



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JOHN E. FORSMAN, PLS
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
BUILDINGNV L L C

Date: December 24, 2019

RE: **FINAL MAP 77975 - PIONEER & HICKAM**

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**

895252 CURRENT PL Status: Conditional Approval December 10, 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 "Ascent" and replace it with "Pioneer & Hickam", which was the approved title for Tentative Map (TMP-76248).
2. The file number "FMP-77975" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Per Condition #4 of TMP-76248, "At the time of application for a building permit, provide a technical landscape plan to the Department of Planning indicating type, size and number of plant materials and groundcover within proposed perimeter landscape planters."
4. Per Condition #5 of TMP-76248, "Street names must be provided in accordance with the City's Street Naming Regulations." A street name is required as "Public Street" will not suffice.
5. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Pioneer & Hickam (TMP-76248).

895253 DEVCO Status: Conditional Approval December 24, 2019

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

We note that a Drainage Plan and Technical Drainage Study has been approved by the Flood Control Section of the Department of Public Works for this site.

CONDITIONS OF APPROVAL:

1. Per Condition #9 of TMP-76248, the radii at both the northeast corner of Hickam Avenue and Tioga Way and the northwest corner of Hickam Avenue and Pioneer Way shall be revised to 15 feet.

2. Per Condition #11 of TMP-76248, Common Element D shall be increased to include the entire Public Sewer Easement. Additionally, please add the word "PUBLIC" in front of "SEWER" in note E1.
 3. Please remove the SVE Easements shown on this map.
 4. Please remove Allen Pavelka as City Engineer and contact the City Engineer's office for the correct wording to use in the City Engineer's signature block prior to going to mylar.
 5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 6. Include the Final Map number, FMP-77975, above the Recorder's Block on the cover sheet.
 7. Site development to comply with all previous conditions of approval for the Pioneer and Hickam Tentative Map (TMP-76248) and any other site related actions.
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895254 SURVEY Status: Denied December 09, 2019

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

Expand the legal description to include a metes and bounds description sufficient to arrive at an area of 4.32 acres.

At this time, leave the name of the City Engineer blank within the Approvals on Sheet 1. Remove the duplicate approval line.

Verify, insert and correct boundary annotation and dimensions and other annotation as shown on the redlines. Clearly define the map boundary and the areas of right-of-way dedication. The boundary annotation should match what is described within the metes and bounds legal description. Provide a square footage for each area of dedication and a total area within the Legend. Verify and provide a width for all of the CE Lots.

Remove the Sight Visibility Easements and associated hatching and annotation as they are only required to be shown on the Improvement plans and not within the final map.

Label the instrument by which the abutting street rights-of-way were dedicated.

Setting of monuments at the curb returns along the boundary is not required and may be removed. Also remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

Increase the text size for the lot square footages to meet County Recorder 0.10' text height minimum.

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

End of Comments.

