



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JERRY COOK, JR., PLS - THOMASON CONSULTING ENGINEERS
From: 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
DUCHARME JILL ANN THACKER
THOMASON CONSULTING ENGINEERS
DR HORTON

Date: May 12, 2014

RE: **FINAL MAP 53874 - GILMORE CREEK**

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.**

620053 CURRENT PL Status: Conditional Approval May 12, 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. A new annexation ordinance must be adopted by the City of Las Vegas authorizing the zoning designation of the property to R-CL (Single Family Compact-Lot) prior to recordation of this map. No action needs to be taken by the applicant.
2. The Original Final Map mylar shall be in conformance with the approved Tentative Map of Gilmore Creek (TM-0094-13) and all applicable conditions of approval of Clark County Rezoning (ZC-0360-13).
3. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-53874" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Add a note stating that direct vehicular access to Fort Apache Road from abutting lots through common elements is prohibited.

Please note that pursuant to Subchapter 8(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, 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.

620054 DEVCO Status: Conditional Approval May 07, 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. In the Map Notes on sheets 2 and 3, revise note #1 to read: Common Lots "A", "B", "and "C" are Public Drainage Easements and Public Pedestrian Access Easements granted to the City of Las Vegas per this Plat."
2. In the Map Notes on sheets 2 and 3, revise note #2 to remove the portion that says "(or property owners if no owner's association is to be formed)" as a Homeowner's Association should be formed for this site.
3. In the Legend on sheet 3, revise note "D" to dedicate streets to the City of Las Vegas, not Clark County.
4. In the Easement Designations note on sheet 3, grant the Public Drainage Easement to the City of Las Vegas, not Clark County. Additionally note that this easement is to be privately maintained by the Homeowner's Association.
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 all previous conditions of approval for the Gilmore Creek Tentative Map (TM-0094-13) and all other site-related actions.
7. 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.

620055 SURVEY Status: Denied May 08, 2014

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

We note that DR Horton is not currently the owner of the property. This will need to change prior to recordation.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 4.22 acres.

Please check the southerly right-of-way distance on Elder Creek Avenue as marked.

Please check the square footage of Common Element C as marked and revise as necessary.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.



End of Comments.