



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: STEVEN DUMOVICH
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TANEY ENGINEERING
THM ENTERPRISES, INC

Date: April 08, 2015

RE: **FINAL MAP 58234 - ALEXANDER & DURANGO**

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.**

681857 CURRENT PL Status: Denied March 23, 2015

If you have any questions regarding the following Planning comments please call 229-6301

The Trails Element of the Las Vegas 2020 Master Plan requires a multi-use non-equestrian (transportation) trail on the north side of Alexander Road. This trail consists of a five-foot amenity zone, 10-foot trail path and at least five feet of landscaping. The map indicates that only 15 feet is available to accommodate this trail. Therefore, Department of Planning staff has administratively DENIED the technical review of the subject final map until such time as this issue is rectified. Additional comments include the following:

1. The Original Final Map mylar shall be in conformance with the approved Tentative Map of Alexander & Durango (TM-0069-13) and all related actions, except as required by the City of Las Vegas to meet requirements of the Las Vegas 2020 Master Plan Trails Element.
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-58234" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The street name "Orwell" is a duplicate and cannot be used in the City of Las Vegas. Please provide documentation from the Las Vegas Fire and Rescue Department, Communications Division of the updated approval for an alternate street name 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.
5. The suffix of this street shall be changed from "Street" to "Court" on all affected sheets.

681858 DEVCO Status: Conditional Approval March 23, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that a Drainage Plan and Technical Drainage Study is not yet approved with the Flood Control Section of the Department of Public Works. This Final Map shall not be recorded until it has been approved.

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-69-13). We note that this site was annexed (ANX-57016) into the City of Las Vegas effective on 2/27/15 (Document# 20150224:00956, Bill 2015-5, Ordinance 6399) and has been given a zoning designation of R-D. We note that placing the private street and all other public easements within a common lot to be maintained by the Homeowners Association will still allow the residential lots to meet the square footage requirements of the R-D zoning.

CONDITIONS OF APPROVAL:

REVISED
✓①

① This map shall be revised to place all public easements within a separate common lot to be privately maintained by the HOA with the exception of the 10-foot wide public drainage easement along the eastern edge of this site and the northernmost 5-feet of the multi-use non-equestrian trail along Alexander Road.

2. Per the City Master Trails Element, grant Multi-Use Non-Equestrian Trail Easement to the City of Las Vegas to be privately maintained by the Homeowner's association for all areas of the trail not within the public right-of-way on the Mylar of this Final Map.

3. Allen Pavelka, P.E. # 9029 is the City Engineer. Please revise the City Engineer's Signature Block.

4. Include the Final Map number, FMP-58234, above the Recorder's Block on the cover sheet.

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. Prior to the recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works.

681859 SURVEY Status: Conditional Approval March 12, 2015

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

Please correct the name of the City Engineer on Sheet 1.

Please check the drainage easement dimension between Lots 5 and 6.

Please add a monument note regarding the setting of rear and front property corners.

End of Comments.

RWM ✓