



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: TIMOTHY DOBBINS
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
DRAGON 7 HENDERSON PPTYS L L C
C-TECH SOLUTIONS, LLC

Date: December 23, 2015

RE: **FINAL MAP 62114 - SUNNY PLACE COMMERCIAL CENTER**

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.**

743436 CURRENT PL Status: Conditional Approval December 21, 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 Sunny Place Commercial Center (a Commercial Subdivision) (TMP-59549).
3. Per Condition of Approval #2 of the approved tentative map (TMP-59549), provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision. The current notes allow for access but not parking.
4. Abbreviate "Martin Luther King Boulevard" as "Martin L King Boulevard." This is the City's official street name.
5. The file number "FMP-62114" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
6. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the Director's title.

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.

743437 DEVCO Status: Conditional Approval December 23, 2015

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

This Final Map appears to be for the purpose of lot consolidation; therefore we have no objection to the recordation of this one-lot Commercial Subdivision Final Map to combine lot 1 of "Sunny Place Plaza - Phase one" Commercial Subdivision and that parcel of land described by deed as "Parcel II" recorded as in document #20130207:02123.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-59549, a note stating that access to Sunny Place from this site is prohibited shall be on the mylar of this Final Map prior to recordation.
 2. Notes 2 and 3 shall be replaced with a single note meeting the intent of Condition #9 of TMP-59549.
 3. All notes provided on sheet 1 of this Final Map shall be on the mylar prior to recordation unless directed otherwise by the Department of Public Works.
 4. Include the Final Map number, FMP-62114, above the Recorder's Block on the cover sheet.
 5. Site development to comply with all applicable conditions of approval for The Sunny Place Commercial Center Subdivision Tentative Map (TMP-59549).
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743438 SURVEY Status: Denied December 23, 2015

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

Please also include a metes and bounds legal description sufficient to determine an area of 1.51 acres.

Verify and revise the date the survey was completed within the Surveyor's Certificate. Are the shown monuments current?

Revise the map header and the Title block on Sheet 2 to mimic Sheet 1.

Please show and identify the controlling data for Sunny Place centerline and tie to Lot 1 south boundary limits.

A bus shelter exist on Martin L. King Blvd. Verify the existence of an easement for this facility or if it lies within the street ROW.

Please expand the legend to include other abbreviations utilized within the map sheet.

Label and identify the Basis of Bearings and add additional centerline, section line and boundary line dimensions as shown.

RWM