



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: April 19, 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: Conditional Approval March 13, 2017

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

Second Memo - Revised Comments 4/11/17:

1. Dimensions of parcel 162-08-703-001 does not match county map. Looks more like 100' wide than 80' wide.

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.

835788 SURVEY Status: Denied April 19, 2017

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

Second Memo - Revised Comments 4/19/17:

Please revise the Surveyor's Certificate regarding item number 4 to include language for non-bonding of monuments. Also revise the City Surveyor's and Director of Planning Certificates as shown on the red lines. Include the name of the CLV City Engineer under the Approval jurat.

Remove the reference to Section 9 within the Surveyor's Certificate, map Title Block and Header as this Amendment area lies solely within Section 8. Include reference to Book 20 of Plats, Page 64 within the Title Block.

Please set monuments along the extended lot lines abutting the I-15 Easterly right-of-way line and add to the map Legend. Provide clarification (maybe via a detail) of the 1.14' dimension intent at the intersection of Highland Drive and Edna Avenue.

Remove the deed reference (OR:) and "old area" for each of the amended lots and only include the area being established with this map. Label the Basis of Bearings on the map sheet.

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

End of Comments.

R.