




Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: DEREK CROWTHER, PLS
From: ALAN R RIEKKE, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
HERITAGE SURVEYING
FARM & DURANGO INVESTORS L L C -

Date: June 16, 2016

RE: **FINAL MAP 64810 - DURANGO FARM COMMERCIAL 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.**

773512 CURRENT PL Status: Conditional Approval June 09, 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 Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-64810" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of this map shall be amended to "FARM & DURANGO COMMERCIAL CENTER" to match the approved Tentative Map. The change shall be applied on all sheets.
3. Pursuant to condition number four of the approved Tentative Map (TMP-61075), 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 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 word, "this", prior to the number of the day with in the jurat body shall be removed and replaced with the word "the". 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 remove "FLINN FAGG, AICP" and be replaced with "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.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

DATE

773513 DEVCO Status: Conditional Approval June 16, 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-61075, grant a Multi-Use Non-Equestrian Trail Easement for the portions of the required trail that are outside the limits of the public right-of-way. This trail shall be maintained by the Commercial Subdivision's Owners' Association.
2. Revise the "Pedestrian Access, Utility, Traffic and Streetlight Easement" shown on sheets 3 and 4 to state that the easements granted to the City of Las Vegas are public. The public pedestrian portion of the note may be removed if it is already within the required Multi-Use Non-Equestrian Trail Easement.
3. Per condition #7 of TMP-61075, provide a perpetual cross access vehicular and utility easement for Assessor's Parcel Number (APN) #125-17-702-001 on the this Final Map.
4. Per condition #8 of TMP-61075, 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."
5. Per condition #9 of TMP-61075, 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.

6. Per condition #10 of TMP-61075, 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."
7. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Bike Lanes (CMAQ)" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer prior to the recordation of this Final Map.
8. On sheet 3, note 4 should state that the 15-foot drainage easement is to be privately maintained by the property Commercial Subdivision's Owners' Association.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. Include the Final Map number, FMP-64810, above the Recorder's Block on the cover sheet.
11. Site development to comply with all applicable conditions of approval for the "Farm & Durango Commercial Center" Tentative Map (TMP-61075).

773514 SURVEY Status: Denied June 08, 2016

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

Please revise the preamble of the legal description to include reference to the recorded resolution of abandonment (OR:20000314:00805).

Revise the names of the City Engineer and the Director of Planning in the their appropriate certificates / approvals.

Monuments are not required to be set abutting street rights-of-way and there appears to be sufficient existing roadway, sectional and parcel monuments to retrace the property. Therefore, please revise the Surveyor's Certificate and the City Surveyor's Certificate to remove the bonding language and remove the set monument symbols from the map sheets. Also provide additional space within the City Surveyor's Certificate for sealing.

Modify the Legend on Sheet 3 to remove the setting of monuments and add "to the City of Las Vegas" on the dedications and grants.

Add the required blanket and cross easement notes for Sewer, Drainage and Access for Commercial Subdivisions.

Correct other errors and/or omissions as shown on the redlines.

Otherwise, the map is technically correct as submitted.



End of Comments.