



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL LATHAN, PLS - TRI-CORE SURVEYING
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
RICHMOND AMERICAN HOMES NEV INC - % B WALSH
ADVANTAGE CIVIL DESIGN GROUP, LLP

Date: July 21, 2014

RE: **FINAL MAP 54713 - VERONA ESTATES**

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.**

634082 CURRENT PL Status: Conditional Approval July 16, 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 the approved Tentative Map of Verona Estates (TM-0138-13) and all applicable conditions of approval of Clark County Rezoning (N2C-0509-13) and related actions.
2. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-54713" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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.

634083 DEVCO Status: Conditional Approval July 17, 2014

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

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-138-13). We note that this site was annexed (ANX-53394) into the City of Las Vegas effective on 7/11/2014 (Document# 20140709:01886, Bill 2014-36, Ordinance 6331) and has been given a zoning designation of R-1.

We also note that the vacation of Pioneer Way and dedication along Grand Teton Drive have recorded while this site was in Clark County jurisdiction. While the dedicated rights-of-way are

transferred to the City upon annexation, the easements granted to Clark County do not transfer to the City of Las Vegas. Therefore, Pedestrian Access Easements must be granted to the City of Las Vegas with this map. The Traffic Easements granted through the owner's certificate is acceptable.

CONDITIONS OF APPROVAL:

1. Grant Pedestrian Access Easements to the City of Las Vegas for all areas where public sidewalks are not within the public right of way. Additionally, show all existing easements on this map.
2. Revise the hatched area in the legend to note that the Public Drainage Easements are to be privately maintained by the Homeowner's Association. Additionally eliminate the language associated with the drainage dimensions for Common Elements "D", "G", and "H" or also note in the dimension that these Public Drainage Easements are to be privately maintained by the Homeowner's Association.
3. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Grand Teton Storm Drain" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Verona Estates Tentative Map (TM-138-13) and all other site related actions.

634084 SURVEY Status: Denied July 17, 2014

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

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 9.24 acres.

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

End of Comments.

