



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
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
BARTSAS MARY 22 L L C
TYLER JOHNSON HMH SURVEYING

Date: February 06, 2017

RE: **FINAL MAP 68524 - ONE LOT COMMERCIAL SUBDIVISION - SOUTHWEST
CORNER OF FREMONT STREET AND EASTERN AVENUE**

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.**

817168 CURRENT PL Status: Conditional Approval February 02, 2017

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 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 Charleston / Eastern Tentative Map (TMP-65447).
2. Pursuant to Condition #2 of TMP-65447, add a note granting perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
3. The file number "FMP-68524" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. 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". A signature block is also required. 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 _____, 201_.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

817169 DEVCO Status: Conditional Approval January 26, 2017

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

This Final Map is for the purpose of combining lots 139-35-803-015, 139-35-803-016 and 139-35-803-017 to create a commercial subdivision. Two prior actions, SDR-64855 (Taco Bell) and SDR-66808 (O'Reilly Auto Parts) have already been approved for this site.

No improvements are required prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Per Condition #6 of TMP-65447, add a note to the Final Map stating 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 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.

2. Per Condition #7 of TMP-65447, 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.

3. Per Condition #8 of TMP-65447, add a note on the Final Map stating that 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. Include the Final Map number, FMP-68524, above the Recorder's Block on the cover sheet.

5. Site development to comply with all previous conditions of approval for the Charleston/Eastern Commercial Subdivision Tentative Map (TMP-65447) and all other site related actions.

817170 SURVEY Status: Denied January 24, 2017

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

Please revise the Owner's Certificate, the City Surveyor's Certificate, the Director of Planning Certificate and add Allen Pavelka as the City Engineer within the Easement Recipients Certificate as shown on the redlines.

Provide a legal description via metes and bounds description sufficient to arrive at an area of 3.82 acres.

Please verify the Sectional monument identifiers along Charleston Boulevard within the Survey Analysis and on the map sheet.

Tie the found brass tags (RE 806) within Freemont Street to the street centerline and to the boundary of this subdivision.

Set monuments to allow for the retracement of this survey and identify the type of set monuments within the Legend.

End of Comments.

