



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: MICHAEL LATHAN  
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  
ADVANTAGE CIVIL DESIGN GROUP, LLP  
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: June 29, 2015

RE: **FINAL MAP 59771 - DEER SPRINGS & TEE PEE**

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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**705397 CURRENT PL Status: Conditional Approval June 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:

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 Deer Springs & Tee Pee (TMP-56664) and Site Development Plan Review (SDR-56663).
3. The file number "FMP-59771" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the title.
5. The title of this map shall be amended to "Deer Springs & Tee Pee" to match the name of the approved Tentative Map. The change shall be applied on all sheets.
6. On Sheet 3, Note #2 regarding prohibited access through common areas, remove the extra suffix "Way."
7. Per Condition #9 of SDR-56663, provide to the Building and Safety Department a technical landscape plan indicating conformance with Town Center and Title 19 planting requirements.

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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**705398 DEVCO Status: Conditional Approval June 25, 2015**

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

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works.

**CONDITIONS OF APPROVAL:**

1. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
  2. Site development to comply with all previous conditions of approval for the Deer Springs and Tee Pee Tentative Map (TMP-56664) and any applicable conditions of SDR-56663.
  3. 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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**705399 SURVEY Status: Conditional Approval June 18, 2015**

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

Please revise the City Engineer P.E. number on Sheet 1.

Please revise the Legend on Sheet 3.

Otherwise the map appears to be technically correct.

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End of Comments.

*AR.*