




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: THOMAS HELLUMS - DWYER ENGINEERING
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
DWYER ENGINEERING
THOMAS HELLUMS PLS - DWYER ENGINEERING
JACKSON WILLIAM H III & K REV TR - JACKSON WILLIAM H III & K M TR

Date: November 20, 2014

RE: **PARCEL MAP 56724 - WILLIAM H. JACKSON 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.**

658666 CURRENT PL Status: Denied November 18, 2014

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has no objection to your request for technical review of the subject merger and resubdivision parcel map. However, the Southern Nevada Health District requirements have not been met; therefore, Department of Planning staff has therefore DENIED technical review of this parcel map until such time these issues are resolved.

Comments include the following:

1. The Southern Nevada Health District requires that the existing well, septic system and trees near the septic system be shown to scale on the map. In addition, the SNHD review fee must be paid prior to obtaining its approval.
2. The parcel file number "PMP-56724" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Staff notes that the current Lot 2 of Parcel Map File 47 Page 16 is nonconforming, as it fronts onto a secondary thoroughfare. However, the merger and resubdivision of the lots would not increase the nonconformity and is deemed acceptable per Title 19.02.290.
4. Spell out the street suffix for Bullring. Do not use abbreviations.
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"

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 the location and footprint of any existing structures near lot lines.

658664 DEVCO Status: Conditional Approval November 17, 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 lot 2 of File 47 of Parcel Maps, Page 16 and Lot 2 of File 47 of Parcel Maps, Page 17.

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

CONDITIONS OF APPROVAL:

1. Provide a note on the map that states "All subdivided lots within this Parcel Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Parcel Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
 2. Provide "PMP 56724" on Sheet 1 above the recording information.
-

658667 SURVEY Status: Denied November 20, 2014

If you have any questions regarding the following Survey comments please call 229-6217
Please correct the name of the Acting Director of Planning.

We note that the Surveyors Certificate and the City Surveyors Certificate make no mention of a performance bond for monumentation, therefore, please show the reference monuments and their distances on this map so that we can avoid placing a separate bond simply for monumentation.

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

Please correct the centerline annotation on Torrey Pines Drive and Bullring Lane as marked.

Please complete the annotation on Tropical Parkway.

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

End of Comments.

