



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

To: TRENT KEENAN, PLS - DIAMONDBACK SURVEYING
From: ALAN R RIEKKE, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
JEREMY MCCAY
MATLOCK HOLDINGS V L L C - % T BROOKS
TRENT KEENAN DIAMONDBACK LAND SURVEYING. LLC

Date: October 29, 2018

RE: **FINAL MAP 74720 - ROBERTA & APRICOT RESIDENTIAL SUBDIVISION FINAL MAP**

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.**

872765 CURRENT PL Status: Conditional Approval October 23, 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-74720" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Provide a note stating the following: "Direct vehicular access to Roberta Lane from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
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-71528).
4. Revise the signature block of the Department of Planning certificate to read:

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

872766 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. Per condition #10 of TMP-71528, grant a Public Pedestrian Access Easement for any public sidewalk not within the public right-of-way.
2. Include the standard dedication statement in the Owner's Certificate.
3. Confirm the existing right-of-way documentation for the north side of Roberta Lane and the south side, east of the site.
4. Revise the southern right-of-way line of Roberta Lane to be parallel to the centerline. The northern line of the private street (Common Element "C") shall start at the southern right of way line for Roberta Lane.
5. Remove the SVREs from this map as they are required visibility zones on construction drawings, but are not easements.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Include the Final Map number, FMP-74720, above the Recorder's Block on the cover sheet.
8. Site development to comply with all applicable conditions of approval for the Roberta and Apricot Tentative Map (TMP-71528) and all other applicable site-related actions.

872767 SURVEY Status: Denied October 23, 2018

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

Revise the Owner's Certificate per CLV standards to include verbiage for right-of-way dedication and easement grants to the City of Las Vegas. Add "City of Las Vegas" to the offered for dedication statement and the public drainage easement grant note.

Expand the legal description to include a metes and bounds description sufficient to arrive at an area of 2.51 acres and that is coincident with the annotation shown on the map sheets.

Sight Visibility Easements are to only be shown on the Improvement Plans and need to be removed from the map.

CLV does not require the return area to be dedicated as right-of-way. Therefore, revise the limits between the Public Street dedication and the Private Street. Provide a name for the Private street and include a square footage for Common Element "C" and a square footage of the dedication area.

The existing southerly 30' wide dedication line for Roberta Lane abutting the East boundary of this plat is shown to not align with the 30' ROW being dedicated by this map. Please provide an explanation and/or documentation to support the shown "jog" of the street centerline and the southerly right-of-way line. Feel free to contact us with questions in this regard.

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

End of Comments.

