



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: TERRY D. CARTER, 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
STOCK HOUSE L L C

Date: November 29, 2017

RE: **PARCEL MAP 72070 - JONES & WHISPERING SANDS**

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.**

855302 CURRENT PL Status: Conditional Approval November 16, 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 blue-line Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-72070" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. For the Certificate of Director of Planning Approval, please leave the name blank.

855300 DEVCO Status: Conditional Approval November 29, 2017

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

1. Construct half-street improvements on Whispering Sands Drive, including appropriate transition paving adjacent to this site concurrent with associated on-site development activities. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Jones Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
3. Prior to the release of this Parcel Map for recordation, the property owner must contact the Special Improvement District Section of the Department of Public Works(702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be

created through this Parcel Map for this site. The City shall prepare an apportionment report following recordation of the Parcel Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Parcel Map. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

5. Provide "PMP 72070" above the recording information.

6. Prior to the recordation of this Parcel Map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

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.

855303 SURVEY Status: Denied November 22, 2017

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

Label the instrument by which the abutting street right-of-ways were dedicated.

Show setting of monuments sufficient to enable lot retracement. Saw cutting of curb is acceptable for those locations abutting exiting curb and gutter.

Please correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.

End of Comments.

AS