

**Planning & Development Department
Scanning Cover Sheet**

Case No PM-2-97

APN 125-05-602-003

Location Rocky Road & Four Views St

Applicant Gerald Wirthlin Et Al

Subject



FINAL MAP PROCESSING
(TO REMAIN WITH FINAL MYLAR WHILE PROCESSING)

PROJECT NAME/LOCATION: **PM-2-98 - GERALD WIRTHLIN**
 FM- - SURVEYOR/ENGINEER: **Southwest Surveying Inc.**

SUBMITTAL	DATE RECEIVED	REVIEWED BY	APPROVED/NOT APPROVED	DATE ROUTED	DATE TO SURVEYOR	RELEASED FOR RECORDATION
LAND DEVELOPMENT	7/28/98	Diaz	App'd	7/29/98	FOR USE	SURVEYOR'S ONLY
TRAFFIC ENGINEERING	7/29/98	J. Phillips	APPROVED	7/29/98		
RIGHT-OF-WAY	7/29/98	CME	App'd	7/30/98		
FLOOD CONTROL	7/29/98	CREC	APP'D	7/29/98		
SANITATION	7/30/98	BHA	App'd	7/30/98		
DEVELOPMENT COORDINATION	IF Rita CONCERS					
PLANNING & DEVELOPMENT	7/30/98	MP	APPROVED	7/31/98		
SURVEY	1ST					
	2ND					

COMMENTS: (CORRECTIONS NEEDED, REQUIREMENTS NOT SATISFIED, OR SPECIAL CONDITIONS)

TRAFFIC ENGINEERING _____

RIGHT-OF-WAY _____

FLOOD CONTROL _____

SANITATION _____

DEVELOPMENT COORDINATION _____

PLANNING & DEVELOPMENT _____

SURVEY _____



CLARK COUNTY HEALTH DISTRICT RECEIVED

P.O. BOX 4426 • 625 SHADOW LANE • LAS VEGAS, NEVADA 89127 • 702-385-1291 • FAX 702-384-5342

MAR 17 2 14 PM '97

PLANNING AND
DEVELOPMENT

DATE: March 12, 1997

OWNER: PHILLIPS/WIRTHLIN/BRADLEY/MINTER/TAYLOR

PM NO: 2-97 (CITY)

SURVEYOR: Gerald L. Wirthlin

COMMENTS OF THE CLARK COUNTY HEALTH DISTRICT

Municipal sewer is not available. Parcel map shows a community well site designated by solid lines with easements to the well, NSDWR Permit Number 55894. Lot sizes meet Health District requirements for installation of individual sewage disposal systems with community water supply as per AG's opinion and CCHD Board Policy.

NOTE: No permits will be issued for individual sewage disposal systems until proof of well completion is furnished, i.e., well log. A copy of the recorded parcel map will also be provided to Health District.

Lot 1	28,428 sq ft
Lot 2	20,009 sq ft
Lot 3	20,022 sq ft
Lot 4	20,022 sq ft



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

DATE

April 10, 1997

TO:

Department of Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works

RECEIVED
APR 11 8 23 AM '97
PLANNING AND
DEVELOPMENT



SUBJECT:

Parcel Map
PM-2-97
Gerald L. Wirthlin, et al

(NWC Ruston Rd. and Four Views St.)

COPIES TO:

John McNellis, Anderson, Reeves, Development Coordination
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. Construct a 14'-wide lane of asphalt paving next to the centerlines of Rocky Avenue and Four Views Street adjacent to the overall parcel map site or, prior to recordation of this parcel map, contribute cash monies to the City equal to the estimated cost of these required improvements [for this site $\$8/\text{LF} \times (335' + 323') = \$5,264.00$]. The actual installation of single-lane paving improvements shall be subject to the approval of the Land Development Section and the City Engineer. All monies collected in lieu of improvements, plus all accrued interest, will be held by the City until sufficient neighborhood-wide funding is available to allow the City to construct 28'-wide non-permanent "Goecke" paving, centered on the street centerline, of a minimum length of one block (i.e., from one street intersection to the next nearest street intersection). Only cash monies are accepted in lieu of construction of improvements for this item; no bonds nor other performance security methods are acceptable.
2. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Rocky Avenue and Four Views Street adjacent to this site. 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.
3. Prior to the recordation of this parcel map, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation.
4. 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), if allowed.
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. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

COMMENT: We note the County's APN map for this area does not acknowledge that the west half of Four Views Streets has ever been dedicated. The City of Las Vegas Surveyor may have additional survey information for this general area that may prove different. Incorporate all City Surveyor comments into the final parcel map mylar and show dedication of Four Views Street if necessary.

February 6, 1997

MEMORANDUM

TO:

Gerald Wirthlin, PLS
Southwest Surveying, Inc.

FROM:

Rita M. Lumos, PLS
City Surveyor



SUBJECT:

PM 2-97
Rocky and Four Views

COPIES TO:

Matt Pinjuv
Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The map is technically correct as submitted.

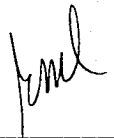
John Schlegel, deputy director of Planning & Development will be signing maps until a new director is appointed.

It is more correct in the title to call this a division of lot 1 than calling it a redivision of lot 1.

Date:

February 10, 1997

MEMORANDUM

TO: Gerald Wirthlin, PLS Southwest Surveying, Inc.	FROM: Rita M. Lumos, PLS City Surveyor 
SUBJECT: PM 2-97 Rocky and Four Views	COPIES TO: Matt Pinjuv Planning and Development Dept.

Attached is a redlined drawing delineating comments from Survey review. The redlined print must be returned along with the corrected drawing for approval.

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

The map is technically correct as submitted.

John Schlegel, deputy director of Planning & Development will be signing maps until a new director is appointed.

It is more correct in the title to call this a division of lot 1 than calling it a redivision of lot 1.

MEMO

DATE

12/27/97

TO:

PLANNING AND DEVELOPMENT DEPT.

FROM:

FIRE PREVENTION DIVISION

SUBJECT:

Pm-2-97 GONALD L. WIRTHLIN, ET AL

1. ☒ NO OBJECTIONS.
2. ☐ SUBJECT TO CONDITIONS LISTED.
3. ☐ MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. ☐ FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. ☐ WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
6. ☐ STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
7. ☐ ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.
8. ADDITIONAL CONDITIONS/COMMENTS _____


FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

INTEROFFICE MEMORANDUM

REQUEST FOR COMMENTS

PLANNING AND DEVELOPMENT DEPARTMENT	DATE January 23, 1997
TO: DEVELOPMENT COORDINATION - GARY REID [FLOOD CONTROL - RANDY FULTZ RIGHT-OF-WAY - ED BYRGE SANITARY SEWERS - DAVE McGONEGLE] ELECTRICAL SERVICES - DONALD K. BEHUNIN LAND DEVELOPMENT - CHUCK TURK SURVEY - RITA LUMOS TRAFFIC ENGINEERING - GORDON DERR SPECIAL IMPROVEMENT DISTRICT - NANCY PAYAN	
SUBJECT: PARCEL MAP PM-2-97 GERALD L. WIRTHLIN, ET AL	

PLEASE RETURN COMMENTS TO JOHN McNELLIS BY:
FEBRUARY 3, 1997

ATTACHMENTS: MAP , APPLICATION, DEED

CITY OF LAS VEGAS
REQUEST FOR COMMENTS

DEPARTMENT OF PLANNING AND DEVELOPMENT	DATE January 23, 1997
TO: CLARK COUNTY HEALTH DISTRICT - CLARE A SCHMUTZ FIRE PREVENTION - JEFF DONAHUE FIRE SERVICES, COMMUNICATIONS - MELANIE DOBOSH	
SUBJECT: PARCEL MAP PM-2-97 GERALD L WIRTHLIN, ET AL	

PLEASE RETURN ANY COMMENTS TO OUR DEPARTMENT BY:
FEBRUARY 3, 1997

ATTACHMENT: MAP



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION/PETITION FORM (Must Be Printed or Typed)

Date: 1/15/97

APPLICATION/PETITION FOR:

PARCEL MAP

(Type of Action Requested)

Project Address (Location): Rocky Road and Four Views St.
Proposed Use: Residential Assessor's Parcel No.: 125-05-602-003
Project Name: _____ Ward No.: _____
Existing General Plan: _____ Sixteenth Section: SW¹/₄ of the NE¹/₄ of Section: 5 Township: 19 Range: 60
Proposed General Plan: _____ Existing Zoning: _____ Proposed Zoning: _____
Gross Acres: 2.01 Lots/Units: 4 Density: 2/AC Commercial Sq. Ft.: _____
Comments/Additional Information/Special Notification: _____

APPLICANT INFORMATION:

Applicant: Gerald Wirthlin Etal Contact: _____
Address: 3460 N. Rancho Rd #B
City: Las Vegas State: Nev Zip: 89130 Tel: 656-3394 Fax: Same
Owner(s): Same Contact: _____
Address: _____
City: _____ State: _____ Zip: _____ Tel: _____ Fax: _____
Represented By: Southwest Surveying Contact: Crockett
Address: 3460 N. Rancho Rd #B
City: Las Vegas State: Nev Zip: 89130 Tel: 656-3394 Fax: Same

SIGNATURE OF OWNER(S) OR AUTHORIZED AGENT
(SIGN AND PRINT OR TYPE NAME)
Owner(s): Gerald L. Wirthlin
Gerald L. Wirthlin
Subscribed and sworn before me this 15 day of JANUARY 1997
Mildred E. Woods
Notary Public



FOR DEPARTMENT USE ONLY
Case No.: PM-2-97
Meeting Date: NA
Date Accepted: 1/15/97
Accepted By: ATreed
Map No.: 6-5-4
Total Fee: 300⁰⁰
Receipt No.: 1026

PLANNING &
DEVELOPMENT



APPLICATION PACKET

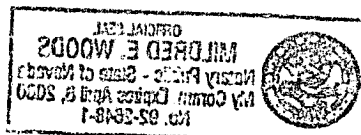
400 EAST STEWART
LAS VEGAS, NV
8 9 1 0 1

702 229-6301

This application packet is generic and used for all planning applications and petitions. It includes a blank application/petition form, an application matrix, submittal requirements, a home occupation questionnaire, a fee schedule, checklists for parcel map, final map and tentative map submittals, and Planning Commission, Board of Zoning Adjustment and City Council meeting dates.

An application/petition is required for each type of request. Please refer to the application matrix and submittal requirements for all required documents for each type of application/petition. **Do not combine application/petition types or submit the entire application packet back to the City.**

All applicants are advised that new developments may be subject to the Design and Construction Requirements of the Federal Fair Housing Amendments Act of 1988. The City of Las Vegas codes may not always be congruent with the prevailing Federal laws.



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KENNETH IMERTI AND ADRIA IMERTI, HUSBAND AND WIFE AND
MICHAEL RIITANO AND ICELA RIITANO, HUSBAND AND WIFE

in consideration of \$ 1.00 & other/ valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
GERALD L. WIRTHLIN AND TERRI K. WIRTHLIN, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN
UNDIVIDED 1/3 INTEREST, (SEE EXHIBIT "A" FOR ADDITIONAL GRANTEEES)

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

LOT ONE (1) OF PARCEL MAPS, FILE 86, PAGE 65, RECORDED AUGUST 20, 1996 IN BOOK
 960830 AS DOCUMENT NO. 01284 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN NO: 125-05-602-003

SUBJECT TO: 1. Taxes for the fiscal year 19 96 - 19 97

2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our S 18TH day of SEPTEMBER, 19 96

Kenneth Imerti
 KENNETH IMERTI
Michael Riitano
 MICHAEL RIITANO

Adria Imerti
 ADRIA IMERTI
Icele Riitano
 ICELA RIITANO

STATE OF NEVADA } ss.

County of CLARK

On October 10, 1996 personally appeared before
 me, a Notary Public, KENNETH IMERTI, ADRIA

IMERTI, MICHAEL RIITANO AND ICELA
RIITANO

known (or proved) to me to be the person S who executed
 the foregoing instrument and who acknowledged that they
 executed the above instrument.

WITNESS my hand and official seal.

Carole E. Beahn

Notary Public in and for said County and State



Notary Public-State Of Nevada
 COUNTY OF CLARK
 CAROLE E. BEAHN
 My Commission Expires
 January 26, 1998

ESCROW NO. } 96-09-0007 KCB
 ORDER NO. }

WHEN RECORDED MAIL TO: GERALD WIRTHLIN

8790 MAGGIE AVENUE
LAS VEGAS, NV 89130

SPACE BELOW FOR RECORDER'S USE ONLY

CLARK COUNTY, NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF:
 SOUTHWEST ESCROW COMPANY

BOOK 961023

INST: 00201

FEE:

RPTT:

CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL

CERTIFIED TO BE A
 TRUE AND CORRECT
 COPY OF THE ORIGINAL

EXHIBIT "A"

GRANTEES

GERALD L. WIRTHLIN AND TERRI K. WIRTHLIN, husband and wife as joint tenants as to an undivided 1/3 interest and FLOYD C. BRADLEY, JR. AND BECKY M. BRADLEY, husband and wife as joint tenants as to an undivided 1/6 interest and JEFFREY WM. PHILLIPS AND SUE L. PHILLIPS, husband and wife as joint tenants as to an undivided 1/6 interest and TOBY A. MINTER AND KANDI MINTER, husband and wife as joint tenants as to an undivided 1/6 interest and RYAN TAYLOR, a married man as his sole and separate property as to an undivided 1/6 interest.



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION MATRIX

Type of Application/Petition \ Submittal Requirements	Application/Petition Form	Notarized Signature	Fee	Deed	Legal Description	Justification Letter	Summerlin Design Review Letter	Building Elevations	Landscape Plan	Site Plan/Floor Plan	Tentative Map	Final Map/Parcel Map	AutoCad (DXF File) Compatible Disk	Questionnaire/Map Checklist
Annexation	●			●	●	●								
General Plan Amendment (19.92.040)	●	●	●	●	●	●				●			●	
Rezoning	●	●	●	●	●	●		●		●			●	
Extension of Time	●	●	●			●								
Plot Plan Review	●		●	●				●	●	●				
Special Use Permit	●	●	●	●	●	●		●	●	●				
Variance (BZA)	●	●	●	●	●	●		●		●				
Administrative Variance (PC)	●		●	●		●				●				
Tentative Map	●		●	●	●						●			●
Final Map	●		●	●	●							●	●	●
Vacation of Public Rights-of-Way	●	●	●	●	●	●				●			●	
Parcel Map	●		●	●	●							●	●	●
Temporary Commercial Permit	●		●			●		●		●				
Home Occupation Permit	●	●	●	●		●								●
Sign Certification	●		●					●		●				
Review of Condition(s)	●		●			●				●				
Appeals/Waivers/District Use Review	●	●	●			●				●				
Amendments/Revisions	●		●			●				●				
Aesthetic Review	●		●	●				●	●	●				
Street Name Change	●	●	●	●		●				●				
Address Change	●		●	●		●				●				
Development Plan Review	●	●	●	●	●	●		●	●	●			●	
City Referral Group Site Plan Review	●		●				●	●	●	●				
P.C. District Modification (land use)	●	●	●	●	●	●	●	●	●	●				
P.C. District Deviation (variance)	●	●	●	●		●	●	●		●				

Please sign this sheet and turn in with application/petition

The applicant is aware that deficiencies in exhibits submitted or other required actions needed to complete this submittal may result in delaying the process. The applicant is responsible to correct deficiencies and submit additional data and documents as required.

Gerald Shankle
Applicant's Signature

1/15/96
Date



PLANNING AND DEVELOPMENT DEPARTMENT

SUBMITTAL REQUIREMENTS

PAGE 1 of 2

APPLICATION/PETITION - The enclosed form is used for all planning applications and petitions. Fill in the type of action requested on the top line. The **owner(s)** of real property must sign the application/petition, or submit a copy of a Power of Attorney authorizing an agent to sign. Refer to the Application Matrix to find specific types of applications/petitions and the required support documentation.

Note: A rezoning request to a Residential Planned Development (R-PD) district shall require a presubmission conference prior to making a Rezoning application in accordance with Las Vegas Municipal Code (LVMC) 19.18.050.

NOTARIZED SIGNATURE - The owner(s) or authorized agent must sign the application/petition with signature(s) notarized by an authorized Notary Public for all public hearing requests.

FEE - Refer to the fee schedule included in this packet to compute the correct amount of the fee(s).

DEED - Provide a copy of the recorded deed for the subject property to verify ownership, including exhibits and attachments. Ownership of property shall be verified by current assessor's parcel number(s).

LEGAL DESCRIPTION - In most cases the legal description on the deed is sufficient, however, annexations, general plan amendments and rezonings requiring a metes and bounds description should be submitted on a hard copy and on a Wordperfect 5.1 or Word 6.0 compatible diskette.

JUSTIFICATION LETTER - A letter explaining the reasons for the request, the intended land use (ie: development plans of the site), and a description of how the project meets/supports existing City policies and regulations. A General Plan Amendment shall list specific factors that explain why the proposal promotes public health, safety, and general welfare in accordance with LVMC 19.92.040.

Note: If an application involves any building that is or will be less than three (3) feet from a property line, then the applicant is required to contact a building official for the appropriate Uniform Building Code requirements.

SUMMERLIN DESIGN REVIEW LETTER - A letter from the Summerlin Design Review Committee which indicates approval or conditional approval of a proposed development. All development proposals within the PC (Planned Community) district of Summerlin shall follow the review process and submittal requirements of the Summerlin Development Standards.

BUILDING ELEVATIONS - Draw to scale and make legible; indicate the front, side and rear of all proposed structures with all appropriate dimensions, building heights, exterior materials, finishes and colors.

SUBMIT:

- One folded copy of the building elevation plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the building elevations for display purposes at public board meetings.

Note: A set of photographs showing all existing structures on the property from all sides may be substituted for elevation drawings.

LANDSCAPE PLAN - Draw to scale and make legible; all proposed trees, shrubs, and ground covers within common areas, easements, parking islands, buffers, perimeters and other open space areas must be included.

SUBMIT:

- One folded copy of the landscape plan **no larger than 24" x 36", no smaller than 11" x 17"**
- One rolled copy of the landscape plan for display purposes at public board meetings.

Note: A set of photographs showing all existing landscaping on the property from all sides may be substituted for a landscape plan.



PLANNING AND DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? ☒ Yes ☐ No
2. List the names of public access streets between this property and the nearest major streets: four Views, Jakes Place, Durango, Homestead
3. Describe the existing improvements and/or condition of streets in item #2 above: County / City Maintained Gravel Roads - Pavement on Durango
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: Well (Quasi Municipal Well) Permit # 55894
5. Will property be serviced by the City Sanitary Sewer System? ☐ Yes ☒ No
If no, indicate how sewer service will be provided: Private Septic tank & Leach field on each lot
6. Is immediate development proposed on the parcels of land to be created: ☒ Yes ☐ No
On which Parcel? #1 ☒ #2 ☒ #3 ☒ #4 ☒
If yes, indicate type of development and anticipated date construction will commence: Single family Residences (2 years to start Const.)

B. PARCEL MAP CONTENTS

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ 2. Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 4. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ 7. Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations.
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 10. Assessor's Parcel Number of all adjoining properties.
- ☒ 11. A legend to denote the meaning of all symbols utilized.

NOTE:

A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



PLANNING AND DEVELOPMENT DEPARTMENT

FINAL MAP CHECKLIST

A final map will be presented to the Planning Commission after the City Engineer has determined that it is accurate and conforms to all tentative map conditions.

A. DEPARTMENT OF PUBLIC WORK VERIFICATION A complete Drainage Plan and Technical Drainage Study has been submitted and verified by the Department of Public Works.

Signature

Print Name

Date

(Must be signed by an authorized employee from the Department of Public Works)

B. FINAL MAP CONTENTS

- ☐ 1. The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☐ 2. Date, north point and scale.
- ☐ 3. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☐ 4. Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names.
- ☐ 5. Existing and proposed utility rights-of-way and easement widths.
- ☐ 6. Existing and proposed irrigation or drainage channel rights-of-way and easement widths.
- ☐ 7. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☐ 8. Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☐ 9. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☐ 10. Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

C. SUPPLEMENTAL REQUIREMENTS

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings.

- ☐ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☐ 2. A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ 3. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.