



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: TRENT KEENAN, PLS - DIAMONDBACK LAND SURVEYING  
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  
TRENT KEENAN DIAMONDBACK LAND SURVEYING, LLC  
CENTENNIAL 215 PLAZA L L C

Date: April 30, 2020

RE: **FINAL MAP 78673 - CENTENNIAL 215 PLAZA**

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.**

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**899346 CURRENT PL Status: Conditional Approval April 29, 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-78673" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map- Centennial 215 Plaza - (TMP-77192).

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**899347 DEVCO Status: Conditional Approval April 23, 2020**

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 is on file with the Flood Control Section of the Department of Public Works.

**CONDITIONS OF APPROVAL:**

1. Submit a Petition of Vacation to vacate all existing rights-of-way and/or easements in conflict with this map. The Order of Vacation shall record prior to and concurrently with this Final Map. Alternatively, if the applicant prefers the Map to record prior to the Petition of Vacation, this Final Map shall be revised to show the existing rights-of-way and/or easements prior to recordation.
2. Revise all easements being offered by this map as being "granted" not "dedicated".
3. The bus pad easement must be granted to the Regional Transportation Commission (RTC) by separate document (RTC form) and the recording information shown hereon. Please contact

Nancy Logan with CLV right-of-way for instructions to initiate that process.

4. Add the City Engineer, Steve Ford, P.E. No. 12175, to the title sheet.
5. Include the Final Map number, FMP-78673 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 "Centennial 215 Plaza" Tentative Map, TMP-77192, SDR-77191 and all other site-related actions.

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**899348 SURVEY Status: Denied April 22, 2020**

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

The boundary of this map is coincident with the existing limits of Lot 2 per Book 95 of Plats, Page 45. Revise the map header, title block and legal description to reference said Lot 2 in its entirety. Revise the map so that the boundary line type is said Lot 2 limits, and the new Lot 1 per this map (5.73 Acres) is shown as a lot line. Clearly show that the right-of-way being offered for dedication includes Centennial Center Blvd. Remove item #6 within the Notes and add the gross area to the legal description.

Revise all easements being offered by this map as being "granted" not "dedicated". There are an assortment of easements shown on the original plat (Bk 95, Pg 45) for Public Drainage, Public Sewer, etc., which are not shown on this map. Either add all of the existing easements and label accordingly, or provide documentation that the easements have or are in the process of being vacated.

The bus pad easement must be granted to the RTC via separate document (RTC form) and that recording information shown hereon. Please contact Nancy Logan with CLV right-of-way for instructions to initiate that process.

Setting of monuments at the curb returns along the boundary is not required and may be removed. Remove the "to be set post construction" verbiage as that is not acceptable for boundary / lot specific monuments. Show setting of boundary monuments sufficient to enable retracement.

As currently shown, the drainage easement being granted with this map is "floating" and is not contiguous to an existing drainage easement. Perhaps this will not be the case when the existing easements are shown.

Add the City Engineer: Steve Ford, P.E. No. 12175.

Ensure that all recording information is complete prior to returning the mylar for final CLV approval

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

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End of Comments.

*AR.*