



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROBERT MCENTEE, 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
LOCHSA SURVEYING
18 FREMONT STREET ACQUISITION L

Date: February 06, 2017

RE: **FINAL MAP 68544 - 18 FREMONT STREET ACQUISITION**

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.**

817143 CURRENT PL Status: Denied 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 18 Fremont Street Acquisition Tentative Map (TMP-67494).
2. Pursuant to Condition #2 of Tentative Map (67494), add witness lines to clearly indicate the extent of current non-restricted gaming rights contained within the boundary of the commercial subdivision.
3. Pursuant to Condition #3 of (TMP-67494), 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.
4. The file number "FMP-68544" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet (not "PMP").
5. The director's certification signature block shall be corrected for the spelling of the word "Nevada" (currently spelled "Nevad").
6. The map is titled as a "Merger and Resubdivision" final map. It should be a "Commercial Subdivision".

817144 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 doing a merger and re-subdivision to create a commercial subdivision; therefore we have no objection to the recordation of this Merger and Re-subdivision Final Map to combine lots 1 through 31 of Block 2 of "Clark's Las Vegas Townsite" as shown by map thereof on file in Book 1, Page 37 of plats together with that portion of the vacated alley provided for in that certain order of vacation recorded in Book 127 as instrument number 686852 of official records, Clark County, Nevada.

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

CONDITIONS OF APPROVAL:

1. Per Condition #6 of TMP-67494, a Petition of Vacation such as VAC-66477 shall record prior to or concurrent with this Final Map to eliminate the adjacent rights-of-way. Any easements that will exist after VAC-66477 records shall be shown on this Final Map.
2. Per Condition #7 of TMP-67494, 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.
3. Per Condition #8 of TMP-67494, 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.
4. Per Condition #9 of TMP-67494, 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.
5. Include the Final Map number, FMP-68544, above the Recorder's Block on the cover sheet.
6. Site development to comply with all previous conditions of approval for the 18 Fremont Street Acquisition Tentative Map (TMP-67494) and all other site related actions.

817145 SURVEY Status: Denied January 30, 2017

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

Add "A Commercial Subdivision" to the map Title and within the Title Block.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 2.76 acres.

Please verify the recording information for the City of Las Vegas airspace easement. The documents listed within the map Title, legal description and map sheet do not agree.

Please ensure that all recording information is complete prior to returning the mylar for final approval.

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

End of Comments.