



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: MICHAEL LATHAN
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
TRITON ENGINEERING
D R HORTON INC

Date: April 04, 2016

RE: **FINAL MAP 63707 - AZURE & EULA (BLOOM 10)**

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.**

760693 CURRENT PL Status: Denied March 30, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the subject parcel map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-63707" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

2. The director's certification will need to be amended to include the words "for dedication" between the words "accepted" and "by" near the end of the certification as shown below.

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__.

3. Lots 3, 4, and 8 do not meet the minimum lot width for an R-E (Residence Estates) Zone.

4. The orientation of lots 9 through 17 does not match the approved Tentative Map TM-0014-15. lot numbers shall correspond to the numbering on the tentative map.

5. The title of this map shall be amended to "AZURE & EULA (BLOOM 10)" to match the approved Tentative Map. The change shall be applied on all sheets.

6. If access to a lot or lots is via a private drive or access easement, such drive or easement (Pebble Glen Court) must be defined on the map as perpetual and non-revocable, as applicable.

7. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.
 8. 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.
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760694 DEVCO Status: Conditional Approval March 31, 2016

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

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-14-15). We note that this site was annexed (ANX-59825) into the City of Las Vegas effective on 10/30/2015 (Document# 20151028:01757, Bill 2015-78, Ordinance 6471) and has been given a zoning designation of R-E.

We note that a Drainage Plan and Technical Drainage Study has not been approved to date, pending approval from the Clark County Department of Public Works.

CONDITIONS OF APPROVAL:

1. Prior to recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works.
 2. In the legend, note "Square P" shall include a "Public Sewer Easement and Public Drainage Easement" to be privately maintained by the Homeowner's Association. Note "E2" shall also include a "Public Sewer Easement" to be privately maintained by the Homeowner's Association. If note "E2" is to include a Public Drainage Easement, it must be within a common lot.
 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-63707, above the Recorder's Block on the cover sheet.
 5. Site development to comply with all previous conditions of approval for the Bloom 10 Tentative Map (TM-14-15), WVR-61857, VAR-61859 and all other site related actions.
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760695 SURVEY Status: Conditional Approval March 31, 2016

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

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 10.18 acres.

Otherwise, the map is technically correct as submitted.

End of Comments.
