



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: CHRISTOPHER L. ALBERS, 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
KIMLEY-HORN
DEER SPRINGS VILLAGE L L C

Date: April 26, 2017

RE: **FINAL MAP 69879 - DEER SPRINGS VILLAGE**

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.**

834585 CURRENT PL Status: Conditional Approval April 10, 2017

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

1. Please add the FMP number to the bottom right corner of sheet 1, which should be FMP-69879.
2. Please note the total width of the right of way for both Deer Springs Way and Hualapai Way. These streets should be noted as public or private.
3. The City's GIS illustrates that a multi-use trail is planned along the south edge of the property, along the 215 Freeway. Please note on the plans that all above-ground utility boxes will not be placed in trail corridors.
4. There are two sheets labeled "Sheet 2 of 3" in the bottom right corner. The last sheet should be labeled "Sheet 3 of 3".
5. Please include a certificate for the approval by the Director of Department of Planning. The certificate should read:

"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

834586 DEVCO Status: Conditional Approval April 26, 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. Per Condition #10 of TMP-67940, a Petition of Vacation, such as VAC-67939, shall record prior to and concurrent with this Final Map.
2. Per Condition #14 of TMP-67940, 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 #16, of TMP-67940, 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.
4. Per Condition #19, of TMP-67940 all off-site improvements required by TMP-67940 must be constructed or guaranteed by an approved performance security method prior to the recordation of this Final Map.
5. On sheet 3, provide a curve table for the curves and dimension the 5-foot dedication on Deer Springs Way on the mylar of this Final Map.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Include the Final Map number, FMP-69879, above the Recorder's Block on the cover sheet.
8. Site development to comply with all previous conditions of approval for Deer Springs Village Tentative Map (TMP-67940), and all other site-related actions.

834587 SURVEY Status: Denied April 17, 2017

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

Revise the Owner's Certificate and Dedication per current City of Las Vegas standards for a Commercial Subdivision. Expand the Sectional headers and Title Blocks to include "City of Las Vegas, Clark County, Nevada". Verify the Ownership listed within the Owner's and Surveyor's Certificates. Revise option 4 within the Surveyor's Certificate as bonding is not required. Add a Certificate for the Director of Planning. Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 9.89 acres. Label the Basis of Bearings on the map sheet. Remove the label of Lot 1 on the Gross acreage on Sheet 3.

Label the instrument by which the abutting street right-of-ways were dedicated and provide an

AR

overall width after dedication per this map. Provide curve data for C1 thru C3 and radial bearings along proposed right-of-way dedication limits. Annotate all the easements being granted per this map.

For clarity, please increase the symbol sizes for all found and set monuments on the map sheet and within the Legend. Also remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

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

End of Comments.

AR.