



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: RAYMOND A. JOHNSON, PLS  
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE GEBEKE - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
VTN NEVADA  
HUGHES HOWARD COMPANY L L C

Date: January 03, 2018

RE: **PARCEL MAP 72289 - SUMMERLIN WEST**

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.**

**856627 CURRENT PL Status: Conditional Approval December 21, 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 blueline Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-72289" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please correct "Carraige Hill Drive" to read "Carriage Hill Drive" on every applicable map.
3. Please revise the Planning Director's Certificate of Approval to replace the existing certificate with the following:

"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 \_\_\_\_\_, 201\_\_."

DIRECTOR OF PLANNING  
CITY OF LAS VEGAS

**856625 DEVCO Status: Conditional Approval January 02, 2018**

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

This Parcel Map meets the requirements of Title 19.16.040.K.1 and therefore no improvements are required prior to the recordation of this Parcel Map.

CONDITIONS OF APPROVAL:

1. Revise the heading of this map with the recording information of PMP-72276. This map may not record until after PMP-72276 has recorded.
2. On sheet 2, revise section 32 to be section 34 and correction the section corner common to 20, 21, 33, 34.
3. On sheet 6, the correct the street suffix for Fox Hill from Avenue to Drive. Additionally, show an easement #36 on the north side of Far Hills Avenue approximately 1000 feet west of Fox Hill Drive.
4. On sheet 8, please remove all easement references that are not shown on this Parcel Map. At a minimum, it appears that easement numbers 35 and 37 are not used on this Parcel Map
5. On sheet 11, the Assessor's Parcel Number referenced north of Parcel 4 should be #137-15-00-003.
6. Although not a part of this map, line work shown south of Alta Drive and North of Lake Mead Boulevard does not match what recent recorded in these areas throughout this Parcel Map.
7. Provide "PMP-72289" on Sheet 1 above the recording information.

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**856628 SURVEY Status: Denied January 03, 2018**

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

Application PMP-72276 is a required prerequisite to this Parcel map and must record prior to approval of this application (PMP-72289). The Title, Tile block and Legal Description of this map should state being a Merger and Re-subdivision of Parcel 4 of the prerequisite parcel map together with Lot 1 and Common Lot "B" of Book 120 of Plats, Page 17. Please also correct the sectional references within these items and within the Survey analysis on Sheet 2.

Verify the overall map boundary acreage (5056.16 acres) shown within the Legal Description. That acreage does not equal Parcel 4 of PMP-72276 and Lot 1 and Common Lot "B" of Book 120 of Plats, Page 17. The overall map boundary and the limits of the Lots being created hereon are missing several areas of annotation, curve data, radial lines, etc. Therefor we were unable to verify the technical correctness of this map with the annotation provided. Please check , add and revise as necessary. Please provide this Office closure calculations for Lot 1 thru Lot 4 with the next review submittal. We will perform a full technical review of the Lots at that time. Verify that the acreages for each Lot match on all Sheets of the map.

The existing public access easement crossing Common Lot "B" (Book 120 of Plats, Page 17) must either be shown on this parcel map, or formally vacated via a separate vacation application to the City of Las Vegas.

Show the existing lots and label the abutting record data for Summerlin Village 24 - Unit 4 (Book 154 of Plats, Page 83) on the affected sheets.

Correct the Sheet Index on Sheet 12 and the easement reference description within the Legend on Sheet 12 and 13.

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

End of Comments.

