



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: STEVEN DUMOVICH, PLS - TANEY ENGINEERING  
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  
TANEY ENGINEERING  
ADAVEN HOMES L L C  
SUMMIT CHEYENNE L L C

Date: June 19, 2014

RE: **FINAL MAP 54478 - CHEYENNE WEST OF HUALAPAI**

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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## **628950 CURRENT PL Status: Conditional Approval June 19, 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 Cheyenne West of Hualapai(TMP-50847).
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-54478" 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 Cheyenne West of Hualapai" to match the title of the approved Tentative Map. This title shall be used throughout Sheets 1-2.
5. Remove the word "DATE" from the Director's signature line.
6. Revise the typographical error on Lot 35 that designates it as Lot 25.
7. Per Condition #9 of SDR-49625, ensure that a technical landscape plan covering the subdivision area has been submitted to the Department of Building and Safety for review. Failure to submit the landscape plan will delay recordation of the final map.

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.

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**628951 DEVCO Status: Conditional Approval June 19, 2014**

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

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 Legend on sheet 2, revise circle "S" note to specify that the "surface" is privately maintained by the Homeowner's Association. Additionally, per condition of approval #8 of TMP 50847, add the following statement to the proposed sewer easement note: "No trees or vegetation higher than 3 feet shall be allowed within any Public Sewer Easement."
  2. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
  3. 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.
  4. Site development to comply with all previous conditions of approval for the Cheyenne West of Hualapai Tentative Map (TMP-50847) and SDR-49625.
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**628952 SURVEY Status: Denied June 18, 2014**

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

The owner's name shown on this map is different from the one in the deed provided. Please ensure that the ownership is correct and provide an updated deed, when available.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 5.198 acres.

Please correct the sectional calls within the Surveyor's Certificate to match the Sub-header of the Map, the legal description and the title block.

Please correct the bearing call in the "Basis of Bearings" Statement.

Please check the area for Common Element "D" as marked and revise as necessary.

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

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End of Comments.

