



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: MARC KENNEDY, PLS - QUANTUM SURVEYING NV L.L.C.
From: ~~for~~ ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
DON WALLACE - FBNASPEN LLC

Date: May 08, 2014

RE: **FINAL MAP 53654 - SAHARA AT LAS VEGAS BLVD (A COMMERCIAL
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.**

619007 CURRENT PL Status: Conditional Approval May 05, 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 comments and conditions:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for Site Development Plan Review (SDR-52994) and the approved Tentative Map of Sahara at Las Vegas Blvd (TMP-50088), which includes references to previously approved active entitlements.
2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
3. The file number "FMP-53654" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The map title shall be changed to read, "Final Map of Sahara at Las Vegas Blvd" to match the title of the approved Tentative Map. This title shall be used throughout Sheets 1-3.

619008 DEVCO Status: Conditional Approval April 30, 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. On sheet 1, revise the Owner's Certificate to conform with UDC appendix E.
 2. Prior to the recordation of this map, provide all recorders information for dedications and easements (pedestrian and access) being granted by separate document where indicated on sheet 3.
 3. Per condition #6 of TMP-50088, curve C5 should be a 54-foot radius. Make the appropriate changes to this Final Map prior to recordation.
 4. Per condition #7 of TMP-50088, add one of the following notes to the first sheet:
 - A. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.
 - B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.
 5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 6. Site development to comply with Site Development Plan Review SDR-34306, Tentative Map TMP-50088 and all other applicable site-related actions.
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619009 SURVEY Status: Denied May 08, 2014

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

We note that the approved tentative Map for this site has the order of Sahara and Las Vegas Boulevard in reverse order. The title of this Final Map must match exactly the title of the Tentative Map, therefore revise as necessary.

Please add a call to the block number in the sub-header of the Final Map.

Please revise the Owner's Certificate and Dedication to match the approved jurat as attached.

None of the area currently dedicated as right-of-way should be included within the Legal Description of the Map. This will affect your legal description and your square footage. We've had several issues with the legal description entitled legal description for gaming and titlement area please check and revise as necessary. Please contact James Von Tobel, PLS in this office for clarification.

We've had issues with closing both the boundary analysis and the boundary for the site. Please check and revise as necessary.

Please ensure that all recording information is complete prior to returning the Mylar for final approval.

Please correct all spelling and typographical errors as noted.

End of Comments.