



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: VERNON LITTLE, PLS - VTN NEVADA
From: ~~ALAN R RIEKKI~~, PLS - CITY SURVEYOR *MK* MICHAEL F. KINNEY, PLS
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
VTN NEVADA
RYLAND HOMES NEVADA L L C

Date: April 15, 2014

RE: **FINAL MAP 53457 - BRISTLE FALLS UNIT 2**

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.**

615773 CURRENT PL Status: Conditional Approval April 14, 2014

If you have any questions regarding the following Planning comments please call 229-6301
Department of Planning staff has administratively approved your request for technical review of the subject final map, subject to the following:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Bristle Falls (TMP-50852).
2. The Final Map shall be revised as required below by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
3. The file number "FMP-53457" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Revise the Director of Planning jurat to read as follows:
"I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the ____ day of _____, 20__."
5. Please remove the word "DATE" from the Director's signature line.
6. Add "Flinn Fagg, AICP" below the Director's signature line.
7. Per Condition #2 of TMP-50852, provide the Department of Planning for review and approval a landscape plan demonstrating conformance to Title 19.06 landscape buffer and material requirements along Deer Springs Way prior to mylar submittal for this phase. Noncompliance with

landscape standards will delay recordation of the final map.

8. Per Conditions #3 and #4 of TMP-50852, provide a revised tentative map to the Department of Planning showing conformance to Title 19.04 Complete Streets Standards for Deer Springs Way and Conquistador Street prior to mylar submittal of this phase. Noncompliance with the Complete Streets Standards will delay recordation of the final map.

Please note that two 24" x 36" bond copies and one 8.5" x 11" reduced copy of the recorded mylar must be submitted back to the City of Las Vegas for archival purposes.

615774 DEVCO Status: Conditional Approval April 15, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541

COMMENTS:

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works. We also note that FMP-53264 is the Unit 1 Final Map and it must record prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this Final Map, a Final Map such as FMP-53264 shall record for Unit 1.
2. The right-of-way dedication for Deer Springs Way shall record on the Bristle Falls Unit 1 Final Map (FMP-53264).
3. Concurrent with the recordation of this Final Map, all right-of-way, easements or Bureau of Land Management (BLM) grants must record to provide the legal authorization for any construction on the east half of Conquistador Street, unless otherwise allowed by the City Engineer.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Bristle Falls Tentative Map (TMP-50852).
6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

615775 SURVEY Status: Denied April 10, 2014

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

Please add a "Basis of Bearing" statement.

Also, per Bristle Falls Unit 1, if you plan on showing coordinates for some of the controlling monuments, it would be advisable to also add the coordinate definition information.

Please check the scale on Page 2 of 3, and revise as necessary.

Please revise the boundary to reflect the revised boundary of Bristle Falls Unit 1 in the area of Deer Springs Way at the west sixteenth center section corner. This will of course affect your boundary annotation, legal description, and area.

Please check the width of the commons lots, "F" and "D" as marked on Sheet 3.

Please ensure that all recording information is complete prior to returning the Mylar for final approval.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.