



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JOHN FORSMAN, PLS  
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
DAN DONLEY - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
HERITAGE SURVEYING  
CARMAX AUTO SUPERSTORES WEST COA

Date: August 25, 2016

RE: **PARCEL MAP 65944 - MERGER & RESUBDIVISION PARCEL MAP "CAR MAX"**

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.**

**786687 CURRENT PL Status: Conditional Approval August 03, 2016**

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

Department of Planning staff has conditionally approved your request for technical review of the blue-line Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-65944" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. A note shall be included on the map that "above-ground utility boxes shall not be placed within trail corridors".
3. The flowing jurat must be added to the cover sheet for the Las Vegas Water District without a signature line. "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."
4. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The signature box for the Department of Planning jurat shall be revised to remove "ACTING" and read "DIRECTOR OF PLANNING." The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 \_\_\_\_\_, 2016.

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THOMAS A. PERRIGO  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS

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**786685 DEVCO Status: Conditional Approval August 24, 2016**

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

This Parcel 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 125-35-401-003 through 125-35-401-006.

This Map satisfies Condition #10 of SDR-62217. Off-site improvements are required per the previously approved Site Development Review; however no improvements are required prior to the recordation of this Parcel Map.

**CONDITIONS OF APPROVAL:**

1. On sheet 2 revise the Multi-Use Transportation Trail Easement to include a statement that it's granted to the City of Las Vegas and must be privately maintained by the property owner.
2. On sheet 2, verify that the dimensions of the southern boundary of the proposed Public Sewer Easement match the northern boundary of the existing easement #20070404:03775.
3. On sheet 3, correctly show the northern boundary of existing easement 5 (#20070404:03775).
4. Prior to the recordation of this Parcel Map, provide proof that the private development project for SDR-62217 (Carmax) has been sufficiently coordinated with the City's "ITS Communications Infrastructure Phase II" project. Please contact Lorrie Dunford at 702-229-6272.
5. Provide "PMP 65944" on Sheet 1 above the recording information.
6. 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.

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**786688 SURVEY Status: Denied August 09, 2016**

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

We have experienced some difficulty in closing the annotation along Lone Mountain Road which subsequently affects the south boundary of Lot-1 and a couple dimensions within the Legal Description. Please verify.

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End of Comments.

