



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: THOMAS L. HELLUMS, 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
DWYER ENGINEERING
BUNNYFISH STUDIO
218 S 11TH STREET L L C

Date: February 05, 2018

RE: **PARCEL MAP 72502 - 218 S. 11TH STREET**

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.**

858081 CURRENT PL Status: Conditional Approval January 30, 2018

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-72502" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. 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

858079 DEVCO Status: Conditional Approval January 31, 2018

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 lot 139-34-712-087.

This Map satisfies Condition #10 of SDR-71996. 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. Show additional break lines adjacent to Assessor's Parcel Number 139-34-712-085 on Block 7 to coincide with the break lines in the alley and on 1th Street.
2. Revise the Owner's Certificate to grant and dedicate to the City of Las Vegas, not Clark County.
3. Provide "PMP 72502" on Sheet 1 above the recording information.
4. 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.

858082 SURVEY Status: Denied January 30, 2018

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

Revise item 4 within the Surveyor's Certificate as bonding for monuments is not required and revise the Owner's Certificate and Dedication per current CLV UDC Title 19 standards. Remove the LVVWD notes on Sheet 2.

Provide annotation along Carson Avenue and Bridger Avenue to define the alley location. Please label the instrument by which the abutting street right-of-ways were dedicated.

Block 7 of PB 1-35 is not shown in its entirety and currently appears as if Lots 5, 21 and 13 abut the street right-of-way. For clarity, please revise and label the lots directly abutting the street right-of-way (Lots 1, 16, 17 of PB 1-35 and Parcel 1 of PM 11-76) and provide an annotation / labeling break within the internal area of Block 7. We have provided a suggestion on the red lines.

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

End of Comments.

AR.