



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, PLS - G.C. WALLACE COMPANIES
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
SAHARA INVESTMENTS L L C
G.C. WALLACE INC
LUCKY DRAGON L L C

Date: July 22, 2014

RE: **FINAL MAP 54803 - LUCKY DRAGON**

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.**

635717 CURRENT PL Status: Conditional Approval July 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 Lucky Dragon Commercial Subdivision (TMP-44450).
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-54803" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. A Vacation (such as VAC-43891) of a portion of public alleyway within the boundaries of the map shall be recorded prior to or concurrently with the final commercial subdivision map.
5. Revise the Cross Access Note on Sheet 2 of 2 to ensure common intersite parking and access rights are both perpetual and irrevocable throughout the subdivision.
6. The signature block for the Director of Planning shall be revised to omit the word "DATE" from the Director's signature line:

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.

635718 DEVCO Status: Denied July 22, 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. However, we have no record that the design for possible acceleration and deceleration lanes on Sahara Avenue have been finalized and approved by the Nevada Department of Transportation. Therefore the comments below must be addressed and a new blue line submittal be made to the Development Coordination Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #25 of SDR-43890, the proposed acceleration/deceleration lanes, shall meet the approval of both the City of Las Vegas Traffic Engineer and the Nevada Department of Transportation (NDOT). The final disposition of right of-way dedications along Sahara Avenue must be determined prior to resubmitting this Final Map for another technical review. Additionally, any public sidewalks on Sahara Avenue and Cincinnati Avenue that are outside of the public right of-way require Public Pedestrian Access Easements on this final map.
2. Per Condition #5 of TMP-44450, a Petition of Vacation, such as VAC-43891, shall record prior to the recordation of this Final Map.
3. Per Condition #7 of TMP-44450, include a note such as "Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action."
4. Per Condition #8 of TMP-44450, provide a note from Unified Development Code 19.16.060.W.1 such as, "all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets."
5. Per Condition #9 of TMP44450 and Unified Development Code 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. Per Condition #10 of TMP-44450 and Unified Development Code 19.16.060.W.3, provide a note on the Final Map that states: "All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel

limits".

7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

8. Site development to comply with all applicable conditions of approval for the Lucky Dragon Tentative Map (TMP-44450), VAC 43891, SDR-43890 and all other site related actions.

9. 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.

635719 SURVEY Status: Denied July 17, 2014

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

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

Please update the completed date of the survey within the Surveyor's Certificate.

Miscellaneous call suggestions within the legal description to help remain more consistent.

We note that there are two deeds and one vacation within the boundary of this merger and resubdivision which have not been called out and we would like to see those listed within those preambles of the legal description.

Please update the expiration date of the seal on Sheet 1.

There appears to be an errant block leftover from perhaps an ALTA survey block symbol 76 which could be removed at your discretion. Otherwise please include it within the legend and identify.

Please add the missing dimension between Fairfield Avenue and the point of departure from the centerline to complete the commencing call.

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

End of Comments.

