



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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

To: RICHARD BAUGHMAN, PLS - BAUGHMAN & TURNER, INC.  
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  
BAUGHMAN & TURNER INC  
SARAH GONZALEZ

Date: August 26, 2014

RE: **PARCEL MAP 55551 - SARAH GONZALES**

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.**

**642603 CURRENT PL Status: Denied August 14, 2014**

If you have any questions regarding the following Planning comments please call 229-6301

Lots 1, 2 and 3 cannot be subdivided as proposed without prior approval of a variance to allow a lot width of 96 feet where a minimum of 100 feet is required in the R-E District. Department of Planning staff has therefore DENIED your request for technical review of this merger and resubdivision parcel map until such time as this issue is resolved. Staff does not recommend proceeding with a variance unless there is an unusual circumstance related to the physical characteristics of the land.

Other comments include the following:

1. The parcel file number "PMP-55551" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Planning Approval jurat shall be revised to read as follows:  
"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL  
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\_\_\_\_."
3. The signature block for the Director of Planning shall be revised to read as follows, omitting the word "DATE" from the Director's signature line:

"  
\_\_\_\_\_  
THOMAS PERRIGO, AICP  
ACTING DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA"

4. Provide an additional 24" x 36" map for the Department of Planning for addressing purposes.

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**642601 DEVCO Status: Conditional Approval August 25, 2014**

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

CONDITIONS OF APPROVAL:

1. Revise the Owner's Certificate to include the dedication statement.
2. Dedicate a 15 foot radius on the northwest corner of Hinson Street and Del Rey Avenue on the Mylar of this Parcel Map.
3. Per Title 19.16.040.K, construct half-street improvements on Hinson Street and Del Rey Avenue 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.
4. 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.
5. 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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**642604 SURVEY Status: Denied August 26, 2014**

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

Please check the bearing as annotated on Charleston Blvd.

Please indicate the correct Basis of Bearing.

Please correct the name of the Acting Director of the Department of Planning as marked.

End of Comments.

A.