



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL LATHAN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TRITON ENGINEERING
D R HORTON INC - % M STARK
D R HORTON INC - % M STARK

Date: May 03, 2016

RE: **PARCEL MAP 64252 - TROPICAL / MICHELLI**

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.**

766298 CURRENT PL Status: Conditional Approval May 03, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-64252" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

766296 DEVCO Status: Conditional Approval April 28, 2016

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

This Parcel Map is for a site that has a Tentative Map, Waiver, and Variance going to City Council on 5/18/2016. We note that Public Works and Planning staff met with the applicant regarding this Parcel Map on 3/14/16. The result of that meeting was that the purposes of this Parcel Map are to require off-site improvements and possibly allow the future rezoning of lot 2 to an R-E zoning.

CONDITIONS OF APPROVAL:

1. Dedicate 30-feet of right-of-way adjacent to this site for Michelli Crest Way, 30-feet for El Campo Grande Avenue, 40-feet for Tropical Parkway and 80-feet for Alpine Ridge Way. Also dedicate a 30-foot radius on the southwest and southeast corners of Tropical Parkway and Alpine Ridge Way, a 25-foot radius at the southwest corner of Michelli Crest Way and Tropical Parkway and a 20-foot radius at the northwest corner of Michelli Crest Way and El Campo Grande.
2. Construct full street improvements on Alpine Ridge Way adjacent to this site meeting Complete Street standards including appropriate transition paving, where legally able, to the north and south

concurrent with the development of this site. Construct half-street improvements on Tropical Parkway, Michelli Crest Way, and El Campo Grande Avenue adjacent to this site meeting current City Standards, including appropriate overpaving, where legally able, concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The enforcement of this condition may be modified by Variance VAR-63259 and Waiver WVR-63099.

3. Prior to the recordation of this Parcel Map, the legal sanitary sewer path must be approved by the Sanitary Sewer Section of the Department of Public Works.
4. Note E1 may be removed as the same easement is granted in the owner's certificate.
5. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
6. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Parcel Map.
7. Provide "PMP 64252" on Sheet 1 above the recording information.
8. 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.

766299 SURVEY Status: Conditional Approval May 02, 2016

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

On Sheet 1 add the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application approved on April 12, 2016.

Please make minor modifications to the map sheet as shown on the redlines.

Otherwise, the map is technically correct as submitted.

End of Comments.

