



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JAMES STOVALL, PLS  
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE GEBEKE - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
TANEY ENGINEERING  
BOYD FAMILY TRUST - BOYD RUTH L TRS

Date: March 22, 2017

RE: **PARCEL MAP 69404 - BOYD FAMILY TRUST.**

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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**827981 CURRENT PL Status: Conditional Approval March 09, 2017**

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

1. Please note the PMP case number on the bottom right corner of the map, which should be 69404. Currently the map lists an FMP number.
2. Street right of way width must be noted for Severance Lane and Jones Blvd.
3. Please add a north arrow to the map.

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**827979 DEVCO Status: Conditional Approval March 22, 2017**

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

This site is located in an area where complete half street improvements exist immediately adjacent to the site. Therefore Public Works is recommending that the applicant match and extend existing improvements on Jones Boulevard.

**CONDITIONS OF APPROVAL:**

1. Construct full street improvements on Severance Lane adjacent to this site meeting Current City standards prior to the recordation of this Parcel Map. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. Provide a note on the map that states "All subdivided lots within this Parcel Map shall provide

perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

3. Provide "PMP 69404" on Sheet 1 above the recording information.

4. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

5. 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.

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**827982 SURVEY Status: Denied March 22, 2017**

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

Please label the instrument by which the abutting street right-of-ways were dedicated. Also identify what reference was utilized to establish the calculated positions.

Provide a statement of the total area (78,127 S.F.) to be divided per NRS 278.466 2(a).

Revise the street lines to centerlines to match the Legend, label the Basis of Bearings, label the widths of the existing right-of-ways and add a north arrow and map scale.

Add the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application approved on March 01, 2017.

Please increase the text size for the aliquot calls from ¼ to 1/4 to meet County Recorder 0.10' text height minimum.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.

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End of Comments.

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