



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: GLEN DAVIS, PLS - LOCHSA SURVEYING
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
LOCHSA SURVEYING
MICHAEL TOWNSEND SHIRON DEVELOPMENT LLC

Date: October 16, 2018

RE: **PARCEL MAP 74659 - PAXTON WALK PHASE 2 PARCEL MAP**

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.**

872195 CURRENT PL Status: Denied October 15, 2018

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

Prior to Planning approval of the submitted parcel map, the portion labeled "Parcel II 5.80 acres" must amend SDR-74323 to include a Waiver of interior landscape buffers on the east side of the property. Until this entitlement is approved, the proposed parcel map is DENIED.

Other comments include the following:

1. The file number "PMP-74659" 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

872193 DEVCO Status: Conditional Approval October 16, 2018

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

The purpose of this Parcel Map is to subdivide assessor parcel lot #125-22-401-014 into four lots.

Off-site improvements are required per the previously approved Site Development Plan Reviews

SDR 49175, SDR-57245 and SDR-58164; however no improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Prior to the issuance of permits for this site, grant a Bus Shelter Pad Easement for the existing bus stop on Centennial Parkway at Tenaya Way adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
2. Grant a "20-foot wide Public Sewer Easement, Surface to be Privately Maintained" on the north 20-feet of Parcel III over the existing 20-foot drainage easement. Add language to the owner's certificate granting easements to the City of Las Vegas as shown on the Parcel Map. Alternatively, meet with the Sanitary Sewer Section of the Department of Public Works to discuss access to public sewer via Parcel IV.
3. Provide "PMP 74659" on Sheet 1 above the recording information.
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.

872196 SURVEY Status: Denied October 11, 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.

Provide a statement of the total area to be divided per NRS 278.466 2(a).

Please revise all references to exceptions to read easement. Exceptions are specific to being excluded from Title Insurance but may not be an exception from a Map or Plat.

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

End of Comments.

✓ RWM