



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

To: TRENT KEENAN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
WAITT-MONTECITO REAL ESTATE LLC
TRENT KEENAN DIAMONDBACK LAND SURVEYING, LLC

Date: July 06, 2015

RE: **PARCEL MAP 59654 - WAITT-MONTECITO REAL ESTATE, 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.**

707059 CURRENT PL Status: Conditional Approval July 06, 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-59654" 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 06/11/15:

"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. Correct the name of the Director of Planning to Thomas A. Perrigo, with no affiliation.

707057 DEVCO Status: Conditional Approval July 02, 2015

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

This one-lot Parcel Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Parcel Map to combine assessor parcel lots 125-20-803-003, 125-20-803-009 and 125 20 810 002.

We note that this site is the subject of Site Development Review SDR-43790, Site Development Review SDR-54327, Site Development Review SDR-56848 and Petition of Vacation VAC-59466.

This Map satisfies Condition #12 of SDR-56848, Condition #15 of SDR-54327 and Condition #15 of SDR-43790. Off-site improvements are required per the previously approved Site Development Reviews, however no improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Unless a Petition of Vacation such as VAC-59466 records prior to the recordation of this Parcel Map, this Parcel Map shall show all existing easements prior to recordation.
2. Per Condition #15 of SDR-43790 and Condition #13 of SDR-56848, provide a legal access route through this site for Assessor's Parcel Numbers (APN) #125-20-803-015 and APN #125 20 803 013. Alternatively, provide a letter from Clark County Public Works stating that legal access does not need to be provided prior to the recordation of this Parcel Map.
3. Provide "PMP 59654" on Sheet 1 above the recording information.

707060 SURVEY Status: Denied June 30, 2015

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

Please make corrections to the Owner's Certificate, the City Surveyor's Certificate, and the Director Of Planning Approval as shown on Sheet 1.

Please show an area for the right of way being dedicated on Rome Boulevard.

Please verify the square footage and acreage for Lot 1.

Please show the existing 5' wide City of Las Vegas easements abutting the public roadways that were dedicated per Book 113 Page 38.

The blanket easements over Lot 4 of Book 113 Page 38 do not get relinquished per this map, please show their limits unless you are going through the formal relinquishment process with the utility purveyors.

Please consider providing a detail for the area abutting C8,L4, and L5 at the Southeast quadrant of Lot 1.

Please verify C13 and C15 within the curve table.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.

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