



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: PAUL BURN  
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  
G C WALLACE  
QUEENSRIDGE TOWERS L L C -

Date: April 13, 2015

RE: **PARCEL MAP 58527 - QUEENSRIDGE TOWERS, LLC PARCEL MAP (BADLANDS CLUBHOUSE)**

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.**

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**685892 CURRENT PL Status: Conditional Approval April 13, 2015**

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-58527" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. 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 03/24/15:

"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."

3. Provide legal access from a public street to Lot 2.

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**685890 DEVCO Status: Conditional Approval April 07, 2015**

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

We note that this Parcel Map is also related to Site Development Review SDR-53503, but that conditions of this SDR are not required to be met prior to the recordation of this Parcel Map. Additionally, we note that based on the approval of SDR-53503, Lot 2 could be landlocked if an easement isn't granted or already in place.

CONDITIONS OF APPROVAL:

1. Grant a minimum 20-foot wide Public Sewer Easement over the existing 8-inch sewer in the Club House Drive alignment serving the adjacent Windsor at Queensridge (see City of Las Vegas improvement drawings #107 V2399 and 107-Y4763) on this Parcel Map.
2. Show existing City of Las Vegas Public Sewer Easement 20051018:02961. Contact the Sanitary Sewer Planning Section of the Department of Public Works (702) 229-2179 to discuss the option of vacating the unused portion of the Public Sewer Easement.
3. Prior to the mylar submittal of this Parcel Map, provide a plan acceptable to the Sanitary Sewer Planning Section that shows the existing sewer lateral connection for Lot 2 in relation to the proposed lot lines of this Parcel Map. If the existing sewer lateral crosses Lot 1, the lateral must be relocated so it is completely on lot 2 or a private sewer easement across Lot 1 must be granted in favor Lot 2 on this Parcel Map.
4. Prior to the recordation of this Parcel Map, grant an access easement in favor of Lot 2 such that it has a legal access to a public street. Alternatively provide proof that Lot 2 already has a legal access to a public street.
5. Provide a note on the map that states "All subdivided lots within this Parcel Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
6. 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.
7. Provide "PMP 58527" on Sheet 1 above the recording information.

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**685893 SURVEY Status: Conditional Approval April 07, 2015**

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

Please remove the date on the Certificate Of Director Of Planning Approval as indicated on Sheet 1.

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-58526 differ slightly. Please verify.

Please show the setting of the monuments along the lot line between Lots 1 and 2 and add to the Legend on Sheet 3.

Please show the existing 5' Right Of Way dedication on Alta Drive and the existing Public Sewer Easement as indicated.

The deed submitted with this PM application (OR 2004O116:3461) only includes lot 4 of the original Peccole West map (Bk 77, Pg 23 of Plats). It does not contain the areas of boundary line adjustment per File 151 Page 09 of Surveys to match the boundary being mapped with this parcel map.

End of Comments.

✓ RWM