



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR  
To: STEVE GEBEKE - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
LAS VEGAS CIVIL ENGINEERING  
RANCHO VERDE APARTMENTS L L C  
BOYD NELSON - NELSON SURVEYING, LLC  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: September 12, 2012

RE: **PARCEL MAP 46617 - RANCHO VERDE APARTMENTS LLC**

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.**

**514984 CURRENT PL Status: Denied September 10, 2012**

If you have any questions regarding the following Planning comments please call 229-6301  
Department of Planning staff has administratively denied the technical review of the subject parcel map. Please note below technical changes and corrections to be made to the map:

1. The parcel file number "PMP-46617" shall be placed above the box in the lower right hand corner of the cover sheet.
2. Provide an approved site plan with this map showing to scale the proposed lot lines, location of proposed structures, parking and landscaped areas on this site demonstrating conformance to Title 19 requirements.
3. The map shall indicate to scale the location and footprint of all existing structures nearest lot lines. Only the portions of the structure(s) nearest property lines need to be indicated.
4. It is noted that both lots are labeled "Parcel 1." Please amend one of the labels.
5. The vicinity map and legal description on Sheet 1 do not match the proposed area of subdivision. Please amend to the correct site.
6. The DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL certificate shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
7. 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 \_\_\_\_\_, 201\_\_."
8. The signature block for the Director of Planning shall be revised to read as follows:  
"

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

Date

At a minimum, a Site Development Plan Review is required to ensure conformance with Title 19 requirements for the proposed lots. This map shall be denied pending approval of the necessary entitlement(s).

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**514982 DEVCO Status: Conditional Approval September 11, 2012**

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

1. Revise sheet one for the correct location.
  2. We note that both parcels are labeled as Parcel 1. One of the lots shall be labeled Parcel 2 on the Mylar of this Parcel Map.
  3. Grant a Private Sewer Easement across the Access Easement proposed on the southern boundary of the east parcel in favor of the parcel to the west. The east parcel will not be allowed to share the private sewer serving the west parcel.
  4. Revise the Las Vegas Valley Water District Easement shown as 20080222:01176 to a City of Las Vegas Public Drainage Easement.
  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.
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**514985 SURVEY Status: Conditional Approval September 05, 2012**

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

Please delete the monumentation assurance language from the City Surveyor's certificate.

Please correct the certificate of the Director of Planning.

Please include a total acreage for the site.

Please correct the APN number as marked shown on Sheet 2.

Please revise or replace the vicinity map.

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End of Comments.

