



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR  
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
900 FREMONT L L C  
RIETZ CONSULTING  
ERIC RIETZ, PLS - RIETZ CONSULTING, INC.  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: October 01, 2013  
RE: **PARCEL MAP 51256 - THE WHEELHOUSE**

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.**

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**583069 CURRENT PL Status: Conditional Approval September 30, 2013**

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-51256" 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:

"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 \_\_\_\_\_, 20\_\_."

3. Please add a total parcel area for the resubdivided Lot 1.
4. It is recommended that the existing buildings on this site be indicated on the map with setbacks to the lot lines; note that doing so will not trigger a setback variance, as the requested parcel map is a merger and resubdivision without change to the existing perimeter boundaries.

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**583067 DEVCO Status: Conditional Approval September 30, 2013**

If you have any questions regarding the following Development Coordination comments please call 229-6541

**COMMENTS:**

This map appears to be for the purpose of lot consolidation, therefore we have no objection to the recordation of this Parcel Map to combine Lots 17 - 21 of Block 2 of Pioneer Heights subdivision, Plat Book 1, Page 34; Lot G of Buck's Subdivision, Plat Book 1, Page 15; and Lot A of Ladd Addition, Plat Book 1, Page 2.

No improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Provide "PMP 51256" on Sheet 1 above the recording information.
2. 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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**583070 SURVEY Status: Denied September 25, 2013**

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

Please revise the Owner's Certificate to reflect the attached example.

The City Surveyor's Certificate should be revised as currently it reflects a commercial subdivision and this Map is clearly a Parcel Map.

This appears to be a one-lot parcel map. If so, please label Lot 1 and include an area for that lot.

In order to clarify what you are doing here, we suggest removing all text interior to the boundary. If your intention is to map the existing tax parcel lines please label the two areas, "Lot 1" and "Lot 2" and provide interior dimensions to those lots as well as monumenting both ends of the new line. If this is the case, you will also need to list the overall area for the boundary.

We did not arrive at the pro-rated distances on the east and west boundaries of this parcel based on the block dimensions provided on your map. We also did not arrive at the distance or bearing for the pro-rated lot line, which is currently the north line of Lot 22 of Block 2 based on your centerline control. Please check and revise as necessary. If you have any questions regarding these dimensions, please contact James Von Tobel in this office.

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

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End of Comments.

