



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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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
TCE - THOMASON CONSULTING ENGINEERS
RICHMOND AMERICAN HOMES

Date: July 21, 2014

RE: **FINAL MAP 54785 - GRAND CANYON/DEER SPRINGS**

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.**

634142 CURRENT PL Status: Conditional Approval July 17, 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-0045-13) and all applicable conditions of approval of Clark County Rezoning (N2C-1502-07) and related actions.
2. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-54785" 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.

634143 DEVCO Status: Conditional Approval July 21, 2014

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

COMMENTS:

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-0045-13). We note that this site is in the process of being annexed (ANX-53693) into the City of Las Vegas and is expected to be effective on 7/25/2014 (Bill 2014-41) with a zoning designation of R D.

We also note that this Final Map does not match the approved Drainage Study and this map is likely to change due to a pending recordation of a Petition of Vacation in Clark County. Therefore, the following comments must be addressed and a new blue line copy must be submitted to Development Coordination prior to submitting this map for mylar review.

CONDITIONS OF APPROVAL:

1. If Clark County Petition of Vacation VS-0171-13 has not recorded prior to the recordation of the Annexation ANX 53693, then a new Petition of Vacation shall be submitted and recorded prior to the recordation of this Final Map.
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the mylar submittal of this Final Map. A 10-foot Common Element must be created between lots 7 and 8 and a Public Drainage Easement granted over this new Common Element must be granted as specify that this Common Element is to be privately maintained by the Homeowner's Association.
3. Map notes #2 seems to be redundant as all public easements are shown and granted through the Easement Designations. Additionally, the area of Common Element "A" between lots 62 and 63 is not a Public Pedestrian Easement as this is a private street development. Please remove Map Notes #2 if easements are granted through other notes on this map and delineate Easement Designation E6 to only be adjacent to Deer Springs Way.
4. Revise Note "P" to read: "Private Streets created per this plat are granted as Private Access, Public Utility, Public Sewer Easement and Public Drainage Easements to be privately maintained by the Homeowner's Association".
5. In rhomboids E1 and E4 on sheets 3 and 4, replace the word "utility" with "Public Sewer Easements". Rhomboid E4 shall also be a Public Drainage Easement and shall specify private maintenance by the Homeowner's Association.
6. Rhomboid E2 shall be labeled as a "Private" pedestrian easement to be privately maintained by the Homeowner's Association.
7. A Covenant Running with Land Agreement, such as L-Covenant #54443, for the installation of all off-site improvements deferred at this time must record prior to recordation of this Final Map.
8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
9. Site development to comply with all previous conditions of approval for the Grand Canyon/Deer Springs Tentative Map (TM-0045-13) and all other site related actions.

634144 SURVEY Status: Denied July 17, 2014

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

Private streets within the City of Las Vegas require the setting of Type III monuments at street centerlines and the setting of Type IV reference monuments. Please revise the Map as necessary.

Please provide labeling to depict the square footage for the areas of dedication.

Please check the area of Lot 4 and 5.

Please check dimensioning and areas Lots 47 and 48.

End of Comments.

A.