



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: DENNIS JENSEN, 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
HORIZON SURVEYS LLC
HIGHLAND INDUSTRIAL PARK L L C - % NEVADA DEVELOPMENT & RLTY CC
Date: March 22, 2017
RE: **FINAL MAP 69334 - HIGHLAND INDUSTRIAL PARK AMENDED 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.**

827590 CURRENT PL Status: Denied March 13, 2017

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

1. FMP does not refer to the previous NDOT parcel that runs parallel to I-15 as was discussed in the preapplication meeting. This previous NDOT parcel was intended to be divided and combined with lots 1-6. Please submit a revised blueline submittal that references this parcel and lots 1-6. Lots 7-11 may be shown on the plan as "ghosted", as was done with APN 162-08-604-001. Lots 12-15 do not need to be illustrated on the plan. The revised blueline submittal should be in the form of 16 folded full-size sets of plans.
2. Please include a "statement of purpose" on Sheet 1.
3. Please include FMP#69334 on the bottom right corner of Sheet 1.

827591 DEVCO Status: Conditional Approval March 21, 2017

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

The Department of Public Works understands that the purpose of this Amended Final Map is to incorporate Nevada Department of Transportation right-of-way into several lots. We understand a revised map will be submitted that addresses incorporation of adjacent property into the commercial subdivision.

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

CONDITIONS OF APPROVAL:

1. In the first sentence of the fifth paragraph of the Owner's Certificate, correct "hereby grant an

dconvey" to read "hereby grant and convey".

2. Per Title 19.16.060.W.1, 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 Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

I. Onsite sewers, 8-inches in diameter or larger, are public sewers where located within 20 -foot wide dedicated public sewer easements.

II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

4. Per Title 19.16.060.W.3, 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-69334, above the Recorder's Block on the cover sheet.

827592 SURVEY Status: Denied March 13, 2017

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

During the pre-application meeting for this final map, the discussion centered around the Owner's desire to increase the size of existing Lots 1 thru 6b to include the previous NDOT land abutting Interstate 15. CLV staff identified that an Amended Final map would be the appropriate instrument to accomplish this task. The Amended Final map submitted to CLV is configured identical to the original plat (Book 20, Page 64 of Plats) and Certificate of Land Division (LD 25-79) and therefor does not address nor accomplish the stated desired lot size increases.

The boundary of this Amended final map shall be revised to only include APN 162-08-611-001 (Lot 1) thru 162-08-611-007 (Lot 6b) together with APN 162-08-604-002 (former NDOT land). The side lot lines should extend to the existing Easterly right-of-way limits of Interstate 15. The remaining Lots of the original Plat (Bk. 20, Pg. 64) shall be removed and referenced only as an abutter. Tie the Amended map boundary to Highland Drive.

Provide a legal description for the Amendment area and add a "Purpose of Amendment Statement" on the cover sheet.

Provide an amended square footage area for each affected lot.

Note: CLV Survey withholds to perform a full technical review of this final map application until the above described revisions are made and re-submitted to this Office.

End of Comments.

