



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: GLEN DAVIS  
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  
LOCHSA SURVEYING  
PARRIS ROBINSON EASTERN L L C

Date: February 24, 2016

RE: **FINAL MAP 63304 - CRAIG AND JONES (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.**

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**753161 CURRENT PL Status: Conditional Approval February 22, 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 parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "FMP-63304" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Craig & Jones (TMP-60902).
3. Based on the approved Tentative Map, the title of this map shall read "Craig and Jones (A Commercial Subdivision)." Please correct all instances.
4. Correct the signature block for the Director of Planning to read as follows, omitting the word "DATE" from the signature line:

"  
\_\_\_\_\_  
THOMAS A. PERRIGO  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS, NEVADA"

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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**753162 DEVCO Status: Conditional Approval February 23, 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. Revise the Owner's Certificate per current City of Las Vegas standards.
2. Per condition of approval #5 of TMP-60902, revise the dedication on Rancho Drive adjacent to this to be per Standard Drawing #201.1 and per the drawings attached to the survey redlines.
3. Bus shelter pads on Craig Road, Rancho Drive, and Jones Boulevard shall be granted as separate easements in favor of the Regional Transportation Commission (RTC) and shall record concurrent with this Final Map, and this Map shall show the Recorder's information therefrom. Provide proof that the RTC accepts these bus shelter easements prior to recordation of this Final Map.
4. Per condition of approval #5 of TMP-60902, grant a 5-foot Public Pedestrian Access Easement on Jones Boulevard adjacent to this site.
5. Per condition of approval #7 of TMP-60902, Phase 1 improvements must be constructed or guaranteed prior to the recordation of this Final Map.
6. Per condition of approval #8 of TMP-60902, a Covenant Running with Land Agreement must be signed and recorded for all off-site improvements adjacent to this site that are not constructed or guaranteed prior to the recordation of this Final Map.
7. Per condition of approval #9 of TMP-60902, 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 three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer. Add a note to this effect on this Final Map..
9. Include the Final Map number, FMP-63304, above the Recorder's Block on the cover sheet.
10. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
11. Site development to comply with all previous conditions of approval for the Craig & Jones Tentative Map (TMP 60902) and all other site related actions.

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**753163 SURVEY Status: Denied February 24, 2016**

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

Please revise the Owner's Certificate and Dedication per current City of Las Vegas standards. Revise the Final Map name within all sheet Headers, Certificates and Title Blocks to read "Craig & Jones" to match the approved Tentative Map. Expand the Sectional headers and Title Blocks to include "City of Las Vegas, Clark County, Nevada".

Revise the Notes on Sheet 1 to include City of Las Vegas common access note, onsite sewer note, and onsite barriers note.

Revise the Recorder Block to reference "Book" and "Plats" as indicated.

Please provide a metes and bounds legal description of the gross boundary limits included within the map. On the map sheets, graphically match the described boundary limits with a bold boundary line type and show the right-of-way dedication areas as the street right-of-way line type. Also provide a closure listing for the gross boundary and net lot areas when returning these corrections to City of Las Vegas Survey.

On the map sheets, please provide widths for all existing street right-of-way and for all street right-of-way areas being dedicated by this map. Include distances for the line work missing annotation and verify other annotation as indicated on the redlines. Insert radial lines for all non-tangent curve locations. Verify the radius for curve number C7, the delta angle and centerline distance for Jones Boulevard within Detail 'A'. Include the map, document, and/or method utilized for establishing all calculated locations. Increase the size of the symbols for the found monuments to be legible. Revise the Legend to address set and found monuments and delete the Title Report reference symbol.

Stapled to the redlines are (4) 11"x17" reduced copies (Sheets RW-5, RW-6, RW-7 and RW-13) of the Rancho Drive Capacity Improvements. These are being provided to you by our DEVCO Section for your reference in addressing their right-of-way and bus shelter comments. Questions on this matter should be directed to them at 229-6327.

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End of Comments.

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