



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: DONALD M. PREISLER, PLS - THE WLB GROUP
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
W F P RECEIVERSHIP Q S F TRUST - RAINBOW PARTNERS
KB HOME NEVADA INC

Date: October 29, 2018

RE: **FINAL MAP 74696 - FMP - RAINBOW AND VEGAS**

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.**

872939 CURRENT PL Status: Conditional Approval October 22, 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. On the Title Page remove any reference to "Woodbury" and replace it with "Rainbow and Vegas", which was the approved title for Tentative Map (TMP-72797).
2. The file number "FMP-74696" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Rainbow and Vegas (TMP-72797).
4. Revise the signature block of the Department of Planning certificate to read:

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

872940 DEVCO Status: Conditional Approval October 29, 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. A Petition of Vacation, such as VAC-73556, shall record prior to and concurrent with the

recording of this Final Map.

2. On sheet 1, remove "CCWRD" from the utility agency approvals, revise utility agency approvals to be for easement recipients, and include a line for the City Engineer's Signature Block to reflect Allen Pavelka, P.E. # 9029 as the City Engineer.
3. On sheet 2, revise Common Element "A" to read "Public Drainage Easement and Public Sewer Easement Granted to the City of Las Vegas per this map to be Privately Maintained by the Homeowner's Association."
4. On sheet 2, north of Common Element "A", label the area as "Existing Sewer Right-of-Way per Plat Book File 27, Page 91."
5. Include the Final Map number, FMP-74696, above the Recorder's Block on the cover sheet.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recording. Revise approved civil plans if necessary.
7. Site development to comply with all applicable conditions of approval for the Rainbow and Vegas Tentative Map(TMP-72797) and all other applicable site-related actions.

872941 SURVEY Status: Denied October 29, 2018

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

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.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 4.9 acres.

Easement grants to the LVVWD that lie outside of the 5' easements abutting roadways being granted hereon are required to be granted by separate document per LVVWD standards. The recording data for these easements will need to be shown and labeled on the final map. Easements that lie within the 5' easement abutting roadways need not be defined / annotated hereon.

The RTC Bus Pad Easement will need to be granted to the RTC by separate RTC document and that recording information shown on the plat.

Within the Legend correct the PLS number on the set monuments and also add a monument note regarding the setting of rear corners and front scribes.

Define the internal road network as a "Public Street hereby dedicated to the City of Las Vegas" with an area. Revise the westerly boundary limits of this map to be coincident with the existing 50' wide right-of-way dedication line together with providing two separate right-of-way Vacation areas by separate document and then referenced within this plat.

Revise all sewer and drainage easement grants to be to the City of Las Vegas, not CCWRD.

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

End of Comments.