



Memorandum

Department of Public Works
City Engineer Division
Survey Section.

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
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
WESTWOOD PROFESSIONAL SERVICES
190 OCTANE FT PARTNERS, LLC
USA

Date: May 19, 2020

RE: **FINAL MAP 78687 - BLM 270 PARENT FINAL MAP**

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.**

899551 CURRENT PL Status: Conditional Approval May 05, 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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-78687" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. All development shall conform to the BLM 270 Design Guidelines and related exhibits or Title 19, as applicable.
3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map- BLM 270 - (TMP-78365).

899552 DEVCO Status: Denied May 07, 2020

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

We note that an approved Master Drainage Study for this site is on file with the Department of Public Works. However, the Master Traffic Study is not approved for this site and therefore Development Coordination does not approve of this Map. We request that Development Coordination be given another review of this Final Map after the Master Traffic Study is accepted.

CONDITIONS OF APPROVAL:

1. Grant private access easements such that all landlocked parcels have access to a public street.
2. Per Condition #11 of TMP-78365, VAC-78242 shall record prior to and concurrent with this

Final Map.

3. Per Condition #12 of TMP-78365, grant a Multi-Use Non-Equestrian Easement over the portion of the Puli Alignment that is outside of the public right-of-way. Include a note that the trail is to be maintained by the Master Homeowner's Association.
4. Per Condition #15 of TMP-78365, a conceptual bond for full improvements of Dorrell Lane and Centennial Center shall be posted prior to recordation of this Final Map.
5. Per Condition #22 of TMP-78365, a Master Traffic Impact Analysis shall be approved prior to recordation of this Final Map. Right-of-way dedications on Dorrell Lane and Shaumber Road are pending the TIA approval.
6. On sheets 5 through 11, create a separate easement tag ("X9A") to separate out the 135-foot right-of-way grant that is for drainage purposes only even though they were both granted with the same grant.
6. Grant a Public Sewer Easement to be privately maintained across all of Common Element "B" to ensure sewer access to Parcel A2.
7. Grant a Public Sewer Easement to be privately maintained across all of Common Element "C" to ensure sewer access to Parcels B1 and B2.
8. Grant a Public Sewer Easement to be privately maintained across all of Common Element "F" to ensure sewer access to Parcels C1, C2 and C3.
9. Grant a Public Sewer Easement to be privately maintained across all of Common Element "G" to ensure sewer access to Parcel D2.
10. Grant a minimum 20-foot Public Sewer Easement to be privately maintained through Parcel E2 from the Tropical Parkway cul-de-sac north to Parcel E1.
11. Grant a Public Sewer Easement to be privately maintained over "X1" on the southern 40-feet of the parcel on the Tropical Parkway alignment.
12. Technical drainage studies will be required when individual parcels come in for development.
13. Include the Final Map number, FMP-78687 above the Recorder's Block on the cover sheet.
14. Site development to comply with all applicable conditions of approval for BLM 270 Tentative Map (TMP-78365) and all other applicable site-related actions.

899553 SURVEY Status: Denied May 13, 2020

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

We have experienced difficulty in closing calculations for Common Element "D". Please verify and/or revise annotations.

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

End of Comments.

R.