



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: PAUL BURN
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
180 LAND CO L L C - % V DEHART

Date: June 02, 2016

RE: **PARCEL MAP 64285 - ALTA AND RAMPART**

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.**

767513 CURRENT PL Status: Conditional Approval May 05, 2016

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

PMP-64285

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:

- a. The file number "PMP-64285" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

767511 DEVCO Status: Conditional Approval June 02, 2016

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

COMMENTS:

The Department of Public Works has some concerns over the proposed subdivision of "Lot 3" as shown in Book 120, Page 49 of Plats. Substantial portions of proposed "Lot 2", "Lot 3", and "Lot 4" are currently in a FEMA Flood Zone "A". Prior to development activities on any of these lots, appropriate drainage mitigation in accordance with Las Vegas Municipal Code Title 20 will be required.

CONDITIONS OF APPROVAL:

1. Provide "PMP 64285" on Sheet 1 above the recording information.
2. Provide proof of legal access to all parcels created through this Parcel Map prior to recordation of this Parcel Map. Existing access easements, if any, shall be shown on this Map, or new easements shall be granted on this Map as needed to provide legal access to proposed Lot 4.
3. On sheet 4, correctly identify the existing 20-foot Public Sewer Easement as existing per Parcel

4. Provide proof of access to public sewer for Lot 3 prior to recordation of this Parcel Map. This may require acquisition of public sewer easements from third parties; if so, such easements must be granted to the City prior to recordation of this Map. Alternatively, if such easements cannot be acquired, service to Lot 3 shall be limited to Individual Sewage Disposal Systems if allowed by the Southern Nevada Health District, and a note to this effect shall appear on this Parcel Map. Lots 1, 2, and 4 shall be serviced by gravity-driven municipal sewer service.

5. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the future construction of improvements meeting the requirements of Las Vegas Municipal Code Title 20 for a Regional Flood Control facility within this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.

767514 SURVEY Status: Denied May 12, 2016

If you have any questions regarding the following Survey comments please call 229-6217
Please fill in the missing recordation data and address minor corrections as shown on the redlines.

Otherwise, the map is technically correct as submitted and other

End of Comments. ✓

RWM