



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT M. 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 ENGINEERING
PROVIDENCE SPRINGS PLAZA L L C - % J BONIFATTO

Date: April 17, 2017

RE: **FINAL MAP 69854 - HUALAPAI AND DEER SPRINGS**

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.**

833999 CURRENT PL Status: Conditional Approval April 10, 2017

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

1. Please include the FMP number on the bottom right corner of Sheet 1. It should be FMP-69854.
2. The name of the map on Sheet 1 must match the name of the map on the TMP exactly. The TMP states "Final Map, Deer Springs and Hualapai, A Commercial Subdivision".
3. Please illustrate the existing and proposed right of way for Deer Springs and Hualapai. Public/private designation should be noted for Deer Springs Way.

834000 DEVCO Status: Conditional Approval April 17, 2017

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. A Petition of Vacation, such as VAC-67470, to vacate U.S. Government patent easements shall record prior to and concurrent with this Final Map.
2. Prior to the recordation of this Final Map, the Bus Shelter Pad Easement proposed on this map shall be granted by separate document to the Regional Transportation Commission (RTC) at a location acceptable to the RTC and in conformance with Standard Drawing #234.2 and the recorded document information shall appear on this Final Map.

3. Per Condition #8 of TMP-67469, the right-of-way radius at the corner of Hualapai Way and Deer Springs Way should be a 35-foot radius with a Traffic Signal Chord Easement prior to issuance of off-site permits.
4. Per Condition #9 of TMP-67469, grant Public Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way. Identify and annotate the Pedestrian Access Easement on this Final Map prior to recordation.
5. Per Condition #15 of TMP-67469, off-sites improvements must be guaranteed in accordance with sections 19.02.130.C and 19.02.130.E prior to the recordation of this Final Map.
6. On sheet 1, remove note #3 as there was no previous commercial subdivision on this site.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Include the Final Map number, FMP-69854, above the Recorder's Block on the cover sheet.
9. Site development to comply with all previous conditions of approval for Deer Springs and Hualapai (A Commercial Subdivision) Tentative Map (TMP-67469), SDR-67484 and all other site related actions.

834001 SURVEY Status: Denied April 13, 2017

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

Replace the Owner's Certificate jurat to include the required verbiage for Commercial Subdivisions. We have attached an example to the red lines.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 5.39 acres.

Add the required Clark County Recorder's cumulative map index note to Sheet 1.

There are monuments shown that lack any annotation to determine their location. If these locations are critical to your survey analysis, please add annotation. Otherwise please remove the symbols.

Provide the recording information for all the abutting right-of-way dedications / access easements for Hualapai Way and Deer Springs Way.

For map clarity, the 5' wide easement being granted abutting Hualapai Way and Deer Springs may be removed from the map sheet as that grant is covered within the Owner's Certificate. Also, the bus pad easement is required to be granted to the Regional Transportation Commission (RTC) by separate document, thereby eliminating the need for Detail "A". Please graphically show the bus pad easement location and label the recording information when available.

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

End of Comments.

