



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JAMES STOVALL, 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
TANEY ENGINEERING
PRE RANCHO CRAIG L L C - % R MURPHY

Date: January 28, 2019

RE: **FINAL MAP 75541 - RANCHO & JONES**

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.**

876909 CURRENT PL Status: Conditional Approval January 14, 2019

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 "Rancho & Craig" and replace it with "Rancho & Jones", which was the approved title for Tentative Map (TMP-74114).
2. The file number "FMP-75541" 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-74114).

876910 DEVCO Status: Conditional Approval January 24, 2019

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 #7 of TMP-75541, a bond for the offsite improvements for phase 1, including a 25% contingency, shall be accepted and approved by the Department of Public Works prior to the recordation of this Final Map.
2. On sheet 2, revise note #3 to read: "The on-site sewer system is 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 this subdivision."

3. Per condition of approval #6 of TMP-74114, grant a perpetual irrevocable access easement from Rancho Drive to Parcel 1 of Page 123, Book 39 of Parcel Maps, assessor parcel #138 02 713 007.
4. Identify and grant two drainage easements (to be privately maintained) as approved by the Flood Control Section of the Department of Public Works on this Final Map to convey the drainage flows across Rancho Drive discharging into the adjacent future residential subdivision, assessor parcel #138-02-713-007.
5. Include the Final Map number, FMP-75541, 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 recordation. Revise approved civil plans if necessary.
7. Site development to comply with all previous conditions of approval for the "Rancho & Jones (A Commercial Subdivision)" Tentative Map (TMP 74114) and all other site-related actions.

876911 SURVEY Status: Denied January 15, 2019

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

Revise the Owner's Certificate and Dedication per current City of Las Vegas standards for Commercial Developments. Verify if the Las Vegas Valley Water District note regarding a water commitment should be added.

Revise paragraph 4 within the Surveyor's Certificate and remove language from the City Surveyor's Certificate as monument bonding is not required. Remove the set monument symbols and descriptions within the Legend.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 25.91 acres. The current description describes the configuration prior to this merger and re-subdivision final map. The legal description should be a missive of the boundary established by this plat. Verify the boundary acreage.

A detail is needed for the southeast quadrant of Craig Road and Rancho Drive to clearly graphically depict and provide labeling for all existing easements together with the existing boundary abutting the bus turn out right-of-way dedicated per Book 151, Page 100 of Plats. Verify and provide missing curve and / or radial line data.

Verify and label the instrument by which all abutting street right-of-ways were dedicated.

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

End of Comments.

✓ RWM