



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

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
ASHLEY RESTIVO

Date: October 08, 2014

RE: **PARCEL MAP 56079 - RESTIVO RESIDENCE**

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.**

649257 CURRENT PL Status: Denied October 08, 2014

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

The Southern Nevada Health District requires that the active septic system and well on a portion of the site to be remapped be shown on the map. Department of Planning staff has therefore DENIED your request for technical review of this one-lot parcel map until such time as this issue is resolved. Submit three revised blue-line copies of the map for additional review.

Other comments include the following:

1. The parcel file number "PMP-56079" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. 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 09/18/14:

"These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

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 A. PERRIGO
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"

4. It is noted that this parcel map combines unsubdivided land into a single lot. Please indicate the setback dimensions from the existing shed in the northwest corner of the property to the

nearest property lines.

649255 DEVCO Status: Conditional Approval September 30, 2014

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

COMMENTS:

We note that this Parcel Map appears to be a map for lot consolidation purposes. As such, no construction, bonding, or improvements are required with this action. However, off-site improvements will be required along Wittig Avenue upon future development of this site.

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this parcel map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Wittig Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this Parcel Map for recordation
2. The Parcel Map boundary shall reflect the sliver of right of-way dedicated by document #20030811:01248. Additionally, correct references to previous right of-way dedications on Jones Boulevard and Wittig Avenue. We believe the complete document number for the dedication of Jones Boulevard and Wittig Avenue adjacent to assessor parcel number #125-23-502-013 is OR0016:0012208.
3. 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.

649258 SURVEY Status: Denied October 06, 2014

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

Please check and revise the aliquot description in the Surveyor's Certificate and in the vicinity map.

Please correct the spelling of the firm name within the Recorders' block.

We note that the parcels comprising this parcel map were not created by any action of NRS278. Therefore, there is nothing to merge. This should simply be a one-lot parcel map. Please make the necessary correction to the title as marked.

Please add the distances to the existing shed barn and existing home on the lot.

Please review the dedication instruments abutting the parcel.

Abutting Jones Blvd. we believe there to be additional area of dedication that is not referenced within the parcel map. Please revise as necessary.

Please verify the parcel acreage due to said right-of-way dedication area.



We would recommend the removal of the section lines and annotation that bi-sect the parcel to avoid any confusion that this is more than one parcel.

Please correct all spelling and typographical errors as noted.



End of Comments.

City of Las Vegas

Surveyor's Office Parcel Map Checklist

Prop 56079 Bestivo Residence
Parcel Map Name & Number

Jim
Checked By

9/25/14
Date

Nelson Surveying
Company

H56079-COST-R
File Name

Proper Certificates	✓
Date Survey Completed	✓
Sheet Numbers	✓
Proper Description in Title	✓
Basis of Bearings shown and described with map reference	✓
Graphic Border of Perimeter	✓
Monuments on Perimeter and at Lot Corners	✓
Survey Analysis sufficient to delineate boundary controlling monuments	✓
Street names, widths, Public/Private, and C/L symbols	✓
Monuments set at all centerline P.D., P.T. (or P.I.), intersections and angle points	✓
Legend	✓
Area of Lots (Sq. Ft. Or Ac. per NRS)	✓
North Arrow and appropriate scale	✓
Radial Bearings	✓
Proposed Easements - public or private	✓
Existing Easements - indicate recording data	✓
Lot Numbers	✓
Utility Easements shown or described	✓
Identification of Adjoining Properties	✓
Legibility (Minimum letter size: 0.10")	✓
Closure Checks (1:10,000 maximum error)	✓

COMMENTS:


