



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

To: ROBERT HARRISON  
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  
HERITAGE SURVEYING  
DANIELLE REALTY, LLC  
MICHAEL BELLON

Date: April 29, 2015

RE: **FINAL MAP 58961 - ACURA MAZDA**

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.**

**692007 CURRENT PL Status: Conditional Approval April 29, 2015**

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 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.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Acura Mazda (A Commercial Subdivision) (TMP-57678).
3. Based on the approved Tentative Map, the title of this map may read "Acura Mazda (A Commercial Subdivision)" or "Acura Mazda Commercial Subdivision (A Commercial Subdivision)" but not "Acura Mazda Commercial Center." Please correct for all instances.
4. Provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.
5. Remove the prefix "West" from Sahara Avenue on Sheet 2 of 2.
6. The file number "FMP-58961" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
7. Correct the Director of Planning jurat as follows:

"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_."

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

"

\_\_\_\_\_  
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.

**692008 DEVCO Status: Conditional Approval April 28, 2015**

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

1. Per UDC 19.16.060.W.1, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

2. Per UDC 19.16.060.W.2, add the appropriate Commercial Subdivision Sewer Note:

A. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.

B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

3. Per UDC 19.16.060.W.3, all subdivided parcels comprising the commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits, and a note to this effect shall appear on the final map.

4. Include the Final Map number, FMP-58961, above the Recorder's Block on the cover sheet.

5. Site development to comply with all applicable conditions of approval for SDR-43961 and the Acura Mazda Tentative Map (TMP-57678).

**692009 SURVEY Status: Conditional Approval April 27, 2015**

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

Please revise the Surveyor's Certificate and the City's Surveyor's Certificate to show that the monuments have already been set and not to be bonded for.

Please correct the title of the Certificate Of Director Of Planning Approval and the language within it and correct Thomas A. Perrigo as the acting director.

Please list Allen Pavelka as the City Engineer.

Please identify what type of easement is being created at the Northwest quadrant of lot 1 on sheet 2.

---

End of Comments.