



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TRENT KEENAN, PLS - DIAMONDBACK LAND SURVEYING
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
D & W INC - % GREAT AMER CAPITAL/M HUSS
SPECTRUM SERVICES
JONES M C D PAD L L C - % GREAT AMER CAPITAL
GARY TOBLER - MCDONALDS CORPORATION

Date: May 22, 2014

RE: **FINAL MAP 54049 - C-A-L RANCH (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.**

624047 CURRENT PL Status: Conditional Approval May 22, 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 merger and resubdivision 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 the approved Tentative Map of C-A-L Ranch Commercial Subdivision (TMP-51712).
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-54049" 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 C-A-L RANCH (A COMMERCIAL SUBDIVISION)" to match the title of the approved Tentative Map. This title shall be used throughout Sheets 1-3.
5. Revise the parking and access note on Sheet 1 to add that inter-site common parking and access rights throughout the subdivision are both perpetual and irrevocable.
6. The Director of Planning Approval Certificate shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
7. The Certificate of Director of Planning Approval shall be revised to read as follows:
"I certify that this final map substantially complies with the tentative map and any approved

alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the ____ day of _____, 20__."

8. The signature block for the Director of Planning shall be revised to read as follows, omitting the word "DATE" from the Director's signature line:

"

FLINN FAGG, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"

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.

624048 DEVCO Status: Conditional Approval May 22, 2014

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

CONDITIONS OF APPROVAL:

1. On sheet 1, revise the Owner's Certificate to conform with UDC appendix E.
2. On sheet 1, combine note #3 with the Commercial Subdivision note (Parking and Access), delete note #1, and separate note #2 as Commercial Subdivision note (Sewer).
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. 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.
5. Site development to comply with all previous conditions of approval for the C-A-L Ranch (A Commercial Subdivision) Tentative Map (TMP-51712).

624049 SURVEY Status: Denied May 22, 2014

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

Please correct the signature block for the City Surveyor as marked.

As commented by Development Coordination the "Commercial Subdivision Notes" are somewhat redundant and appear to be a mix of Clark County and City of Las Vegas language. Please revise as directed.

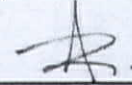
Please provide a metes and bounds legal description sufficient to close the site and arrive at a total acreage of 13.06 acres.

We have had some issues with the geometry around the exception parcel per Deed and Record of Survey, File 189 Page 98. Please check and revise as necessary.

Please check the radial bearing at the northerly end of Curve C-4.

There appears to be some errant text within the Legend on Sheet 3. Please revise.

Please check L-8 in the Line Table on Page 3.



End of Comments.