



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN
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
SCHOOL BOARD OF TRUSTEES
GCW. INC.

Date: August 31, 2015

RE: **PARCEL MAP 60740 - WEST PREP ACADEMY**

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.**

719631 CURRENT PL Status: Denied August 31, 2015

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

Prior to Planning approval of the submitted parcel map, all of the property in Lot 1 must be rezoned to the same zoning district (in this case C-V [Civic] Zone). In addition, the General Plan designations of the current parcels are incompatible on the same lot; therefore, a General Plan Amendment from SC (Service Commercial) to PF (Public Facilities) on APN 139-21-314-001 would be necessary for rezoning to occur. Until these entitlements are approved, the proposed parcel map is DENIED.

Other comments include the following:

1. The parcel file number "PMP-60740" 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 08/12/15:

"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. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the Director's title.

719629 DEVCO Status: Conditional Approval August 27, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

This map is for the purpose of lot consolidation; therefore we have no objection to the recordation of this Parcel Map for the purpose of a merger and re-subdivision of lot 1, block 1 as shown on that certain Final Map titled "Longford at Lake Mead A Commercial Subdivision" recorded in Book 118, Page 68 of plats together with Parcel 2-2 as shown on File 85, Page 66 of Parcel Maps on file at the Clark County Recorder's Office.

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

CONDITIONS OF APPROVAL:

1. This map shall dedicate the south half of Winter Snow Avenue including those portions of the existing knuckle not previously dedicated.

2. Provide "PMP 60740" on Sheet 1 above the recording information.

719632 SURVEY Status: Denied August 31, 2015

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

Please add the LVVWD note per the jurat application.

Revise the acreage for Lot 1 due Winter Snow Avenue right-of-way dedication.

Include an area for the right-of-way dedication.

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



End of Comments.