



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TEX BROOKS, PLS - CARDNO WRG
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
900 FREMONT L L C
126 11TH STREET L L C -
CARDNO
11TH STREET TAVERN L L C
130 S 11TH STREET L L C -

Date: July 02, 2014

RE: **FINAL MAP 54660 - THE BUNKHOUSE (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.**

630957 CURRENT PL Status: Conditional Approval July 02, 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 Bunkhouse Commercial Subdivision (TMP-52113).
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-54660" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. We note that there are multiple owners of record across the proposed site to be remapped, but one owner listed in the Owner's Certificate. This must be resolved prior to recordation.
5. Revise Note 3 on Sheet 1 to grant perpetual and irrevocable intersite common parking and access rights throughout the subdivision.
6. 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__."

7. 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.

630958 DEVCO Status: Conditional Approval July 01, 2014

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

We note that this Final Map appears to be a map for lot consolidation purposes and no immediate development is proposed for the entire site. As such, no bonds or improvements are required prior to the recordation of this Final Map. Additionally, this Final Map fulfills the requirement of condition #3 of VAC-52115.

CONDITIONS OF APPROVAL:

1. In the fourth line of the Owner's Certificate, add the word "Vegas" to the statement.
2. Per condition of approval #6 of TMP-52113, sign and record a Covenant Running with Land agreement for the possible future installation of Downtown Centennial Improvements, including undergrounding all overhead utility lines adjacent to this site, prior to the recordation of this Final Map.
3. Per condition of approval #7 of TMP-52113, a Petition of Vacation such as VAC-52115 shall record prior to or concurrent with the recordation of this Final Map.
4. Prior to the recordation of this Final Map, Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Downtown Pedestrian/Bike Improvements" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
5. Site development to comply with all applicable conditions of approval for The Bunkhouse Tentative Map (TMP-52113), VAC-52115, and all other site related actions.
6. 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.

630959 SURVEY Status: Denied June 25, 2014

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

We note that the parcels encompassed within the map are currently under different ownerships. This will have to be resolved prior to recordation.

We also note that a current Parcel Map Merger and Re-subdivision is currently in process with the City of Las Vegas which constitutes a portion of this site. Should that Map record prior to the Bunkhouse Final Map recording, it will affect the legal description. If it is the intent for this Map to take the place of or supersede the existing Parcel Map application that application should be withdrawn.

Since no monuments are being set within public or private streets for this Subdivision you may use the Alternate #4 under the Surveyor's Certificate having to do with the financial guarantee. We will waive the requirement to set the absolute corners of the existing tract. It will be sufficient to simply set the BC and EC of new returns.

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

End of Comments.

A handwritten signature or set of initials, possibly 'A', written in black ink.