



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: THOMAS L. PREWITT, 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  
DUNCAN BRUCE & LINDA  
PREWITT LAND SURVEYING

Date: August 21, 2017

RE: **PARCEL MAP 71341 - DUNCAN SUBDIVISION**

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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**850460 CURRENT PL Status: Conditional Approval August 16, 2017**

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-71341" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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**850458 DEVCO Status: Conditional Approval August 21, 2017**

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

**COMMENTS:**

Per Title 19.16.040.K.2, off-site improvements may be deferred for this site, therefore we are recommending that the owner enter into a Covenant Running with Land Agreement to guarantee the future construction of off-site improvements.

**CONDITIONS OF APPROVAL:**

1. Prior to the recordation of this Parcel Map, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per current City Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
2. Remove note 1 on sheet 1. Alternatively, add "until public sewer becomes available" to the

note

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Parcel Map. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

4. Provide "PMP-71341" on Sheet 1 above the recording information.

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. 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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**850461 SURVEY Status: Denied August 14, 2017**

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

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Correct the name of the County Recorder.

Legal descriptions are not required on minor subdivisions (Parcel Maps) therefore you may remove at your discretion. If you choose to provide a legal description, please make reference to being a portion of Government Lot 36 and include an area of the mapped boundary.

May need to provide a separate signature line and acknowledgement for both Bruce Duncan and Linda Duncan.

Currently the map border, right-of-way lines and boundary line types are difficult to distinguish. Please modify the line types so the boundary of this Parcel Map is easily identifiable and include within the Legend. Provide annotation that includes the overall bearing and distances together with the subdivided distances as shown on the redlines. Also check the area and east dimension of Lot 2.

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

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End of Comments.

*AR*