



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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

To: ROBERT JOHNSON - HMH SURVEYINE INC.  
For From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE SWANTON - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
SHANNON KAY - TRADEWINDS CONSTRUCTION

Date: February 04, 2015

RE: **PARCEL MAP 57683 - TENAYA CREEK BREWERY**

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.**

**672749 CURRENT PL Status: Conditional Approval February 04, 2015**

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-57683" (not "FMP-") shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Add the following jurat text (do NOT include a signature line) to the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 01/15/15:  
"These parcels currently have water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."
3. Right-of-way dedication for Bonanza Road will affect the front yard setback to the existing building, but the setback will stay in conformance to Title 19. Please show the footprint of the existing building and indicate setback dimensions to all property lines.
4. Staff notes that the existing building on this site is nonconforming with respect to the side yard setback from the west property line. However, the proposed lot configuration would not increase the nonconformity and is deemed acceptable per Title 19.14.

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

"  
\_\_\_\_\_  
THOMAS A. PERRIGO  
ACTING DIRECTOR OF PLANNING

**672747 DEVCO Status: Conditional Approval February 03, 2015**

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 Assessor Parcel Numbers 139-28-201-010 and 139 28 201 011

No improvements are required prior to the recordation of this Parcel Map as they have been addressed with Land Use actions SUP-55212, SUP-55214 and SDR-56025 as well as the submitted civil improvement drawings.

CONDITIONS OF APPROVAL:

1. Provide "PMP 57683" on Sheet 1 above the recording information.
- 

**672750 SURVEY Status: Conditional Approval February 03, 2015**

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

Please correct the name of the acting Director of the Planning department within the certificate on Sheet 1.

Please include a total area of the entire parcel on Sheet 2.

Please stamp and sign Sheet 2 upon resubmittal.

End of Comments.

*RWM*