



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JAMES STOVALL, 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
TANEY ENGINEERING
DAX CONTRACTING L L C - % BLUE HERON CO
MIDTOWN MODERN L L C

Date: August 25, 2016

RE: **FINAL MAP 66129 - 805 CAMPBELL FINAL MAP**

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.**

789074 CURRENT PL Status: Conditional Approval August 24, 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 Oxford Commons II Tentative Map (TMP-62358).
2. Pursuant to Condition #6 of TMP-62358, provide proof that a Master Homeowners Association has been formed and has been approved by the City of Las Vegas Department of Field Operations.
3. The file number "FMP-66129" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The number of lot designated on the submitted Final Map (FMP-66129) must correspond with the approved Tentative Map (TMP-62358).
5. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.
6. The street suffix for "Triple Crown" shall be changed to "Court" Correct on all affected sheets and instances.
7. The street name "Triple Crown" Triple Crown has been previously recorded. Please contact Ery Kral of Las Vegas Fire and Rescue, Communications Division to resolve this issue prior to mylar submittal.

8. The access to lots is via a private drive (Triple Crown) must be defined on the map as perpetual. The change shall be applied on all applicable sheets and instances.

9. 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 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"

789075 DEVCO Status: Conditional Approval August 25, 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 #8 of TMP-62358, Petition of Vacation VAC-62357 shall record prior to the recordation of this Final Map.
2. Per condition #12 of TMP-62358, label the existing Public Drainage Easement granted per document #20100913:03565.
3. Per condition #16 of TMP-62358, Grant a 10-foot wide "Private Sewer Easement for the sole benefit of Lot 3 of Parcel Map File 90 Page 49, Hereby Granted Per this Map." on the east 10-foot of lot 3, For clarification, label the lot south of this site as #139 32 405 026.
4. All proposed City of Las Vegas easements on this Final Map shall include "...hereby granted to the City of Las Vegas with this map" in the labeling.
5. On the east 20-feet of lot 2, revise the label to read: "surface to be privately maintained."
6. Clarify that Common Elements A and B are Public Drainage Easements and Public Sewer Easement, surface to be privately maintained.
7. The owner's certificate already includes an easement in favor of utility companies named adjacent to the private street and all property lines. Please clarify the purpose of the 5-foot utility easements surrounding Triple Crown Circle and revise the Final Map Mylar accordingly.

8. Include the Final Map number, FMP-66129, above the Recorder's Block on the cover sheet.
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. Site development to comply with all applicable conditions of approval for the 805 Campbell Tentative Map (TMP-62358).

789076 SURVEY Status: Denied August 23, 2016

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

Please remove the last paragraph of the owner's certificate. There are no public streets on this map.

Please add a monumentation note regarding the setting of rear corners and front scribes.

Please show all existing easements from earlier mapping actions which have not been relinquished or vacated.

Please complete the centerline of Triple Crown, annotate, and indicate monumentation to be set.

Please provide the appropriate suffix for Triple Crown

We have had some trouble closing the annotation as marked. Please check and revise as necessary.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.

End of Comments.

AR.