




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: BOYDEN E. NELSON, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
ARROW RANCH ESTATES L L C -

Date: July 25, 2018

RE: **PARCEL MAP 73844 - PARCEL MAP - TORREY PINES DR AND BULLRING LN**

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.**

866577 CURRENT PL Status: Conditional Approval July 17, 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 blue-line Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-73844" 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

866575 DEVCO Status: Conditional Approval July 17, 2018

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

1. Dedicate 4.5 feet right-of-way for Bullring Lane along with a 20-foot radius at the southeast corner of Torrey Pines Drive and Bullring Lane on this Parcel Map.
2. Construct complete half-street improvements for both Torrey Pines Drive and Bullring Lane adjacent to this site along with appropriate transition paving, prior to the recordation of this Parcel

Map.

3. 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.
4. Provide "PMP 73844" on Sheet 1 above the recording information.
5. 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.

866578 SURVEY Status: Denied July 16, 2018

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

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Add a bearing for the boundary ties to the abutting roadway centerlines. Show setting of monuments for the property line being created and add a set monument description within the Legend. Verify the area for Parcel 2 and the description for the NE 1/64 at Maverick Street and Bullring Lane.

Please remove reference to the existing APN within the Title Block, Legend and within the property on the map sheet as that number will be revised with the recordation of this Parcel Map. Remove "Proposed" from the Parcels being created.

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

End of Comments.

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