



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TEX BROOKS
From: ALAN R RIEKKE, PLS - CITY SURVEYOR *A.*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: February 09, 2016

RE: **FINAL MAP 63071 GRANITE FALLS 3 PHASE 1**

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.**

749914 CURRENT PL Status: Conditional Approval February 03, 2016

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 Granite Falls 3 Phase 1 (TMP-59526).
3. The file number "FMP-63071" 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 Director's title, as well as "AICP".

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.

749915 DEVCO Status: Conditional Approval February 09, 2016

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. In Common Element "C", label the pedestrian easement as public or private.
2. In note "X3" remove "City of Las Vegas" as the City has no interest in the Public Utility Easement shown on these plans.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Include the Final Map number, FMP-62680, above the Recorder's Block on the cover sheet.
5. Site development to comply with all applicable conditions of approval for Granite Falls 3 Tentative Map (TMP-59526).

749916 SURVEY Status: Denied February 01, 2016

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

Please revise the Certificate of Director of Planning as indicated and list Allen Pavelka, PE as City Engineer within the Approvals.

Within the legal description, please add a metes and bounds description sufficient to arrive at an acreage of 16.36 acres.

Please remove the word Remainder from Lot "A" making it Lot "A". The remainder prefix would be confusing for future subdivision plats, descriptions and references.

Please show setting of the road centerline monument at the intersection of Bradley Road and Honeycreek Avenue and remove the setting of the monument at the centerline tie/ north boundary prod on Bradley Road.

Please show an overall distance for the rear lot lines of Lots 1-10 / 14-23. Also label the width of C.E. "B" as being six feet (6').

Complete the recording information for [X1] within the legends when available. Also revise [X3] to read "5' City of Las Vegas public street light, public fire hydrant and appurtenances easement per parcel Map File 117, Page 43."

End of Comments.

