
514120 DEVCO Status: Conditional Approval September 10, 2012

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

We note that this Parcel Map does not incorporate the alignment of the Town Center Loop Road as adopted in the Master Plan of Streets and Highways, nor does it conform to the Town Center Development Plan. Ordinarily, we could not accept this Parcel Map for processing with these significant discrepancies, however, the applicant has submitted entitlement requests [GPA-45940 and MOD-45944] which, if approved by City Council, will alter both the Master Plan of Streets and Highways and the Town Center Development Plan to accommodate this site. Therefore, we will present these Conditions of Approval in the event that such entitlements are approved. HOWEVER, if these entitlements are not approved by City Council, this Parcel Map shall be NULL AND VOID.

CONDITIONS OF APPROVAL:

1. Approval by City Council of GPA-45940 and MOD-45944 (or other, similar actions).
2. Provide "PMP 46559" on Sheet 1 above the recording information.
3. Dedicate approximately 10 feet of right of way for a total width of 80 feet on Sky Pointe Drive adjacent to this site prior to or concurrent with the recordation of this Parcel Map. Additionally, Grant a Multi-Use Non-Equestrian Trail Easement for all portions of the required Trail that are outside the right of way prior to or concurrent with the recordation of this Parcel Map.
4. Construct half street improvements between the two proposed driveways on Elkhorn Road per Town Center Development Standards adjacent to this site. No construction of new improvements on the Elkhorn Road overpass and the Elkhorn Road bridge embankment is required. Construct full-width street improvements to the satisfaction of the City Engineer on Sky Pointe Drive, including the required Multi-use Non Equestrian Trail, to Town Center Developments Standards adjacent to this site per Title 19.04.120.B. Where legally able, extend widened paving north to prevent a "sawtooth" roadway on Tule Springs Road and install pavement transitions on Sky Pointe Drive to the south. All roadway designs shall meet the approval of the City Traffic Engineer.
5. Parcel 1 and Parcel 2 must each have their own independent connection to public sewer. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to discuss proposed public sewer connection locations, sewer capacity relief alternatives, and appropriate locations for Public Sewer Easements on this Parcel Map. All required Public Sewer Easements shall be granted prior to or concurrent with the recordation of this Parcel Map.
6. The submitted Technical Drainage Study must be approved by the Flood Control Section of the Department of Public Works prior to recordation of this Parcel Map.
7. 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.
8. 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.
9. Site development to comply with all previously approved conditions of approval for SDR-43961 and all other applicable site-related actions.

514123 SURVEY Status: Conditional Approval September 05, 2012

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

Minor corrections to the Department of Planning certificate.

Please correct the Recorder's block.

Please include a total acreage for the parcel.

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

End of Comments.

A handwritten signature or set of initials, possibly 'AR', located in the upper right quadrant of the page.