



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: LYLE E. YENGLIN, PLS
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR **RWM**
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
DAVID TURNER BAUGHMAN & TURNER, INC.
DEVARIM 18 L L C - UNITED CAPITAL INVESTMENTS L L

Date: May 22, 2017

RE: **FINAL MAP 70404 - EDMOND TOWN CENTER**

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.**

840961 CURRENT PL Status: Conditional Approval May 09, 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-70404.

840962 DEVCO Status: Conditional Approval May 22, 2017

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

COMMENTS:

This Final Map is for the purpose of creating a one-lot commercial subdivision and therefore we have no objection to the recordation of this Final Map.

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

CONDITIONS OF APPROVAL:

1. On sheet 1, add a signature block for the City Engineer, Alan Pavelka P.E. #9029.
2. The use of the foot symbol " ' " should be used consistently for all dimensions on this Final Map.
3. Per condition #5 of TMP-67889, 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. Replace "A Limited Commercial District" with "A Commercial Subdivision" in the Title of this Final Map and add the appropriate Sewer Note per UDC 19.16.060.W, B or C:

B. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.

C. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

5. Per condition #7 of TMP-67889, add a note to the Final Map that states that all subdivided lots within this Final Map shall provide perpetual inter-site drainage rights across all existing and future parcel limits.

6. Provide a note on this Final Map granting perpetual, irrevocable common access rights to all driveways servicing this overall site to Assessor's Parcel Number # 139-28-503-014 unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.

7. Revise all County signatures to City of Las Vegas.

8. Provide "FMP-70404" on Sheet 1 above the recording information.

9. Comply with all applicable conditions of approval for Edmond Town Center Tentative Map (TMP-67889) and all other applicable actions.

840963 SURVEY Status: Denied May 11, 2017

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

The map should be labeled as "A Commercial Subdivision" within the title block and map header. A limited commercial district is the Zoning designation.

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Add a signature block for Allen Pavelka, P.E. 9029, City of Las Vegas City Engineer within the Agency Approval jurat.

Clarify the Basis of Bearing statement to provide the parameters utilized for "Grid North". The listed South 89°42'04" East bearing appears not to be the actual basis of bearing, but a bearing that was established by reference to a "Grid North" State Plane parameter.

Increase the text size of the Legal Description and the Basis of Bearing to meet County Recorder 0.10' text height minimum.

To clearly depict the boundary limits of this Commercial Subdivision, please revise the line type of the Northerly and Westerly limits of APN 139-28-503-014 as that area is "Not a Part" of the Commercial Subdivision.

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

End of Comments.

RWM ✓