




# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
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To: TRENT KEENAN  
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  
TRENT KEENAN DIAMONDBACK LAND SURVEYING, LLC  
SAHARARYE-PURE, LLC

Date: February 22, 2016

RE: **PARCEL MAP 63277 - STARBUCKS COFFEE 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.**

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### 753138 CURRENT PL Status: Conditional Approval February 22, 2016

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, comments and corrections noted as follows:

1. The parcel file number "PMP-63277" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please remove "Acting" from the Director's title; therefore, amend the signature block for the Director of Planning shall be revised to read as follows:

"  
\_\_\_\_\_  
THOMAS A. PERRIGO  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA"

3. Staff notes the east property line is nonconforming in regards to the minimum lot width along Rye Street. However, the proposed lot configuration would not increase or otherwise affect the nonconformity and is deemed acceptable per Title 19.14. Once the current lots are consolidated, the North property line along Sahara Avenue becomes the front property line for purposes of the Proposed Restaurant pursuant to Title 19 Development Standards.

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### 753136 DEVCO Status: Conditional Approval February 22, 2016

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 to combine assessor parcel lots 162-08-213-002 and 162-08-213-003.

We note that this site was the subject of land use action SDR-62317 approved by the Planning Commission on January 12, 2016 and by the City Council on February 17, 2016. Offsite improvements are addressed on that action. No improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Provide "PMP 63277" on Sheet 1 above the recording information.
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**753139 SURVEY Status: Denied February 22, 2016**

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

Please remove the Utility Maintenance Note on Sheet 1 as there are no City of Las Vegas Public sewer and/or drainage easements within the boundaries of this map.

Correct the sectional reference and remove the range reference within the Vicinity Map. Also correct the map reference within the Basis of Bearings statement on both Sheets to read "File 118 of Parcel Maps", not Surveys.

Revise the square footage area within the Legal description on Sheet 1 and within the Lot 1 identifier on Sheet 2 to the nearest one-foot.

Please show setting of boundary monuments to enable retracement. Saw cutting of curb is acceptable for those locations abutting exiting curb and gutter.

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End of Comments.

