



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TEX BROOKS
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
SLATER HANIFAN GROUP - %CHELSEA JENSEN
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: March 01, 2016

RE: **FINAL MAP 63357 - GRANITE FALLS 3 PHASE 2**

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.**

753790 CURRENT PL Status: Denied March 01, 2016

If you have any questions regarding the following Planning comments please call 229-6301

Lots 32, 33, 34, 35 and 52 in the approved Tentative Map (TMP-59526) had a minimum lot size of 6,500 square feet. The zoning of the residential subdivision is R-1 (Single Family Residential) and the aforementioned lots do not meet the minimum lot size.

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Granite Falls 3 (TMP-59526).

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Granite Falls 3 (TMP-59526).
2. The file number "FMP-63357" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. 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.
4. Correct the square footage label on Lots 32, 33, 34, 35 and 52. It must be larger than 6,500 square feet.
5. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" and "AICP" from the Director's title.

753791 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. Per condition #6 of TMP-59526, revise the dedication at the southeast corner of Bradley Road and Sheleheda Avenue to be a minimum 30-foot radius on this Final Map.
2. Revise note "X3" to include all the existing rights as they were granted in the owner's certificate of on File 117, Page 43 of Parcel Maps.
3. Prior to recordation, complete the recording information for "X1" and "o".
4. Prior to recordation, complete the recording information for Granite Falls 3, Phase 1.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Include the Final Map number, FMP-63357, above the Recorder's Block on the cover sheet.
7. Site development to comply with all applicable conditions of approval for Granite Falls 3 Tentative Map (TMP-59526).

753792 SURVEY Status: Denied February 24, 2016

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

Please revise all references from 'Remainder Lot" A"' to 'Lot "A"' within the Header, Title Block and Legal Description in order to match the parent lot created by the Granite Falls 3 Phase 1 final map (FMP-63071).

Insert Allen Pavelka as the City Engineer within the Approvals on Sheet 1.

Within the Legend on Sheet 2 and Sheet 4, revise the description for [X3] to be a 5' City of Las Vegas public street light, public fire hydrant and appurtenances easement per Parcel Map File 117, Page 43.

When recorded, please fill in the recording data for the Granite Falls 3 Unit 1 Final map in numerous locations on all sheets.

End of Comments.

AR