



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, 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
TOUCHSTONE LONE MOUNTAIN L L C
GCW. INC.

Date: January 22, 2018

RE: **FINAL MAP 72428 - GRAND CANYON AND ROSADA**

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.**

857574 CURRENT PL Status: Conditional Approval January 18, 2018

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 blue line Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-72428" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

857575 DEVCO Status: Conditional Approval January 16, 2018

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

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not approved yet and is awaiting concurrence from Clark County Regional Flood Control concurrence.

CONDITIONS OF APPROVAL:

1. Per Conditions #7 and #13 of TMP-71297, show the 60-foot wide road reserved in Patent 27-2016-0027 to Clark County on this Final Map or provide written documentation from Clark County that the Patent no longer exists prior to the recordation of this Final Map.
2. In diamond note "P" on sheet 4, change "Private Drainage Easement" to "Public Drainage Easement".
3. Revise the road dedications from Clark County to City of Las Vegas.

4. Include the Final Map number, FMP-72428, above the Recorder's Block on the cover sheet.
 5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 6. Site development to comply with all applicable conditions of approval for the Grand Canyon and Rosada Tentative Map (TMP-71297) and all other applicable site-related actions.
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857576 SURVEY Status: Denied January 11, 2018

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

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 9.95 acres.

Verify the Parcel map reference at the southwest quadrant of Rosada Way and Park Street.

Correct the street right-of-way to be dedicated to the City of Las Vegas. Remove "by the Home Owner's Association" from the Public drainage easement grants.

Please add a monument note regarding the setting of rear corners and front scribes. Add "with reference monuments" to the set monument description within the Legend.

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

End of Comments.

