



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: THOMAS L. HELLUMS, 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
DWYER ENGINEERING
DANTE PUGLIESE
F D D INVESTMENTS L L C

Date: April 02, 2018

RE: **PARCEL MAP 72883 - CHARLESTON & SHILOAH 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.**

860658 CURRENT PL Status: Conditional Approval March 21, 2018

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

1. The file number "PMP-72883" 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

860656 DEVCO Status: Conditional Approval April 02, 2018

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

This one-lot Parcel Map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Parcel Map to combine assessor lot 140-31-401-038 thru 140-31-401-040.

This Map satisfies Condition #8 of SDR-68888. Off-site improvements are required per the previously approved Site Development Review; however no improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Prior to recordation of this Parcel Map, provide documentation that FDD Investments, LLC is the current owner of the 0.24-foot strip of land. If not, remove the right-of-way dedication on this map as the City cannot accept dedication of land that FDD Investments, LLC does not have the authority to convey.
2. Provide "PMP 72883" on Sheet 1 above the recording information.
3. 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.

860659 SURVEY Status: Denied March 28, 2018

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

We note that the parcels comprising this parcel map were not created by an action of NRS278. Therefore, there is nothing to merge. This should simply be a one lot parcel map. Please make the necessary corrections per the red lines.

For clarity, consider removing the 5' PUE easement from the map sheet as this is granted within the Owner's Certificate.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines and set the controlling monuments along the centerline of Shiloah Drive at Johnson Avenue and at Charleston Boulevard.

Provide annotation around the gross boundary perimeter together with the net interior segments created by the 0.24' wide ROW dedication sliver along Shiloah Drive and the return at Charleston Boulevard. Label the ROW dedication limits and provide a square footage of the dedication area being offered by this map. This comment is preliminary and subject to being omitted. CLV ROW Department is looking into the ROW width deficiency / interpretation and will provide comment within DEVCO conditions.

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

End of Comments.

A.

PLEASE CALL IF YOU HAVE
QUESTIONS THIS ONE IS
HARD TO FOLLOW.