



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: ROBERT JOHNSON, PLS  
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  
TYLER JOHNSON HMH SURVEYING  
S S B PROPCO L L C  
CHRIS CZYZ FIRST STREET DEVELOPMENT

Date: July 11, 2016

RE: **FINAL MAP 64723 - DURANGO/GRAND TETON SHOPPING CENTER**

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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**778455 CURRENT PL Status: Conditional Approval June 22, 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 blue-line Final Map, subject to the changes, comments and corrections noted as follows:

1. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the approved Durango / Grand Teton Shopping Center (TMP-64433).
2. The file number "FMP-64723" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Pursuant to Condition number 2 and 4 of the approved Tentative Map (TMP-64433), provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.
4. A note shall be included on the map that "above-ground utility boxes shall not be placed within trail corridors".
5. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "AND DEVELOPMENT" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The two words in the body of the jurat after Director of Planning, "AND DEVELOPMENT", shall be removed. The Year for the Department of Planning jurat shall be revised to read "2016." The signature box for the Department of Planning jurat shall be revised to add "THOMAS A. PERRIGO." The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 \_\_\_\_\_, 2016.

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THOMAS A. PERRIGO  
DIRECTOR OF PLANNING

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**778456 DEVCO Status: Conditional Approval July 07, 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 of approval #7 of TMP-64433, 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.
2. Per condition of approval #6 of TMP-64433, 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 two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
3. Per Title 19.16.060.W.3, all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
4. Per the recorded document, revise the trail easement to read "Multi-Use Equestrian Trail Easement".
5. Include the Final Map number, FMP-64723, above the Recorder's Block on the cover sheet.
6. Site development to comply with all applicable conditions of approval for the Durango/Grand Teton Tentative Map (TMP-64433).

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**778457 SURVEY Status: Denied June 27, 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 2.00 acres.

List Allen Pavelka as the City Engineer, Tom A. Perrigo as the Director of Planning and modify the City Surveyor's Certificate to provide additional space for signature and seal.

On the map Sheet, please label the Basis of Bearings and provide bearings on the property ties to the abutting street centerlines.

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



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End of Comments.