



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: PAUL BURN  
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  
GCW, INC.  
SEVENTY ACRES, LLC  
SEVENTY ACRES LLC

Date: November 25, 2015

RE: **PARCEL MAP 62257 - ORCHESTRA VILLAGE (AKA SEVENTY ACRES, 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.**

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### 739416 CURRENT PL Status: Conditional Approval November 23, 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-62257" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

2. Substitute the following jurat text for LVVWD Note 1 on the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 11/23/15:

"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."

3. We note that access to Lot 2 from Rampart Boulevard is achieved through a 40-foot wide private joint maintenance access roadway easement through APN 138-32-401-001.

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### 739414 DEVCO Status: Conditional Approval November 25, 2015

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

1. On sheet 3, revise existing sewer easement #8 to read: City of Las Vegas Public Sewer Easement per OR: 950928:00849.

2. On sheet 3, revise existing sewer easement #18 to read: Private Drainage and Private Sewer Easement per OR: 981116:00755.

3. Provide "PMP 62257" on Sheet 1 above the recording information.
4. Upon development, appropriate technical drainage studies, traffic impact studies, and public sewer service studies shall be required.
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.

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**739417 SURVEY Status: Conditional Approval November 24, 2015**

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

Please revise the LVVWD note per the approved LVVWD PM jurat application.

Please revise the City Surveyor's Certificate to increase the signature height area to be 1" minimum.

Otherwise the map is technically correct as submitted.

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End of Comments. ✓ RWM