



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
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To: BRUCE STRATTON, 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
LR NELSON ENGINEERS
K B HOME NEVADA INC

Date: July 19, 2016

RE: **FINAL MAP 65347 - OXFORD COMMONS II UNIT 1**

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.**

779877 CURRENT PL Status: Denied July 05, 2016

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

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Oxford Commons II (TMP-63583). The Final Map shall be revised as required by the Department of Planning and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city with 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 Oxford Commons II Tentative Map (TMP-63581).
2. Pursuant to Condition #9 of Tentative Map TMP-63583, provide documentation that validates compliance with this condition and that the recordation has been submitted to the City of Las Vegas Department of Field Operations.
3. The file number "FMP-63581" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The access to lots is via a private drive and a common element (Formitch Court, Brook Rise Avenue, Bluebell Street, and common element "E") must be defined on the map as perpetual and non-revocable. The change shall be applied on all applicable sheets and instances.
5. Common elements "A" and "G" are designated as four foot landscape buffers where five foot landscape buffers are required pursuant to approved Tentative Map TMP-63583.
6. Provide a note stating the following: "Direct vehicular access to Egan Crest Drive and Grand Teton Drive from abutting lots through common areas is prohibited." The change shall be applied

on all applicable sheets and instances.

7. The street name "Bluebell" is rejected as a "street name duplicate." Please contact Erv Kral or Linda L. Goodrie of Las Vegas Fire and Rescue, Communications Division to resolve this issue prior to Mylar submittal.

8. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The body of the jurat shall have, "for dedication by" inserted after, "parcels herein were accepted." The signature box for the Department of Planning jurat shall be revised to remove "Acting" from the title of the Director of Planning. 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"

779878 DEVCO Status: Conditional Approval July 18, 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. All Public Drainage Easements are to be clearly labeled as being privately maintained by the homeowner's association.
2. On sheet 3, Common Element "E" shall be revised to read "Private Access, Utility and Drainage Easement to be Privately Maintained by the Homeowner's Association."
3. Include the Final Map number, FMP-65347, above the Recorder's Block on the cover sheet.
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. Site development to comply with all applicable conditions of approval for the Oxford Commons II Tentative Map (TMP-63583).

779879 SURVEY Status: Denied July 12, 2016

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



Please revise the Map Title, Legal Description preamble and Title Block to include reference to being "Lot 103 in Block 3 of Cliffs Edge Parent as shown...Book 118, Page 88 of Plats"

Please label the Basis of Bearings on the map sheet and verify the scale on Sheet2.

Please verify and address annotation and labeling errors and or omissions on Sheet 3 as identified on the redlines.

The interior street network is Private and should be identified as a Common Element and include an acreage. It also appears Common Element "E" should be part of the Private Street network. Please verify.

End of Comments.

R.