



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: STEVE GEBEKE - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
INTEGRITY ENGINEERING
CHURCH L D S PRESIDING BISHOP
R. GUY DOTY
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: November 17, 2011
RE: **PARCEL MAP 43732 - 4500 WEST BONANZA ROAD**

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.**

470355 CURRENT PL Status: Conditional Approval November 17, 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-43732" shall be placed above the box in the lower right hand corner of the cover sheet.
2. The map shall indicate to scale the location and footprint of all existing structures nearest proposed lot lines.
3. The CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
4. The Certificate of Director of Planning Approval shall be revised to read as follows:
"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__."
5. The signature block for the Director of Planning shall be revised to read as follows:
"

Flinn Fagg, AICP
Director of Planning
City of Las Vegas, Nevada"

Date

A revised map need not be submitted prior to Mylar map submittal, provided the changes above are incorporated.

470353 DEVCO Status: Conditional Approval November 17, 2011

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

CONDITIONS OF APPROVAL:

1. Dedicate 40 feet with an appropriate smooth transition to 30 feet over the eastern most portion of the map on Bonanza Road to match the existing dedication width on the east side. The transition shall occur near the proposed parcel boundary between parcels one and two as allowed by the City Traffic Engineer. Per Unified Development Code 19.16.040.K, construct a driveway for parcel two meeting the approval of the City Traffic Engineer prior to recordation of this Parcel Map.
2. Provide "PMP 43732" on Sheet 1 above the recording information.
3. 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 19.02.130.B and 19.02.130.C.
4. 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.

470356 SURVEY Status: Conditional Approval November 16, 2011

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

Please include a total acreage.

Please correct the Certificate of the Planning Director.

Please correct the graphic scale of the survey analysis.

The two 1/16 corners on your West Line should be reset with Type II monuments and reference monuments in top of curb.

Please include a separate square footage for the area of dedication.

Did you locate the adjoining tract walls? Where do they fall in relationship to your re-established boundary?

Partial show. R.

Please correct all spelling and typographical errors, typos, or omissions as shown on the redlines.

End of Comments.

R.