




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TRENT KEENAN
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
PASTER KURT CHURCH LUTHERAN LAKES
JONATHAN TULL S&B CHRIST CONSULTING, LLC
STACY CARRERO DESERT GYMCATS

Date: March 08, 2016

RE: **FINAL MAP 63510 - DESERT GYMCATS GYMNASIUM**

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.**

756014 CURRENT PL Status: Conditional Approval March 08, 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-63510" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Include the signature block for the Certificate of Director of Planning Approval to read as follows:

"

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.

756015 DEVCO Status: Conditional Approval March 08, 2016

If you have any questions regarding the following Development Coordination comments please call 229-6327

We have no objection to this Final Map Technical Review application for the purpose of creating a one-lot commercial subdivision. No bonds, improvements nor drainage plans/studies are required

prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Per condition of approval #5 of TMP-62745, 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 #6 of TMP-62745, 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
 - A. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.
 - B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.
3. Per condition of approval #7 of TMP-62745, 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."
4. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Bike Lanes project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
5. Include the Final Map number, FMP-63510, above the Recorder's Block on the cover sheet.
6. Site development to comply with all applicable conditions of approval for SDR-61799 and the Lakes Lutheran Tentative Map (TMP-62745).

756016 SURVEY Status: Denied March 01, 2016

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

Please revise the Final map Title, Title Block and Certificates to read "a Commercial Subdivision". Change line item 4 of the Surveyor's Certificate to include the non-bonding verbiage. Please remove the square footage from within the legal description and from within the Lot 1 identifier.

The north boundary of Lot 1 is shown as not being parallel with the centerline of Via Olivero Avenue. Please revise the north boundary to be parallel with the centerline which will subsequently impact other boundary and tie dimensions as red lined.

Please include the type, location and stamped distances for the reference monuments at Via Olivero Avenue and the alignment of Tomsik Street. Also perpetuate the calculated position of the intersection of Via Olivero Avenue and Cimarron Road with a Type III monument. Setting of monuments at the curb returns along the boundary is not required and may be removed.

Please revise the graphic representation of the Tomsik Street right-of-way to reflect the current cull-da-sac and vacation configuration. Also please remove the Title Report Exception reference

from the Legend.

Please correct miscellaneous errors, typos or omissions as shown on the redlines.

End of Comments.

A.