



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: CRAIG MATSUEDA, PLS - WALLACE MORRIS 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
D R HORTON INC
SLATER HANIFAN GROUP

Date: August 07, 2014

RE: **FINAL MAP 55221 - DORRELL-HUALAPAI EAST**

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.**

637668 CURRENT PL Status: Conditional Approval August 06, 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 Dorrell-Hualapai East (TM-0063-13) and all related actions, except as required by the City of Las Vegas to meet Title 19 (UDC) requirements.
2. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-55221" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The jurat title "COMMUNITY DEVELOPMENT APPROVAL" shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."

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.

637669 DEVCO Status: Conditional Approval July 31, 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-0063-13). We note that this site was annexed (ANX-50680) into the City of Las Vegas effective on 2/3/2014 (Document# #201402030002742, Bill No 2014-5,

Ordinance No. 6295) and has been given a zoning designation of R-1. As such, this map is able to meet City Standards with regard to creating common lots for landscaping areas that are to be maintained by a Homeowner's Association.

We also that an approved Drainage Plan and Technical Drainage Study is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. A Petition to Vacate Haley Avenue, such as VAC-51781, shall record prior to the recordation of this Final Map. Provide the document numbers and delineate the Public Sewer and Public Drainage Easements reserved through VAC-51781 on sheet 3 of this Final Map.
2. Add the words "to Be Privately Maintained by the Homeowner's Association" to the end of easement note E1. Verify whether or not easement note E1 should be used adjacent to Eula Street and Dorrell Lane prior to the mylar submittal of this Final Map.
3. A Covenant Running with Land Agreement for the installation of all off-site improvements deferred at this time, if any, must record prior to recordation of this Final Map.
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 Dorrell - Hualapai East Tentative Map (TM-0063-13) 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.

637670 SURVEY Status: Denied July 29, 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 show the street name in full for Elkhorn Road on Sheet 2.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 4.42 acres.

Please check the area for the public street.

Please re-label L4 in the cul-de-sac of Hopi Summit Court as L4 already exists on the Map.

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

End of Comments.