



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: RYAN D. SLIGAR, 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
HORIZON SURVEYS LLC
THE CONRAD ROGERS GROUP INC

Date: July 11, 2017

RE: **FINAL MAP 71020 - DOWNTOWN BUSINESS PARK (A COMMERCIAL SUBDIVISION)**

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.**

848651 CURRENT PL Status: Conditional Approval July 06, 2017

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

Department of Planning staff has conditionally approved your request for technical review of the blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Downtown Business Park Tentative Map (TMP-67922).
2. The file number "FMP-71020" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Pursuant to Condition #4 of Tentative Map (TMP-67922), provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations and the document has been recorded with the Clark County Recorder's office.
4. Pursuant to Condition #4 of (TMP-67922), provide proof that a statement of obligation of compliance with the DPMR is included within the Covenants, Codes and Restrictions (CC&R).
5. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
6. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "PLANNING COMMISSION" and read "CERTIFICATE OF DIRECTOR OF PLANNING". A signature block is also required. The example below illustrates how the jurat shall read:

CERTIFICATE OF DIRECTOR OF PLANNING

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__.

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

848652 DEVCO Status: Conditional Approval July 05, 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 #9 of TMP-67922, on sheet 1 replace note 3 with one of the two following statements verbatim:
 - A. The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. All other on-site sewers are 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.
 - B. The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. All other on-site sewers are 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.
2. On sheet 1, revise the Owner's Certificate to conform to UDC Chapter 19.16.280, Appendix E.
3. On sheet 1, note #1 refers to this map as an industrial subdivision while the title of the map refers to it as a commercial subdivision. We believe commercial subdivision is correct.
4. Show the centerline of Main Street and provide a dimension from the centerline. The current street right-of-way width dimensioned from centerline as shown by the legend appears to be per the Nevada Department of Transportation (NDOT) "O" line shown on Resolution of Relinquishment 20021120:00572 and 201104220000844.
5. Confirm the Assessor Parcel Numbers of the two lots adjacent to the south side of this parcel and the depiction of the diagonal parcel line.
6. On sheet 2, revise the Public Sewer Easement statement to read as follows, verbatim: 30-Foot Public Sewer Easement Granted Per This Plat, Surface To Be Privately Maintained.
7. On sheet 2, show and label the Existing 10 Foot Public Sewer Easement Granted Per Book 10, Page 15, Document 48220 In Official Records Of Clark County On 3/7/1933.

8. Include the Final Map number, FMP-71020, above the Recorder's Block on the cover sheet.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. Site development to comply with all applicable conditions of approval for the Downtown Business Park Tentative Map (TMP-67922).

848653 SURVEY Status: Denied July 06, 2017

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

Utilize the current CLV Commercial Subdivision Owner's Certificate. Recent recorded reference see Book 154, Page 23 of Plats. Revise the Planning Director certificate as indicated. Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

This Plat does not contain sufficient dimensions or explanations regarding "junior" and/or "senior" rights regarding the abutting properties. This map should clearly identify any encroachments and/or gaps that may or may not exist between this property and the abutting properties. Please verify these items and make the necessary revisions to clarify. Expand the legal description to call out the abutting deeds, rights and dedications.

Please verify, show and label the NDOT SR-601 "O" line verses the Main Street centerline.

Show setting of boundary monuments sufficient to enable retracement. Saw cutting of curb is acceptable for those locations abutting exiting curb and gutter.

Please label the instrument by which the abutting street right-of-ways were dedicated. Also identify what reference was utilized to establish the calculated monument positions.

End of Comments.