



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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

To: LYLE YENGLIN, PLS  
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  
BAUGHMAN & TURNER INC  
PACIFIC HEALTH CARE III, LLC

Date: August 01, 2016

RE: **PARCEL MAP 65735 - ROME & RILEY PARCEL MAP**

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.**

**784470 CURRENT PL Status: Conditional Approval July 21, 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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-65735" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. A table containing the number of lots shall be providing with the gross and net acreage of the mapped area.
3. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVED" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The signature box for the Department of Planning jurat shall be revised to remove "BY THOMAS A. PERRIGO" and be replaced with "THOMAS A. PERRIGO." The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
THOMAS A. PERRIGO  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS"

**784468 DEVCO Status: Conditional Approval July 28, 2016**

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

We note that this Parcel Map is related to SDR-63116 and that the dedication shown on this Parcel Map complies with condition #13 of SDR-63116. We also note the Drainage Study required by condition #19 of SDR-63116 is conditionally approved.

**CONDITIONS OF APPROVAL:**

1. Per Condition #14 of SDR-63116, construction of off-site improvements is required concurrent with the construction of this site. Sign a Covenant Running with Land agreement for the possible future installation of all incomplete half-street improvements per Town Center Development Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Riley Street adjacent to this site for off-site improvements not covered by a bond prior to the recordation of this Parcel Map. 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.
2. Revise the owner's certificate to match the owner's certificate provided in the Unified Development Code and include a statement regarding dedication of public right-of-way.
3. Provide a note on this Parcel Map that states that all subdivided parcels comprising this Parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
4. Provide "PMP-65735" on Sheet 1 above the recording information.

---

**784471 SURVEY Status: Denied July 26, 2016**

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

Please revise the Owner's Certificate to include right-of-way dedication verbiage, revise the City Surveyor's Certificate and Director of Planning Certificate as shown, and provide a survey completion date within the Surveyor's Certificate.

There are several instances where annotation is missing and thereby does not allow calculations to verify closure. Please add annotations and also locate the property to the abutting streets via ties (bearing and distance) as shown. Also identify the controlling data for Curves C5, C6 and C7. If record, so indicate. If not relevant, please omit.

Please add radial bearings to all instances of non-tangencies, PC's, PRC's, etc. and define within the Legend.

We note that the centerline of Riley Street and the abutting East right-of-way line are shown as not being parallel. Please verify.

For clarification, please increase the size of the monument symbols to better depict "found" verses "set" locations. Please remove the setting of monuments at the curb return of Riley Street and Rome Boulevard as they are not required.

Please verify the map scale and provide the area for Lot 2 in square feet since it contains less

than 2 acres. Correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.

*AR.*