



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
BOYDEN NELSON - NELSON SURVEYING, LLC
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: January 14, 2013
RE: **PARCEL MAP 47237 - 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.**

523966 CURRENT PL Status: Denied October 30, 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. 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).

In addition to the above, please note below technical changes and corrections to be made to the map:

1. The previously reviewed Parcel Map (PMP-46617) on this site shall be expired upon approval of this parcel map (PMP-47237).
2. The parcel file number "PMP-47237" shall be placed above the box in the lower right hand corner of the cover sheet.
3. Provide an approved site plan with this map showing to scale the proposed lot lines, future development area, and location of existing structures, parking and landscaped areas on this site demonstrating conformance to Title 19 requirements.
4. The map shall indicate to scale the location and footprint of all existing structures nearest lot lines, including shade structures. Only the portions of the structure(s) nearest property lines need to be indicated.
5. Correct the signature block for the Director of Planning as follows:
"Flinn Fagg, AICP"

523964 DEVCO Status: Conditional Approval November 05, 2012

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

1. Sheet 1 should have a title at the top of the page describing what kind of map this is (i.e. "Rancho Verde Apartments Parcel Map").
2. On sheet 1, note #3 needs to state who the easements are being granted to or in favor of.
3. The easement granted over Parcel 2 shall be a Private Sewer Easement in favor of Parcel 1 granted per this map. The easement granted over Parcel 3 shall be a Private Sewer Easement in favor of Parcels 1 and 2 granted per this map. We note that Note 2 on the submitted map eliminates the need to define a boundary for a Private Access Easement.
4. Add a new note on the Mylar which states "Each Parcel shall have its own independent sewer connection to a public sewer main."
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.

533648 SURVEY Status: Incomplete January 08, 2013

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

This is a Second Memo.

We note that the bulk of the Survey comments have been addressed. However, conditions per the Planning Department to show the location and dimension from the parking shades to the nearest property lines have not been addressed. Also, please add the line type, which appears to be the northerly line of the access and private sewer easements in Parcels 2 and 3 to the Legend or otherwise properly identify.

The Map from a survey prospective is conditionally approved although we note the Map is still in "Denied" status from the Planning Department.

End of Comments.

