



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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

To: BRUCE STRATTON, PLS - L.R. NELSON CONSULTING  
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  
PETER POSTLMAYER - CLOUDBREAK LAS VEGAS. LLC

Date: September 04, 2014

RE: **PARCEL MAP 55634 - BONANZA AND NINTH**

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.**

**643604 CURRENT PL Status: Conditional Approval September 03, 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-55634" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Prior to recordation of the final mylar of this map, record an Order of Vacation (VAC-19669) to vacate a portion of Encanto Drive as approved through WVR-19668.
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 08/14/14:

"These parcels currently have a water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

4. Amend the Director of Planning jurat title and text 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 \_\_\_\_\_, 20\_\_."

5. The signature block for the Director of Planning shall be revised to read as follows:

"  
\_\_\_\_\_  
THOMAS A. PERRIGO

ACTING DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA"

6. This map, once recorded, will satisfy the mapping requirement of Condition #2 of the last approved Site Development Plan Review (SDR-19659) for this site.

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**643602 DEVCO Status: Conditional Approval August 27, 2014**

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

We note that this Parcel Map is related to previously approved entitlement requests SDR-19659, WVR-19668, and VAC-19669 which are still active. Per condition #16 of SDR-19659, this map cannot record without the recordation of VAC-19669. VAC-19669 requires that Encanto Drive be terminated as approved through WVR-19668. The boundary of this Parcel Map may need to be changed to include the portions of Encanto Drive that will be incorporated into this Parcel Map. Although Public Works does not have any major technical objects with this Parcel Map, it may not be recorded until all applicable conditions of SDR-19659 and VAC-19669 have been met or until previously approved entitlements are modified through a Review of Condition (ROC).

**CONDITIONS OF APPROVAL:**

1. Where such does not already exist, dedicate an additional 10 feet of right-of-way for a total half street width of 50-feet on Bonanza Road adjacent to this site.
2. Per condition #16 of SDR-19659, a Petition of Vacation, such as VAC-19669, shall be recorded for the full width of Encanto Drive adjacent to Assessor's Parcel Number 139-27-812-017 prior to the issuance of any permits for this site or the recordation of a map, whichever may occur first.
3. Per condition # 2 of VAC-19669, provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
4. Per condition # 4 of VAC-19669, all existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. This includes constructing the previously approved deviation for a terminus of Encanto Drive.
5. Provide "PMP 55634" on Sheet 1 above the recording information.
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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**643605 SURVEY Status: Denied August 28, 2014**

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

Kristina Swallow, P.E. # 13714, is currently the Acting City Engineer. Contact the City Engineer's Office at 229-6272 prior to the submittal of the Mylar of this map to determine the signature line for the City Engineer's Signature Block.

Please provide gross acreage for your boundary.

Please tie the sectional information to the subject property.

Please add the appropriate Las Vegas Valley Water District (LVVWD) jurat to the Map.

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



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End of Comments.