



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
G. C. WALLACE
GREENGALE PROPERTIES L L C
PAUL BURN, PLS - G.C. WALLACE
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: September 09, 2013
RE: **PARCEL MAP 50776 - GREENGALE PROPERTIES, 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.**

578297 CURRENT PL Status: Conditional Approval September 04, 2013

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-50776" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Correct the title of the Director of Planning jurat to read, "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
3. Add a comma between the name of the Planning Director and his title.

578295 DEVCO Status: Conditional Approval September 03, 2013

If you have any questions regarding the following Development Coordination comments please call 229-6541

1. Per Title 19.16.040.K, construct half-street improvements on Elkhorn Road including overpaving and appropriate transitions where legally able adjacent to this site concurrent with development of this site. Additionally, construct a temporary 5-foot wide asphalt sidewalk along Tenaya Way.
2. Obtain a 25-ft wide Public Sewer Easement for the City of Las Vegas (by separate document) on the east half of the Rio Vista Street alignment, prior to Parcel Map approval. Alternatively, relocate the 30-inch public sewer to the west half of Rio Vista Street and provide the necessary Public Sewer Easements or public right-of-way on the Parcel Map.
3. Construct an 8" public sewer to service Lot 1. Provide the necessary public right-of-way or Public Sewer Easement necessary for the construction of the 8" public sewer to Lot 1.

4. Provide "PMP-50776" on Sheet 1 above the recording information.
5. 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 43961 may be used to satisfy this condition.
6. 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.
7. 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.

578298 SURVEY Status: Denied August 29, 2013

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

There appears to be some cluttered labeling or errant text on the apparent centerline of Tenaya Street on Sheet 2, please clean up. Otherwise, the map appears to be technically correct as submitted.

End of Comments.

AR.