




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: LYLE YENGLIN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BAUGHMAN & TURNER INC
REMINGTON COMMERCIAL VIII L L C

Date: December 03, 2015

RE: **FINAL MAP 62116 - 95 & DURANGO (A COMMERCIAL SUBDIVISION) [AKA REMINGTON NV]**

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.**

738601 CURRENT PL Status: Conditional Approval December 03, 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 95 & Durango (A Commercial Subdivision) (TMP-59501).
3. Based on the approved Tentative Map, the title of this map shall read "95 & Durango (A Commercial Subdivision)." Please correct all instances.
4. Per Condition of Approval #3 of the approved tentative map (TMP-59501), provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.
5. Label the lot being created by this map.
6. Label Severence Lane on Sheet 2.
7. The file number "FMP-62116" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
8. Please remove "Acting" from the Director of Planning 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.

738602 DEVCO Status: Conditional Approval December 02, 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 update is on file with the Flood Control Section of the Department of Public Works but has not yet been approved.

CONDITIONS OF APPROVAL:

1. Per condition of approval #7 of TMP-59501, Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
2. Per condition of approval #8 of TMP-59501, Per Title 19.16:060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.
3. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
4. On sheet 2, identify and label all existing public drainage easements (to be privately maintained).
5. Include the Final Map number, FMP-62116, 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 95 & Durango Tentative Map (TMP-59501), SDR-58218, SDR-52440, and all other site related actions.
8. Prior to the recordation of this Final Map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

738603 SURVEY Status: Denied December 01, 2015

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



Please revise the name of the final map to "95 & Durango" a Commercial Subdivision.

Correct the City Surveyor PLS number to 12469 within the City Surveyors Certificate.

Insert "of Plats" within the Recorder's Block.

Correct the legal description as indicated.

Please label and identify the Basis of Bearings on the map sheet.

Found monuments shown on Oso Blanco Road but no annotation to control the monuments or right-of-way. Please revise.

Please revise the easement line scale so that the easements on the map sheet and within the legend match.

End of Comments.

