



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: CHRISTOPHER ALBERS, PLS - TRUE POSITION LAND SURVEYING-N

From: ALAN R RIEKKI, PLS - CITY SURVEYOR

Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TULE SPRINGS EIGHT L L C
R H CENTENNIAL L L C - CENTENNIAL HOLDINGS L L C
EGG WORKS HOLDING COMPANY L L C - C/O B BURDSALL
KIMLEY HORN & ASSOCIATES
FORE BROWNSTONES.LLC

Date: April 28, 2020

RE: **FINAL MAP 78642 - MIXED USE FOR THE VILLAGE OF CENTENNIAL SPRINGS, A MIXED USE SUBDIVISION**

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.**

899297 CURRENT PL Status: Conditional Approval April 21, 2020

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-78642" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Approval of Vacation (VAC-77537) shall be required, if approved.
3. The Final Map shall contain a note granting 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- Village of Centennial Springs - (TMP-77536).

899298 DEVCO Status: Conditional Approval April 22, 2020

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

1. On sheet 2, show and label the existing Public Sewer Easement and label the maps and document information which granted those public sewer easements. This includes the public sewer easements which were granted as part of the private streets.
2. Per condition of approval #3 of Vacation VAC-77537, the Order of Vacation shall record concurrently with this Final Map. However, the map may record prior to the sewer easement vacation with compliance with Condition #1 above. The Vacation shall then record immediately prior to this Map.

3. Include the Final Map number, FMP-78642, above the Recorder's Block on the cover sheet.

4. Comply with all previous conditions of approval for TMP-77536 and all other site related actions.

899299 SURVEY Status: Denied April 20, 2020

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

Assure that the map Title and Header are identical to the approved Tentative Map. Add City of Las Vegas, Clark County to those and other Certificates.

If you will be setting monuments on Orley Avenue, then bonding and paragraph 4 within the Surveyor's Certificate will be required. Show setting of boundary monuments sufficient to enable retracement. Saw cutting of curb is acceptable for those locations abutting existing curb and gutter. Add monument types set to the Legend.

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Add the City Engineer: Steve Ford, P.E. No. 12175. Label and define the Vicinity map. Label the Basis of Bearings on the map sheet.

Provide a legal description by way of a metes and bounds description sufficient to arrive at an area of 12.41 acres.

We have experienced difficulties interpreting the numerous line, curve and radial line labels as shown on the redlines. Please provide details of those areas at a scale the public can interpret.

The "Not a Part" area should be identified by its record reference.

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

End of Comments.

AS