



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: GLEN DAVIS - LOCHSA SURVEYING
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
KERN RIVER GAS TRANSMISSION COMPANY
MPI PROPERTIES LLC
KEN CLAGETT

Date: January 26, 2015

RE: **PARCEL MAP 57434 - KERN RIVER GAS TRANSMISSION COMPANY**

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.**

670749 CURRENT PL Status: Denied January 26, 2015

If you have any questions regarding the following Planning comments please call 229-6301
A Site Development Plan Review must be submitted and approved confirming that site development and zoning standards have been met for the newly created lots. In particular, landscape buffers are required along the perimeter of each lot, or this requirement must be waived by the Planning Commission or City Council prior to further review of this parcel map. Alternatively, a single-lot commercial subdivision may be created through the tentative map-final map process with records of survey accompanying each interior land conveyance. Department of Planning staff has therefore DENIED the subject parcel map until such time as the issue is rectified.

The following comments are also made with regard to this map, should it go forward:

1. The parcel file number "PMP-57434" 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 12/31/14:

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

3. 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__."

4. 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"

670747 DEVCO Status: Incomplete

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

COMMENTS:

We note that all required public improvements for this Parcel Map have been completed. No improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Provide a note on the mylar of this map that states "All lots within this Parcel Map shall have perpetual inter-site access rights. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall Parcel Map which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

2. Provide "PMP 57434" on Sheet 1 above the recording information.

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.

670750 SURVEY Status: Denied January 21, 2015

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

Please update the Owners Certificate and the Certificate of Director of Planning to the current City of Las Vegas standard.

Please correct the name of the Acting Director of Planning.

Corrections to the legal description as marked.

Please obtain and include the appropriate Las Vegas Valley Water District jurat.

Please set monuments at the proposed parcel line angle points. We have had numerous problems with the geometry along Hualapai Way. Please check and revise as necessary.

All existing easements from previous mapping actions as well as separate documents must be shown in their entirety.

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

