



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
STORYBOOK RETAIL L L C
MARC KENNEDY, PLS - QUANTUM SURVEYING, L.L.C.
PER4MANCE ENGINEERING, LLC
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: March 05, 2014
RE: **FINAL MAP 52977 - STORYBOOK RETAIL**

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.**

608350 CURRENT PL Status: Conditional Approval March 03, 2014

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has administratively approved your request for technical review of the subject reversionary final map, subject to the changes and corrections noted as follows:

1. The file number "FMP-52977" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Adjust the map title to conform to the requirements of the City Surveyor.
3. It is noted that the existing buildings on the mapped area are nonconforming with respect to setbacks; however, reversion to acreage will have no effect on the nonconforming status.

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.

608351 DEVCO Status: Conditional Approval March 04, 2014

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

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage being all of Lot "P" and the south forty (40) feet of Lot "O" of South Addition to the City of Las Vegas Book 1, Page 51 of official records in the City of Las Vegas. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-52977, above the Recorder's Block on the cover sheet.

608352 SURVEY Status: Denied March 05, 2014

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

Please revise the title of the Map to read, "Reversionary Final Map of a Portion of South Addition to the City of Las Vegas".

Please revise the Owner's Certificate to more closely match the form in the Unified Development Code, Appendix "E".

Reversionary Final Maps are intended to revert a map of record and are not based upon a survey on the ground. Therefore, please match the bearings and distances from the original map being reverted.

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

End of Comments.

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