



City is the land owner and all off-site improvements are constructed, no guarantee is required prior to the recordation of this Parcel Map.

**CONDITIONS OF APPROVAL:**

1. Provide "PMP-41493" on Sheet 1 above the recording information.
2. Remove the labels and hatching for the areas proposed to be vacated.
3. Dimension the width of the 5 feet of additional dedication on Las Vegas Boulevard South adjacent to Parcel 2.
4. Show and label all existing easements with their respective recordation information on Parcels 1 and 2, including the public sewer easement, reserved by document 20090415:00852 in the former alley on Parcel 2.
5. Revise the right-of-way area shown at the northeast corner of 4th Street and Stewart Avenue from OR:0104:082945 to 20021203:01509.
6. 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.

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**440712 SURVEY Status: Conditional Approval May 11, 2011**

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

This parcel map will be a merger and resubdivision parcel map. Please revise the title to include the lots under the main title of the map being merged and redivided into one lot south of Stewart.

Legal descriptions are not strictly required for parcel maps so the legal description may be removed. However, if you choose to include the legal description it will need to be revised to reflect the ultimate boundary of the parcel subsequent to the area on north 4th St. not being vacated.

On Page 2, please remove reference to the vacation area on north 4th St. This area will not be vacated. Please revise the area of the subject parcel.

Please remove the hatching and pre-vacation boundary line at the corner of Stewart and 4th Street. Right-of-Way has noted that the remainder portion of right-of-way at Stewart and 4th Street is per the document listed on the redlines.

Please remove references to right-of-way vacation area from your legend.

Page 3, please revise the area of Parcel 1. As previously noted remove the northerly vacation area on 4th St.

Please check the distances on the south line of Parcel 2 as marked. The prorated distances do not seem to work as labeled.

Please also check the square footage of the dedicated area as marked.