



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL LATHAN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TRITON ENGINEERING
DR HORTON
TB-JACK L L C

Date: April 26, 2016

RE: **FINAL MAP 64096 - ANN / DURANGO**

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.**

765085 CURRENT PL Status: Conditional Approval April 25, 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 Final Map mylar shall be in conformance with all applicable conditions of approval for Tentative Map (TMP-60944).
2. The file number "FMP-64096" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

765086 DEVCO Status: Conditional Approval April 25, 2016

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

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. Per Condition #7 of TMP-60944, a vacation such as VAC-60943 shall record concurrent with this Final Map.
3. On sheet 4, revise the 10-foot wide "private" drainage easement on Common Lot "A" to a

"Public Drainage Easement to be Privately Maintained".

4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Include the Final Map number, FMP-64096, above the Recorder's Block on the cover sheet.
6. Site development to comply with all previous conditions of approval for the Ann & Durango Tentative Map (TMP-60944) and all other site related actions.

765087 SURVEY Status: Conditional Approval April 25, 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 3.98 acres.

Please label the Basis of Bearings on the map sheet and remove the setting of centerline monuments at the boundary projections.

Label the drainage easements as "Public" and add a statement "granted to the City of Las Vegas per this plat" within the Notes.

Otherwise, the map is technically correct as submitted.

End of Comments.

AR.