



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
DWYER ENGINEERING
JIM MARSH AMERICAN CORPORATION
JAMES MARSH
THOMAS HELSUMS, PLS
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: April 05, 2011
RE: **PARCEL MAP 41264 - JIM MARSH AMERICAN CORPORATION**

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.**

435789 CURRENT PL Status: Conditional Approval March 30, 2011

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 parcel map, subject to the changes and corrections noted as follows:

1. The parcel file number "PMP-41264" shall be placed above the box in the lower right hand corner of the cover sheet. The number need not be placed on subsequent pages.
2. The Director of Planning signature block shall be corrected to read, "Flinn Fagg, AICP."
3. Revise the description of the residential lot at the northeast corner of Regena Avenue and the private drive to read "Parcel 2, File 79, Page 8 of Parcel Maps."

435787 DEVCO Status: Conditional Approval April 04, 2011

If you have any questions regarding the following Development Coordination comments please call 229-6578

COMMENTS:

This Map proposes to combine multiple existing parcels, along with an un-subdivided portion of a Commercial Subdivision into one lot. Public Works believes that the portion of the Commercial Subdivision must first be subdivided into a legal parcel through the standard Record-of-Survey/Deed process before it can be incorporated into the Map. Condition # 2 below reflects this requirement.

CONDITIONS OF APPROVAL:

1. Provide "PMP 41264" on Sheet 1 above the recording information.
2. Prior to the submittal of the mylar for this Parcel Map, a legal parcel must be created in the

adjacent Commercial Subdivision corresponding to the area contemplated for inclusion in this Map. All existing parcels incorporated into this Map shall be under common ownership prior to recordation.

3. Dedicate an additional five feet of right-of-way adjacent to this site for a total half-street width of 50-feet for that portion of Centennial Parkway not previously dedicated.
4. Construct half-street improvements including appropriate overpaving on Riley Street adjacent to this site concurrent with development of this site in accordance with Town Center Standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the Centennial Parkway and Riley Street public rights-of-way adjacent to this site prior to this issuance of off-site permits for this site. The installation and maintenance of all landscaping and any private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
6. 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) in accordance with City of Las Vegas Municipal Code Sections 18.14.020 and 18.14.030.
7. 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.

435790 SURVEY Status: Conditional Approval March 28, 2011

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

Minor correction to the basis of bearing statements. We believe this is in Township 19 South.

Please correct the sectional symbol at the west end of Centennial Parkway as marked.

Please correct recording calls and adjoiner calls as marked.

The entire boundary of parcel number 125-29-510-003 must be included within the boundary of this map if you wish to merge the easterly line of that parcel with Lot 1; Another method would be the division of the commercial lot by Deed and Record of Survey prior to this map as suggested by DevCo. Keep in mind ownership has to change to create the new parcel. I.E., Conveyance to another party.

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



End of Comments.