



Planning section of the Department of Public Works. Provide Public Sewer Easements or Grants for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

5. A Petition of Vacation, such as VAC-46925 shall record prior to the recordation of this Parcel Map. Alternatively, revise this Parcel Map to show the existing patent easements.

6. 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 46570 may be used to satisfy this condition.

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-46570 and all other applicable site-related actions.

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**520146 SURVEY Status: Conditional Approval October 11, 2012**

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

Minor changes to the Owner's Certificate.

Please correct the Certificate of Director of Planning approval.

Please provide a square footage for the area of dedication. We believe that there may be an existing 33' wide patent easement on the west side of the property. If that patent easement still exists, please plot it.

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End of Comments.

