THOMAS HELEN L TRUST - % PREMIER TRUST OF NV INC
 JEFF SPECIAL
 TRACI HEINER - JPL ENGINEERING, INC.

CC: BART ANDERSON, P.E. - Engineering Project Manager

Date: June 26, 2012

RE: **PARCEL MAP 45391 - BOB TAYLOR'S RANCH HOUSE**

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.**

498753 CURRENT PL Status: Conditional Approval June 26, 2012

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 parcel map, subject to the changes and corrections noted as follows:

1. The parcel file number "PMP-45391" shall be placed above the box in the lower right hand corner of the cover sheet.
2. The map shall indicate to scale the location and footprint of all existing structures nearest lot lines. Only the portions of the building(s) nearest property lines need to be indicated.
3. The certificate for "Planning and Development Approval" shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
4. The Certificate of Director of Planning Approval shall be revised to read as follows: "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 _____, 2012."
5. The signature block for the Director of Planning shall be revised to read as follows:

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

Please submit a revised map incorporating the changes above to the Department of Planning prior to Mylar map submittal.

498751 DEVCO Status: Conditional Approval June 04, 2012

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

CONDITIONS OF APPROVAL:

1. Provide a note on the mylar of this Parcel Map that provides an inter-lot Drainage Easement everywhere a building does not exist (to be privately maintained) for drainage across the lots created by this Parcel Map and any future land divisions. Alternatively, a Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved Drainage Study update.
2. Per Title 19.16.040.O, sign and record a Covenant Running with Land Agreement for all urban improvements (pavement, L-curb, sidewalk, streetlights, etc.) not constructed at this time on-Rio Vista Drive prior to the recordation of this parcel map.
3. 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.

498754 SURVEY Status: Conditional Approval June 05, 2012

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

Please complete centerline ties and measurements along Rio Vista Street and tie to the boundary of the subject parcel. Without these ties the property is not clearly defined and tends to float.

Please either set the monuments on the boundary at the northern edge of the property or show the relationship to the existing fence.

Please check and revise the basis of bearing as shown on Azure Drive as it does not match the basis of bearing statement.

Please correct the map reference for Common Element "A" south of the property.

Please check and revise the map reference for the strip of land marked Portion Parcel4, File 32, Page 67. We believe this should be File 67, Page 40.

The access easement appears to be incorrect. However, per Planning's comments since the easement will be removed the distance errors will also be removed.

Please correct the sectional call in the Surveyor's Certificate.

Please change the name of the City Surveyor to Alan R. Riecki, PLS #12469.

Please correct the title of the Director of Planning.

Please add a total acreage to the map.

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

End of Comments.