



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL G. SMITH, 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
ACTUS
BEAZER HOMES HOLDINGS L L C - % S CERVINO

Date: July 25, 2018

RE: **FINAL MAP 73635 - DECATUR & DONALD III**

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.**

866064 CURRENT PL Status: Conditional Approval June 20, 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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-73635" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING". 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_.

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

866065 DEVCO Status: Conditional Approval June 26, 2018

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 is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per condition of approval #8 of TMP-63589, dedicate an additional 5-feet of additional right-of-way at the southeast corner of Dorrell Lane and Unicorn Street for a total radius of 15-feet.
2. Provide the right-of-way documentation for Dorrell Land and Unicorn Street (892:851774 and 891026:00794, RS Book 52, Page 70).
3. Include the Final Map number, FMP-73635, above the Recorder's Block on the cover sheet.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Decatur & Donald Tentative Map (TMP 63589) and all other site-related actions.

866066 SURVEY Status: Denied June 21, 2018

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

Please remove "Being a Merger and Re-subdivision of" from the header, title block and legal description as this plat is simply a subdivision of Lot 246.

Revise the language within the Owner's Certificate to make reference to Common Element Lots to mimic what is being created within the map sheets.

Include specific language on the map sheets to dedicate rights-of-way and grant easements to the City of Las Vegas. Also label the instrument by which the abutting street right-of-ways were dedicated.

Verify the distances within the legal description to those shown on the map sheets and revise as necessary. Provide additional annotation to clarify lot dimensions, overall lengths and common lot widths as shown on the redlines.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines. Verify the need for the easement designation symbol and listing within the Legend.

End of Comments.

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