



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TRENT J. KEENAN, 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
GK3 ARCHITECTURE
GK3 ARCHITECTURE
TRENT KEENAN DIAMONDBACK LAND SURVEYING, LLC
D I VEGAS L L C - DIANA PROPERTIES

Date: May 15, 2017

RE: **PARCEL MAP 70213 - TERRIBLES 347**

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.**

839471 CURRENT PL Status: Conditional Approval May 02, 2017

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

1. Please include PMP number at the bottom right corner of Sheet 1, which is PMP-70213.

839469 DEVCO Status: Conditional Approval May 15, 2017

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

This one-lot 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 125-35-101-001 and 125-35-101-002.

This Map satisfies Condition #13 of SDR-60983. 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. Per Condition #17 of SDR-60983, revise the 5-foot easement along Rainbow Boulevard and Ann Road to include a Public Pedestrian Access Easement to be privately maintained by the property owner.
2. The proposed 10-foot public drainage easement shall be labeled "shall be maintained by the property owner".

3. Provide "PMP 70213" on Sheet 1 above the recording information.

839472 SURVEY Status: Denied May 11, 2017

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

Please revise the Title Block and map header to remove "a portion of" as NRS 278.490 (1) requires that an existing lot or parcel be included in its entirety within the boundaries of a merger and re-subdivision map. The legal description clearly excludes the right-of-way areas dedicated from the time since Parcel Map 19-47 recorded. Though a Lot/Parcel may be smaller than originally platted due to dedications, our preference is that when it comes to merger and re-subdivision, a qualifier containing "remainder area" or "a portion of" could be misinterpreted to not include all of the original Lot /Parcel.

May need to provide dual signature lines and acknowledgements to accommodate multiple Owner's.

Please check the area of Lot 1 on Sheet 2.

Otherwise, the map is technically correct as submitted.



End of Comments.