



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: RAYMOND A. JOHNSON, 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
VTN NEVADA
ANN TENAYA PLAZA L L C - % E A BECKER INVEST CO
EAB INVESTMENTS COMPANY

Date: September 11, 2017

RE: **PARCEL MAP 71513 - PARCEL MAP AT NORTH TENAYA WAY**

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.**

851221 CURRENT PL Status: Denied September 07, 2017

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

A Site Development Plan Review must be submitted and approved confirming that site development and zoning standards have been met for the newly created lots. In particular, landscape buffers are required along the perimeter of each lot, or this requirement must be waived by the Planning Commission or City Council prior to further review of this parcel map. Alternatively, a single-lot commercial subdivision may be created through the tentative map-final map process with records of survey accompanying each interior land conveyance. Department of Planning staff has therefore DENIED the subject parcel map until such time as the issue is rectified.

The following comments are also made with regard to this map, should it go forward:

1. The parcel file number "PMP-71513" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Amend the Director of Planning jurat title and text as follows:

"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

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 _____, 20__."

The signature block for the Director of Planning shall be revised to read as follows:

" _____

**DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"**

851219 DEVCO Status: Conditional Approval September 11, 2017

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

1. Construction plans providing for separate sanitary sewer connections for each lot shall be submitted to and approved by the Department of Public Works prior to the recordation of this Parcel Map.
2. 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.
3. Provide a note on this Parcel Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall Parcel Map. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the Parcel Map which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer. The City reserves the right to restrict driveways to the parcels created through this Parcel Map."
4. The North Tenaya Way dedication should also reference Document#970813:01190.
5. Provide "PMP-71513" above the recording information.

851222 SURVEY Status: Denied September 07, 2017

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

Modify the Basis of Bearings statement to omit items for coordinate conversions/ calculations as coordinates are not provided thereon.

Verify the expiration date within the stamp of the responsible Surveyor.

Please modify the parcel line between Parcel 1 and Parcel 2 from a boundary linetype to another linetype.

End of Comments.

AR.