



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: VERNON LITTLE, PLS - VTN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
RYLAND HOMES NEVADA L L C
VTN ENGINEERING

Date: March 27, 2014

RE: **FINAL MAP 53264 - BRISTLE FALLS UNIT 1**

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.**

612111 CURRENT PL Status: Conditional Approval March 26, 2014

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has administratively approved your request for technical review of the subject final map, subject to the following:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Bristle Falls (TMP-50852).
2. The Final Map shall be revised as required below by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
3. The file number "FMP-53264" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please remove the word "DATE" from the Director's signature line.
5. Add "Flinn Fagg, AICP" below the Director's signature line.
6. Per Condition #2 of TMP-50852, provide the Department of Planning for review and approval a landscape plan demonstrating conformance to Title 19.06 landscape buffer and material requirements along Deer Springs Way prior to mylar submittal for this phase. Noncompliance with landscape standards will delay recordation of the final map.
7. Per Condition #3 of TMP-50852, provide a revised tentative map showing conformance to Title 19.04 Complete Street Standards for Deer Springs Way prior to mylar submittal of this phase. If Condition #4 pertaining to Conquistador Street is not also satisfied by the revised tentative map, it will be required as a condition prior to submittal of the mylar of future phases. Noncompliance with the Complete Street Standards will delay recordation of the final map.

Please note that two 24" x 36" bond copies and one 8.5" x 11" reduced copy of the *recorded* mylar must be submitted back to the City of Las Vegas for archival purposes.

612112 DEVCO Status: Conditional Approval March 24, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541

COMMENTS:

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition of Approval #9 of the Tentative Map (TMP-50852), dedicate 40 feet of right-of-way for the entire frontage of Deer Springs Way adjacent to Assessor Parcel Number 125-19-301-004 on this Final Map.
 2. Prior to the recordation of this Final Map, a Public Sewer Easement must be granted for public sewer servicing this site outside the public right of way.
 3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 4. Site development to comply with all previous conditions of approval for the Bristle Falls Tentative Map (TMP-50852).
 5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.
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612113 SURVEY Status: Denied March 27, 2014

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

Please add a Basis of Bearings statement.

Please add "David Bowers, P.E., P.T.O.E., PLS 16736" below the title of the City Engineers signature line.

Please correct the scale on Sheet 2.

Please add "Lot 21" to the Sub-Header of the title on Sheet 3 as marked.

We note that Development Coordination and Planning are calling for additional dedication on Deer Springs Way this will affect your boundary dimensions, legal description, and area.

We note that this is the first private development map on the new City of Las Vegas coordinate system and as such, it would be beneficial to tag those monuments shown on the Survey Analysis with NCRS Coordinates.