



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
GCW, INC.
R A SOUTHEAST LAND COMPANY L L C

Date: February 15, 2017

RE: **PARCEL MAP 68767 - R A SOUTHEAST LAND COMPANY, 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.**

819931 CURRENT PL Status: Conditional Approval February 14, 2017

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 parcel file number "PMP-68767" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the Las Vegas Valley Water District jurat text (do NOT include a signature line) on the cover sheet of the map pursuant to the approval of the Las Vegas Valley Water District on 01/25/17:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

819929 DEVCO Status: Conditional Approval February 13, 2017

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

We have no objection to the recordation of this Parcel Map for property located on the southeast corner of Rampart Boulevard and Alta Drive. No off-site improvements will be required prior to the recordation of this Parcel Map; however, additional off-site improvements may be required in conjunction with further entitlement requests to support future on-site development activities.

CONDITIONS OF APPROVAL:

1. Provide "PMP 68767" on Sheet 1 above the recording information.

2. Dedicate an additional 10 feet of right-of-way (where such does not exist) for a continuous right turn lane on Rampart Boulevard adjacent to this site. Additionally, dedicate the right-of-way necessary for the existing bus turn out on Alta Drive along with the granting of a bus shelter pad per Standard Drawing #234.4. No construction is required at this time; construction may be required concurrent with future on-site development activities.
3. Add a note to that map that states "each parcel must have its own independent connection to public sewer."
4. Delineate private sewer and private storm drain on this Map over all existing facilities in use by neighboring parcels to the south, unless otherwise allowed by the City Surveyor. Existing private sewer and storm drain are subject to relocation pursuant to the grant of reciprocal easements and declarations of covenants, recorded January 31, 2001 in book 20010212, Instrument #01340 on file at the Clark County, Nevada recorder's office. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
5. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action. Provide a note to this effect similar to the note provided on File 117, Page 83 of Parcel Maps.
6. Provide a note on the map that states: This 2-lot parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
7. 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.

819932 SURVEY Status: Denied February 13, 2017

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

Revise the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application approved on January 25, 2017.

Please add verbiage to the Owner's certificate for Pedestrian Access to sidewalks if walks lie outside of the dedicated ROW limits.

Modify the City Surveyor's Certificate and Director of Planning Certificate as shown on the red lines.

Dedicate right-of-way to the City of Las Vegas for the existing right turn lane on Alta Drive. This will subsequently affect the acreages for Parcel 1 and Parcel 2.

End of Comments.

A.