



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL G. SMITH, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
901 FREMONT DEVELOPMENT PARTNERS
116 10TH STREET L L C
ACTUS

Date: August 14, 2017

RE: **FINAL MAP 71309 - REVERSION TO ACREAGE LOT 6 IN BLOCK 21 - BUCKS'S
SUBDIVISION OF LAS VEGAS WITH LOTS 23 THRU 32 IN BLOCK 3 - PIONEER
HEIGHTS ADDITION TO LAS VEGAS, NEV - TEMPORARY PARKING LOT**

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.**

850281 CURRENT PL Status: Conditional Approval August 03, 2017

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 Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-71309" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

850282 DEVCO Status: Conditional Approval August 14, 2017

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

This Final Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Reversion to acreage Final Map to combine a portion of lot 6 in block 21 of that certain plat entitled "Buck's Subdivision to the City of Las Vegas", recorded in Book 1, Page 15 of plats and lots 23 thru 32 in block 3 of that certain Final Map entitled "Pioneer Heights Addition to Las Vegas, Nev" recorded in book 1, page 35 of plats.

All offsite improvements were addressed with SDR-68609. No improvements are required prior to

the recordation of this Reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Label Ninth Street as having been vacated per 20160419:02255.
2. Verify Fremont Street was dedicated per Book 1, Page 15 instead of Book 1, Page 35.
3. Per the legend, the line type of the vacated alley is shown as dedicated right-of-way. Revise the vacated alley area to show the property lines as they currently exist. The boundary of this Reversionary Final Map shall be revised to include the portions of the vacated alley that attached to this site when the alley was vacated.
4. Show and label the boundaries of the existing public sewer easement reserved by recorded document 20160419:02255.
5. Provide "FMP-71309" on Sheet 1 above the recording information.

850283 SURVEY Status: Denied August 08, 2017

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

Insert paragraph 4 within the Surveyor's Certificate regarding the plat being prepared from record information. (Example see Bk 154, Pg 29 of Plats).

Currently, the existing Lots 25-28 and Lots 29-32 are vested in different owners. Ownership should either be consolidated or percentages of ownership established prior to reverting the lands back to raw acreage. Handling this step now will expedite the Assessor's Office process as they will not work the map in their system until Ownership is consolidated.

Within the Legal Description, add a reference to the Deed recording information that describes the "portion" of Lot 6 being reverted.

Correct the street names to match how they were originally mapped and also label as they exist today.

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

Please increase the text size for the aliquot calls from ½ to 1/2 to meet County Recorder 0.10' text height minimum.

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

End of Comments.

