



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: RUSTY WONDERS, PLS - ATKINS
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
D R HORTON INC -
GCW INC

Date: December 12, 2019

RE: **FINAL MAP 77863 - ALEXANDER JULIANO WEST**

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.**

894235 CURRENT PL Status: Conditional Approval November 20, 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. The file number "FMP-77863" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Pursuant to Condition #6 of TMP-75979, requires a technical landscape plan that shows "one, 24-inch box shade tree with four, five-gallon shrubs for each required tree shall be planted within the landscape buffer areas adjacent to Alexander Road" This landscape plan must be provided to staff before Mylar review.
3. Pursuant to Condition #9 of TMP-75979, "A Petition of Vacation, such as VAC-75978, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S Government Patent Easements adjacent to this site."
4. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Alexander Juliano West(TMP-75979).
5. Revise the signature block of the Department of Planning certificate to read:

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

894236 DEVCO Status: Conditional Approval December 12, 2019

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

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not yet approved and is awaiting concurrence from Clark County Regional Flood Control District and Clark County Public Works.

CONDITIONS OF APPROVAL:

1. Per condition of approval #11 of TMP-75979 a Petition of Vacation, such as VAC-75978, shall record prior to (concurrent with) this Final Map to eliminate the U.S. Government Patent Easements.
2. On sheet 1, remove all references to "Sewer" and "Public Sewer Easements" from the LVVWD Note.
3. On sheet 3, replace Easement "C" with Easement "D" (Public Sewer and Public Drainage Easements). Replace language "Existing Sewer Easement Per OR:20001003:00684" with "Declaration Of Utilization For Sewer Purposes Per OR:20001003:00684."
4. On sheet 3, revise Note "P" in the Legend to read "Private Street, Public Sewer Easement, City of Las Vegas Public Drainage Easement and utility easement to be Privately Maintained by the Homeowner's Association."
5. The submitted Drainage Plan and Technical Drainage Study shall be approved prior to recordation of this Final Map. Public Drainage Easements granted on this map shall match the approved drawings for this site.
6. Include the Final Map number, FMP-77863, above the Recorder's Block on the cover sheet.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Site development to comply with all previous conditions of approval for the Alexander Juliano West Tentative Map (TMP 75979) and all other site-related actions.

894237 SURVEY Status: Conditional Approval November 21, 2019

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

At this time, leave the name of the City Engineer blank within the City Engineer's Certificate. Add Robert Summerfield, AICP to the Director of Planning Certificate.

Verify the directional calls within the Legal Description.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

Otherwise, the map is technically correct as submitted.

End of Comments.

