



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: TRENT J. KEENAN, PLS
For. From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TRENT KEENAN DIAMONDBACK LAND SURVEYING. LLC
ISAIAH 55:11 SERIES MICHAH 6:8 - % B HOLLIER LAWSON

Date: July 10, 2018

RE: **PARCEL MAP 73656 - DURANGO BELTWAY PLAZA**

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.**

866164 CURRENT PL Status: Conditional Approval June 26, 2018

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 Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-73656" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please revise the Planning Director's Certificate of Approval to replace the existing certificate with the following:

"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 _____, 201__."

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

866162 DEVCO Status: Conditional Approval June 26, 2018

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

Off-site improvements are required per the previously approved Site Development Review (SDR 72808) and such off-site requirements must be constructed or guaranteed prior to the recordation of this Parcel Map per Title 19.16.040.K.

CONDITIONS OF APPROVAL:

1. Per Condition #17 of SDR-72808, dedicate the appropriate right-of-way for a cul-de-sac at the terminus of Riley Street on this Parcel Map.
2. Per Condition #18 of SDR-72808, off-site improvements adjacent to parcel #1 along with transition paving and a temporary sidewalk along Rome must be constructed prior to the recordation of this Parcel Map.
3. Per Condition #19 of SDR-72808, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per Town Center Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Rome Boulevard and Riley Street adjacent to parcel #2. 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.
4. Provide right-of-way documentation for the terminus of Rome Boulevard on this Parcel Map.
5. 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.
6. Provide "PMP 73656" on Sheet 1 above the recording information.
7. 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.

866165 SURVEY Status: Denied June 25, 2018

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

Provide a statement of the total area to be divided per NRS 278.466 2(a) and also provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Legal descriptions are not required on minor subdivisions (Parcel Maps) therefore you may remove at your discretion. If you choose to provide a legal description, please expand to include a metes and bounds description sufficient to arrive at an area of 5.53 acres. No benefit to duplicate the legal description from the current vesting Deed.

Add the required Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application approved on June 04, 2018.

Provide an area in square feet for Parcel 2 as required by NRS 278.372 10(a)(b) for parcels containing less than 2.0 acres. Remove the # symbol from the Parcel numbers.

Setting of monuments at the curb returns along the boundary is not required and may be removed.

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

End of Comments.

