



# 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  
GREYSTONE NEVADA L L C - % J PARNES

Date: September 03, 2014

RE: **FINAL MAP 55622 - CENTENNIAL AND HUALAPAI**

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.**

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**643300 CURRENT PL Status: Conditional Approval September 02, 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 Centennial and Hualapai (TM-0160-13) and all related actions, except as required by the City of Las Vegas to meet Title 19 (UDC) requirements.
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-55622" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. We note that the Tentative Map (TM-0160-13) was approved with lots extending to the centerline of the streets, and the special lot size conditions of ZC-2016-05 were met on that map. The final map configuration is in conformance with City of Las Vegas zoning and subdivision regulations while still in substantial conformance with the approved tentative map.
5. The street names "JA Ranch," "Lazy 8 Ranch" and "Parker Ranch" are not acceptable in the City of Las Vegas. Please provide documentation from the Las Vegas Fire and Rescue Department, Communications Division of the updated approval (disregarding all previous approvals) for all street names used on the final mylar, at or before submittal of the final mylar. If you have any questions regarding this issue, please contact Linda Goodrie at 702-229-0235.
6. Amend the suffixes of all east-west streets from "Drive" to "Avenue" on all affected sheets.

7. Amend the suffixes of all north-south streets from "Way" or "Drive" to "Street" on all affected sheets.

8. Correct the signature block for the Director of Planning to read as follows:

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THOMAS A. PERRIGO  
ACTING DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA"

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.

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**643301 DEVCO Status: Conditional Approval August 28, 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-0160-13). We note that this site was annexed (ANX-54291) into the City of Las Vegas effective on 8/13/14 (Document# #20140813-0002024, Bill No 2014-14, Ordinance No. 6337) and has been given a zoning designation of R-1. Because the a Petition for Vacation was not recorded while this site was still within Clark County Jurisdiction, a new Petition for Vacation for Ruffian Road must be approved by the Las Vegas City Council. Although Public Works does not have any major technical objects with this Final Map, it may not be recorded until an Order of Vacation is ready for recordation. Therefore we recommend that the comments below be addressed and a new bond copy be submitted to the Development Coordination Section of the Department of Public Works prior the mylar submittal of this Final Map.

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 of Vacation shall be recorded concurrent with the recordation of this Final Map to vacate Ruffian Road between Centennial Parkway and Regena Avenue and to vacate all public easements in conflict with the development of this site. Provide the document numbers and delineate any easements reserved through the Order of Vacation on this Final Map.
2. Dedicate all rights-of-way for Regena Avenue and Centennial Parkway as shown on this Final Map. In addition, modify the Owner's Certification (4th paragraph) to grant to the City of Las Vegas rights to install and maintain traffic signal equipment across Common Elements C-B and C-C along Parker Ranch Way, and on Parker Ranch Way between Centennial Parkway and Spade Ranch Drive.
3. Kristina Swallow, P.E. # 13714, is currently the Acting City Engineer. Contact the City Engineer's Office at 229-6272 prior to the submittal of the mylar of this map to determine the signature line for the City Engineer's Signature Block.
4. On all sheets where note #3 is shown, revise note #3 to read: "20.00' wide Public Sewer

Easement and Public Drainage Easement to be privately maintained by the HOA." Note #3 may also be a Private Pedestrian Access Easement, but it should not be a public easement.

5. On all sheets where note #4 is shown, revise note #4 to specify that this is a Public Pedestrian Access Easement. The note next to lot 8 should be referencing note #4 instead of #5. Additionally the Public Pedestrian Access Easement must be a continuous easement from Regena Avenue to Centennial Parkway. Delineate the easement on the mylar of this Final Map.
6. A Covenant Running with Land Agreement for the installation of all off-site improvements deferred at this time must record prior to recordation of this Final Map.
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 previous conditions of approval for the Centennial and Hualapai Tentative Map (TM-0160-13) 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.

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**643302 SURVEY Status: Denied September 03, 2014**

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

Please correct the name of the City Surveyor.

Please correct the name of the Acting Director of Planning.

Miscellaneous changes to APN's as shown on Sheet 2.

Please include a lot designation and acreage for the area of private streets.

Please provide a square footage for the individual areas of dedication on the various portions of right-of-way dedication.

We have had some issues getting the annotation to work as shown on Sheet 6 of 8, Sheet 7 of 8 and on Sheet 8 of 8.

Please change the name of the City Engineer.

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

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End of Comments.