



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JAMES STOVALL - TANEY ENGINEERING  
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  
TANEY ENGINEERING  
FITZHOUSE ENTERPRISES INC  
ROBERT ADAMS - WESTCARE NEVADA

Date: October 28, 2014

RE: **PARCEL MAP 56318 - WESTCARE PARCEL MAP**

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.**

**652924 CURRENT PL Status: Conditional Approval October 22, 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 merger and resubdivision parcel map, subject to the changes and corrections noted as follows:

1. The parcel file number "PMP-56318" 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 the map as previously approved by the Las Vegas Valley Water District on 09/0/14:

"Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

3. 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"

NOTE: As the proposed parcel map would consolidate existing lots, the setbacks of existing structure(s) on the site are unaffected. It will therefore not be necessary to indicate to scale the location and footprint of any existing structures nearest proposed lot lines.

**652922 DEVCO Status: Conditional Approval October 16, 2014**

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 1-5 and a portion of lots 10-13 of block 12, Fairview Tract, recorded in book 1, page 7 of plats and a portion of the parcel recorded in deeds book 20021011 instrument numbers 02337, 02338 and 02340 of official records of Clark County Nevada.

We note that a Petition of Vacation (VAC-52721) was approved to vacate an alley at the south end of this site, but it has not been recorded yet. Therefore, we recommend that this Parcel Map show all existing easements and rights-of-way at the time of recordation.

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

**CONDITIONS OF APPROVAL:**

1. All public easements and rights-of-way must be shown on this Parcel Map prior to the recordation.

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**652925 SURVEY Status: Denied October 28, 2014**

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

We believe the subtitle of the map should be reworked to read a Merger and Resubdivision of a portion of Lots 2 through 5 and a portion of Lots 11 through 13 of Block 12 together with the vacated alley.

Parcel maps submitted in the City of Las Vegas do not require a Meets and Bounds legal description, however, if you wish to include the Meets and Bounds legal description, please label it as legal description.

There appears to be an unexplained bearing break in the middle of Block 12 at the south line of Lot 5 produced.

The bearing on your property matches your legal description but does not match the annotated line south of your property in the same block. Please rectify or explain.

Please correct the name of the Acting Director of Planning.

Please correct the Basis of Bearing called out.

Please verify the expiration date of your license.

Please include an annotated centerline for 13th Street. A recent monument inventory in the Downtown Core area has revealed that many of the controlling monuments for this particular block are indeed in place, however, they are conspicuously missing from your Parcel Map. Per NRS a Parcel Map should be based on a field survey performed for the purpose. All monuments found must be shown.

It should be noted that the Record of Survey which you are using for your Basis of Bearing calls

both the monument location at Maryland Parkway and Stewart and 13th Street and Stewart to be off-line slightly. This, however, is not noted on your map. Please provide a clarification.

Please correct all spelling and typographical errors as noted.



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End of Comments.