



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
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
HORTON D R INC
SLATER HANIFAN GROUP

Date: August 13, 2014

RE: **FINAL MAP 55359 - OSO BLANCA & GRAND TETON PHASE 2**

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.**

639725 CURRENT PL Status: Conditional Approval August 12, 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 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 Oso Blanca & Grand Teton (TMP-48473).
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-55359" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The title of the "Community Development Approval" jurat shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
5. Provide suffixes for all streets in conformance with the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition. Accordingly, Caspian Tiger Street shall be changed to Caspian Tiger Avenue on Sheets 3 and 5.

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.

639726 DEVCO Status: Conditional Approval August 13, 2014

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

COMMENTS:

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.

CONDITIONS OF APPROVAL:

1. Common Elements 2A and 2B shall grant a minimum 5-foot pedestrian access easement along street frontages other than Fort Apache Road or shown entirely as pedestrian access easements.
2. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Overpass Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Site development to comply with all previous conditions of approval for the Oso Blanca & Grand Teton (TMP 48473), SDR-47017, and all other site related actions.
7. 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.

639727 SURVEY Status: Conditional Approval August 12, 2014

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

The Map appears to be technically correct as submitted.

End of Comments.

