



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: TIMOTHY BECK
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
HERITAGE SURVEYING
BARNET LIBERMAN
CASINO COOLIDGE LLC

Date: December 09, 2015

RE: **FINAL MAP 62305 - THE ROYALE (A COMMERCIAL SUBDIVISION)**

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.**

739861 CURRENT PL Status: Conditional Approval December 07, 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 The Royale (A Commercial Subdivision) (TMP-55901).
3. Based on the approved Tentative Map, the title of this map shall read "The Royale (A Commercial Subdivision)." Please correct all instances.
4. Per Condition of Approval #3 of the approved tentative map (TMP-55901), provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.
5. The file number "FMP-62305" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

6. 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__."

7. Revise the Director of Planning to Thomas A. Perrigo.

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.

739862 DEVCO Status: Conditional Approval December 07, 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 lots 9 through 16 of Block 13 as shown in that certain plat entitled "South Addition", recorded in Book 1, Page 51 of plats.

This map appears to fulfill condition #7 of SDR-55716. We note that another map will need to record in the future if the creation of airspace is desired.

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

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-55901, 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.

2. 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. Include the Final Map number, FMP-62305, above the Recorder's Block on the cover sheet.

4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

5. Site development to comply with all applicable conditions of approval for The Royale Commercial Subdivision Tentative Map (TMP-55901) and Site Development Plan Review SDR-55716.



739863 SURVEY Status: Denied December 08, 2015

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

The Map should be titled "The Royal", A Commercial Subdivision.

Please revise the names of the City Engineer and Director of Planning within their approval jurats.

Please correct the lot number being merged within the legal description.

Please verify and correct the Basis of Bearing description and map reference.

Please remove the listing of the lots being merged and re-subdivided within Lot 1 on the map sheet.

Please add #4 to the Surveyor's Certificate regarding monumentation.



End of Comments.