



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: RICHARD SMEDLEY, PLS - GEO PROFESSIONALS LIMITED
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
DOMINIQUE DOUMANI DOUMANI HOLDINGS L L C
GEO PROFESSIONALS LIMITED

Date: March 27, 2019

RE: **FINAL MAP 76033 - LAKE MEAD AND DECATUR COMMERCIAL SITE**

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.**

881805 CURRENT PL Status: Conditional Approval March 26, 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 "and" and replace it with "&" for "Lake Mead & Decatur", which was the approved title for Tentative Map(TMP-73686).
2. The file number "FMP-76033" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Final Map shall contain a note granting a perpetual common access and parking across the entire subdivision.
4. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Lake Mead and Decatur(Commercial Subdivision) (TMP-73686).

881806 DEVCO Status: Conditional Approval March 26, 2019

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

1. Per condition of approval #5 of TMP-73686, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
2. Per condition of approval #6 of TMP-73686, the onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

3. Per condition of approval #7 of TMP-73686, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." A technical drainage study shall be submitted and approved prior to further development of this site.

4. Per Condition #8 of TMP-73686, show that the Bus Shelter Pad Easement was granted to the Regional Transportation Commission (RTC) on this Final Map, or provide written proof from the RTC that such an easement is not required.

5. Grant Pedestrian Access Easements on this Final Map where needed on the approved construction drawings. Alternatively, grant a 5-foot Pedestrian Access Easement adjacent to Decatur Boulevard and Lake Mead Boulevard on this Final Map.

6. Remove the "and Clark County Water Reclamation" portion of the Las Vegas Valley Water District Note.

7. Include the Final Map number, FMP-76033, above the Recorder's Block on the cover sheet.

8. Site development to comply with all previous conditions of approval of the Lake Mead and Decatur (A Commercial Subdivision) Tentative Map (TMP 73686), SDR-73504 and all other site-related actions.

881807 SURVEY Status: Denied March 19, 2019

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

Revise the Header and Title Block to include "A Merger and Re-subdivision" verbiage as shown on the red lines.

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

Revise the Owner's Certificate and Dedication per current City of Las Vegas UDC Title 19 standards. Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 1.54 acres. Label the Point of Commencement and Point of Beginning on the map sheet.

Label all of the instruments by which the abutting street right-of-ways were dedicated.

Setting of monuments at the curb returns along the boundary is not required and may be removed.

End of Comments.