



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
L.R. NELSON CONSULTING ENGINEERS
DECAR ENTERPRISES
BRUCE STRATTON, PLS - L.R. NELSON CONSULTING
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: September 03, 2013
RE: **FINAL MAP 50755 - DECAR ENTERPRISES**

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.**

577921 CURRENT PL Status: Conditional Approval August 29, 2013

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

1. The Final Map Mylar shall record prior to any action rezoning all or any portion of the area to be reverted. [Note that a Rezoning (ZON-50447) is proposed that includes that portion of Lot K Park Place Addition covered by APNs 162-03-112-023 and 162-03-112-024. The area to be reverted shall capture all of the area being rezoned.]

2. The file number "FMP-50755" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

3. Please include the total reverted acreage on the map.

A revised map need not be submitted to the Department of Planning prior to Mylar map submittal provided the changes above are incorporated, unless otherwise stated.

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the RECORDED reversionary map MUST be submitted to the City of Las Vegas.

577922 DEVCO Status: Conditional Approval August 29, 2013

If you have any questions regarding the following Development Coordination comments please call 229-6541

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage lot K, excepting the east 80.00 feet of "Park Place Addition" recorded in Book 1 of Plats, Page 48. We note that the boundary of this map does not match the Assessor's Parcel Map which results in several dimensional errors that need to be corrected. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. This Map shall be revised to show the correct dimensions for the boundary of this site. The revised map should show an additional 10 feet of right of way on Las Vegas Boulevard South and a 25-foot radius at the southeast corner of Las Vegas Boulevard South and Park Paseo which were previously dedicated.

2. Include the Final Map number, FMP-50755, above the Recorder's Block on the cover sheet.

577923 SURVEY Status: Denied August 29, 2013

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

Please exclude from the Map that area dedicated after the original Map recorded as marked. This will affect your boundary dimensions somewhat.

The legal description should also be altered to accept those areas of dedication.

The Sub-header of the Reversionary Final Map could be simplified to simply state, "Reversionary Final Map of a Portion of Park Place Addition", Book 1 Page 48 of Plats.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.

A.