



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: RICHARD SMEDLEY, PLS - GEO PROFESSIONALS LIMITED
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
RED RUPEE L L C
ARJUN HUALAPAI WAY. LLC

Date: May 26, 2020

RE: **FINAL MAP 78743 - COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215**

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.**

900251 CURRENT PL Status: Conditional Approval May 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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-78743" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

900252 DEVCO Status: Denied May 26, 2020

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

We note that a grading plan and technical drainage study, DS-5133, has been accepted by the Flood Control Section of the Department of Public Works but final approval is pending concurrence from the Clark County Department of Public Works. Additionally, all notes required by Title 19.16.060.W are shown correctly on this Final Map.

This site has also been the subject of Site Development Plan Review SDR-75860, SDR-77123, Petition of Vacation VAC-75859, TMP-76890 and ROC-78713. All of these actions have been approved at public hearings with the exception of ROC-78713 leaving the dedication of Darling Road unresolved and thus this map cannot be approved. After the final disposition of the Darling Road alignment is resolved, resubmit another blueline for review.

CONDITIONS OF APPROVAL:

1. Per Condition #5 of TMP-76890, a Petition of Vacation, such as VAC-75859, shall record immediately prior to (concurrent with) this Final Map to eliminate easements and /or right-of-way in

conflict with the approved site plan. The City has received a newer site plan that shows the continued existence of Darling Road; if the required Petition of Vacation [VAC-75859] is modified to retain all or a part of Darling Road as public right-of-way, then this map shall be revised to show the Darling Road right-of-way in its final geometric disposition.

2. Per Condition #10 of TMP-76890, all off-site improvements for this site shall be bonded for prior to the recordation of this Final Map (if not already guaranteed).

3. Remove the Public Roadway Easement proposed for the driveway on Hualapai Way.

4. The submitted grading plan and technical drainage study shall be approved prior to the recordation of this Final Map.

5. Include the Final Map number, FMP-78743, above the Recorder's Block on the cover sheet.

6. Site development to comply with all previous conditions of approval of Site Development Plan Review SDR-75860, SDR-77123, VAC-75859, ROC-78317, TMP-76890 and all other site-related actions.

900253 SURVEY Status: Denied May 12, 2020

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

The legal description is difficult to follow as some of the annotation is shown within the Survey Analysis on Sheet 2 and other data is shown on the map Sheet 3. Correct missing calls, make the ROW line parallel to the section line and verify the acreage. The lot contains over two acres so square footage is not required.

Correct the City Engineer to Steve Ford, P.E. No. 12175.

City of Las Vegas Development code does not require easements nor right-of-way dedication for entrances. Please remove the data from the Lot and omit Detail "A".

Correct and/or add missing annotation as shown on the redlines.

End of Comments.

