



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: BOYDEN NELSON, PLS - NELSON SURVEYING, LLC  
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE SWANTON - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
NELSON SURVEYING  
G P TRUST - LIN XIA TRS  
FRANCISCO GARCIA

Date: August 12, 2014

RE: **PARCEL MAP 55296 - FRANCISCO GARCIA**

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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**638679 CURRENT PL Status: Conditional Approval August 07, 2014**

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-55296" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Remove the word "DATE" from the Director's signature line.
3. Add the following text (do NOT include a signature line) to Sheet 1 of 2 as previously approved by the Las Vegas Valley Water District on 07/22/14:  
"These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."
4. It is noted that each parcel is labeled as "Lot 1." Please change one or the other.
5. Final approval of this map is contingent upon verification of 1963 dedication of land for public right-of-way along Johnson Avenue and Pearl Street noted in the legal description of the sale deed. This will allow public street access to the proposed northern lot. Alternatively, a perpetual access easement may be dedicated for the same purpose.

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**638677 DEVCO Status: Conditional Approval August 11, 2014**

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

We note that the current Clark County Assessor's Map does not show the right of way dedicated under document #429:345617(1963) and we have written a condition below to address this issue.

**CONDITIONS OF APPROVAL:**

1. Prior to the mylar submittal of the Parcel Map, contact the Clark County Assessor's Office to correct the current Assessor's Map for this parcel. Provide proof that the Assessor's office has been contacted and the discrepancy is being resolved. If the discrepancy cannot be resolved, dedicate 30 feet of right of way adjacent to this site for Johnson Avenue and Pearl Street. Additionally, dedicate a 15 foot radius on the northwest corner of Johnson Avenue and Pearl Street as shown prior to the issuance of any permits.
2. Construct half-street improvements on Pearl Street adjacent to this site prior to the recordation of this Parcel Map. 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
3. Correct all surrounding parcel numbers that are incorrectly labeled with "13" when they should be labeled with "31". Additionally, both lots are labeled as "Lot 1" and one of them must be labeled as "Lot 2."
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the recordation of this Parcel Map, whichever may occur first. Provide and improve all drainage ways as recommended.
5. 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 Unified Development Code sections 19.02.130.C and 19.02.130.E.
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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**638680 SURVEY Status: Denied July 31, 2014**

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

Please submit to the Las Vegas Valley Water District (LVVWD) for a determination on which LVVWD jurat should be placed on the Map.

Resubmit with the signed LVVWD Parcel Map jurat application.

Please correct the range call in the Basis of Bearing.

Please include a total area for your boundary.

Please correct annotation as marked.

Please choose a unique lot number for each of the lots.

Please ensure that all text meets the minimum size requirement of 0.1 inches.



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

End of Comments.

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