



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: MICHAEL L. HOLTON, PLS  
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  
MOHAWK CHARLESTON L L C  
CIVIC CORPORATE CONSULTING GROUP  
HAUNTEC ENGINEERING

Date: August 06, 2018

RE: **PARCEL MAP 73955 - REVERSIONARY PARCEL MAP - 5300 & 5350 W. CHARLESTON**

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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**867992 CURRENT PL Status: Conditional Approval July 25, 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 blueline Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-73955" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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**867990 DEVCO Status: Conditional Approval July 26, 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 lots 138-36-803-001, 138-36-803-002, 138 36 803 015 and 138-36-803-016.

This Map satisfies Condition #13 of SDR-73289. Off-site improvements and dedications are required per the previously approved Site Development Review. While no improvements are required prior to the recordation of this Parcel Map, dedications are required.

**CONDITIONS OF APPROVAL:**

1. Per condition of approval #17 of SDR-73289, dedicate the required right turn lane along with a 25-foot radius at the northeast corner of Charleston Boulevard and Mohawk Street and a 15-foot radius at the southeast corner of Mohawk Street and Alpine Place. Additionally, revise the owner's certificate to include the dedication verbiage in the Owner's Certificate. Verify and add the

right-of-way documentation for both existing radius corners.

2. Per condition of approval #23 of SDR-73289, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways 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.
3. Show all existing patent easements on the Parcel Map.
4. Provide "PMP 73955" 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.

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**867993 SURVEY Status: Denied July 24, 2018**

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

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 assure that it describes the gross boundary prior to any dedications. We note that the shown legal description is a duplicate of the vesting deeds. Provide a statement of the total area to be divided per NRS 278.466 2(a).

Correct the boundary to reflect current Ownership and dedicate the required right-of-way to the City of Las Vegas for Alpine Street and Mohawk Street with this Parcel Map. Correct the Owner Certificate to offer such dedication. Show the boundary as a heavy line type to match what is identified within the Legend. Provide annotation for the full boundary and for the missing data along the perimeter street centerlines. Provide a square footage for the right-of-way dedication area.

Verify the annotation along the abutting street centerlines and provide ties to the boundary.

We have been unable to locate the shown BLM patent easement document. Please supply us a copy of that document with the next Parcel Map review submittal for this application.

Setting of monuments at the curb returns along the boundary is not required and may be removed.

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

End of Comments.

✓ RWM