



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, PLS
From: ALAN R RIEKKE, 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: March 07, 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."

825444 DEVCO Status: Conditional Approval February 27, 2017

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

REVISED COMMENTS (2): -- These comments supersede all previous memos/comments:

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.

Dedication of 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 and appropriate right-of-way necessary for the existing bus turn out on Alta Drive shall be required upon future development of Parcel 1. In addition, grants for bus shelter pads per current City standards shall be required concurrent with future development. Dedication of a right turn lane into the future signalized entrance on Alta Drive may be required if specified in a future Traffic Impact Analysis.

CONDITIONS OF APPROVAL:

1. Provide "PMP 68767" on Sheet 1 above the recording information.
2. 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.
3. 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.
4. 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.
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.

824929 SURVEY Status: Conditional Approval March 06, 2017

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

Add radial bearings and dimensions as shown on Sheet 3. Otherwise the map is technically correct.

End of Comments.

R.