



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, PLS - G.C. WALLACE COMPANIES
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
ANGIE SCOTT - G C WALLACE, INC.

Date: April 14, 2015

RE: **PARCEL MAP 58526 - FORE STARS, LTD. PARCEL MAP (EHB BADLANDS GOLF COURSE)**

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.**

687066 CURRENT PL Status: Denied April 14, 2015

If you have any questions regarding the following Planning comments please call 229-6301

Prior to Planning approval of the submitted parcel map, all of the property in Lot 2 must be rezoned to the same zoning district (in this case R-PD7 [Residential Planned Development - 7 Units per Acre]. The portion of this lot currently zoned PD (Planned Development) is not compatible with the current land use designation of the golf course PR-OS (Parks/Recreation/Open Space) and therefore a General Plan Amendment would be necessary for a rezoning to occur. Finally, a Site Development Plan Review for the full R-PD7 site must accompany the rezoning. Until these entitlements are approved, the proposed parcel map is DENIED.

The following comments are also made with regard to this map:

1. The parcel file number "PMP-58526" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Recordation of a separate parcel map (PMP-58527) to subdivide portions of Lots 4 and 5 of the Peccole West Subdivision (PB 77, Page 23) on APN 138-32-210-005 prior to recordation of this parcel map.
3. Add the following jurat text (do NOT include a signature line) to the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 03/23/15:

"Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

687064 DEVCO Status: Conditional Approval April 14, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

We have no objection to the recordation of this Parcel Map to combine a portion of lots 4 and 5 as shown in Book 77, Page 23 of Plats together with lot 21 as shown in Book 83, Page 61 of Plats, also together with Lot 2 in a File and Book as yet to be recorded.

We note that the entire golf course area was granted as a Public Drainage Easement on Book 83, Page 61 of Plats. No improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. A map that subdivides Assessor's Parcel Number (APN) # 138-32-210-005 such as PMP-58527 must record prior to the recordation of this Parcel Map. Any easements required on PMP-58527 Map shall be reflected on this Parcel Map.
2. Show all existing Public Drainage Easements as recorded on Book 83 Page 61 of Plats. Additionally, provide a note on this Parcel Map that grants all areas shown as Zone A Flood Hazard Areas on Flood Insurance Rate Map numbers 32003C2150E and 32003C2145F as Public Drainage Easements to be privately maintained by the underlying property owner. Coordinate with the City Surveyor to determine exact language for this note.
3. Grant a 40-ft wide Public Sewer Easement centered over the existing sewer on CLV drawing # 307-V757 on sheet 5 of this Parcel Map.
4. All missing recording information must be filled in on this Parcel Map prior to recordation.
5. Provide "PMP 58526" on Sheet 1 above the recording information.

687067 SURVEY Status: Conditional Approval April 13, 2015

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

On sheet 3 please label the island parcels as "not a part" and label the remainder lots as indicated, there also appears to be a piece of line work that needs to be removed as well.

We have experienced some difficulty getting the street network around the perimeter to close also the annotation on the street network between this parcel map and the subsequent submitted PMP-58527 differ slightly, please verify.

On sheet 6 the boundary abutting the Windsor at Queensridge book 112 page 40 appears to have a slight rotation and we have had difficulties getting it to close as well. Please contact Jim VonToble in this office for questions on this regard.

On sheet 10 please reference the boundary line adjustment file 148 page 62 for the out parcel abutting Rampart Boulevard.

The deeds submitted with this parcel map application (OR20040116:3461) only includes lot 4 of the original Peccole West map book 77 page 23 of plats. It does not contain the areas of boundary adjustment per file 151 page 09 of surveys or file 148 page 62 of surveys to match the boundary being mapped with this parcel map.

End of Comments.

✓ RWM