



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: STEVEN DUMOVICH, PLS - TANEY ENGINEERING
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
TANEY ENGINEERING
LYON WILLIAM HOMES INC - % M ZAIST

Date: October 01, 2014

RE: **FINAL MAP 55886 - HORSE & COKE**

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.**

647263 CURRENT PL Status: Conditional Approval September 23, 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 all applicable conditions of approval for the approved Tentative Map of Horse & Coke (TMP-41623).
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-55886" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. We note that a portion of Common Element B shown on Sheets 2 and 3 of 4 appears to be part of Common Element A.
5. All proposed street names have been denied by the Las Vegas Fire and Rescue Department, Communications Division. The mylar shall contain only names approved by Fire Services. If you have any questions regarding this issue, please contact Linda Goodrie at 702-229-0235.
6. Correct the suffix of Racel from "Avenue" to "Street."
7. Correct the signature block for the Director of Planning to read as follows, omitting the word "DATE" from the signature line:
"

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.

647264 DEVCO Status: Conditional Approval September 24, 2014

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

We note that a Drainage Plan and Technical Drainage Study has been submitted for review to the Flood Control Section of the Department of Public Works and is conditionally approved, but is still waiting for concurrence from Clark County Public Works Department.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-41623, a Petition of Vacation, such as VAC-13850, shall record immediately prior to the recordation of this Final Map. Additionally, reciprocal Vacations from Clark County shall record concurrent with the City of Las Vegas Vacation.
2. On sheet 3, the southern 10 feet of Common Element "D" shall be delineated as a "Public Drainage Easement to be Privately Maintained" and the northern 10 feet shall be delineated as a "Private Pedestrian Access Easement." Revise label "de" on sheet 4 to specify that the Public Drainage Easement is to be "privately maintained by the Homeowner's Association."
3. On sheet 4, revise note "ae" in the legend to be a "Private Pedestrian Access Easement to be privately maintained by the Homeowner's Association."
4. 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.
5. Include the Final Map number, FMP-55886, above the Recorder's Block on the cover sheet.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Site development to comply with all previous conditions of approval for the Horse & Coke Tentative Map (TMP-41623) and all other site related actions.

649126 SURVEY Status: Denied September 18, 2014

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

Please include, "City of Las Vegas" within the sub-header of the title and the preamble of the legal description.

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

Please correct the name of the Acting Director of Planning.



Please correct the name of the Acting City Engineer.

Per the latest Unified Development Code, block numbers are no longer required. If you would like to continue to use block numbers you may do so.

Please label the private street network as a common element and include an acreage.

Please check the bearing on the northerly line of Lot 32.

Please check the adjoiner call on the west line of the subdivision as shown on Sheet 2 of 4.

Please check the bearing of the south line of Lot 35.

Please check miscellaneous annotation in the area of Lots 10, 23, 24, 22, etc.

Records and recent investigation in this area indicate that the monument conditions as called out may not be current. Please note this Map must be based on a survey performed for this purpose. Please update monumentation information and adjust your boundary and survey analysis as needed.

Please add a monumentation note concerning the marking of lot corners.

Please check the bearing at the chamfer of Common Element "A" near the intersection of Coke and Regis Avenue as shown on Sheet 4.

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

End of Comments.