



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

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
RICHMOND AMERICAN HOMES NV INC
SLATER HANIFAN GROUP

Date: August 19, 2014

RE: **FINAL MAP 55449 - GRANITE FALLS 2 NORTH**

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.**

640518 CURRENT PL Status: Conditional Approval August 18, 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 Granite Falls 2 - North (TMP-52135).
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-55449" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please correct the signature block for the Director of Planning to read as follows:
"

THOMAS A. PERRIGO, AICP
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"
5. The street name suffix for Chopper Prairie shall be "Street."
6. We note that the recorded suffix for "La Concha" on the adjoining subdivision to the west is "Road" and is "Drive" for the remainder of the street segment length. Please use "Drive" on this map unless otherwise determined by the Department of Planning prior to submittal of the mylar for review.

640519 DEVCO Status: Conditional Approval August 19, 2014

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

COMMENTS:

We note that the Drainage Plan and Technical Drainage Study for this site has not been approved and is pending the City of North Las Vegas Public Works' approval.

CONDITIONS OF APPROVAL:

1. The submitted drainage study and technical review shall be approved prior to the mylar submittal of this Final Map.
2. Include the Final Map number, FMP-55449, above the Recorder's Block on the cover sheet.
3. Identify the purpose of the easement line in Common Element "B" adjacent to La Concha Drive. If no additional easements are being granted over this portion of Common Element "B", remove the easement line shown.
4. Revise note E3 to remove the word "surface" prior to the mylar submittal of this Final Map.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all previous conditions of approval for the Granite Falls 2 North Tentative Map (TMP-52135) 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.

640520 SURVEY Status: Denied August 12, 2014

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

Please verify the information shown on the Survey Analysis as we are having trouble getting that to close.

Please indicate how the center one-quarter was established.

Please identify the type of easement being created along the south boundary Common Element B.

Please add a statement including the monuments to be set on the property corners, i.e, the rear walls, front curbs.

End of Comments.

