



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

To: RUSTY WONDERS, PLS - ATKINS
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
GCW INC
D R HORTON INC -

Date: December 12, 2019

RE: **FINAL MAP 77859 - REGENA CHIEFTAIN 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.**

894220 CURRENT PL Status: Conditional Approval November 20, 2019

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-77859" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Pursuant to Condition #7 of TMP-75962, "A Petition of Vacation, such as VAC-75961, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S Government Patent Easements adjacent to this site."
3. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Regena Chieftain(TMP-75962).
4. Please revise the Planning Director's Certificate of Approval to replace the existing certificate with the following:

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

894221 DEVCO Status: Conditional Approval December 12, 2019

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

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not yet approved and is awaiting

concurrence from Clark County Public Works.

CONDITIONS OF APPROVAL:

1. Per condition of approval #7 of TMP-75962 a Petition of Vacation, such as VAC-75961, shall record prior to (concurrent with) this Final Map to eliminate the U.S. Government Patent Easements.
2. On sheet 1, remove all references to "sewer" and "public sewer easements" from the LVVWD Note.
3. On sheet 3, Easement "B" shall only be a "20-foot wide Public Sewer Easement and Public Drainage Easement, To Be Privately Maintained" Anything different will require revision to the Civil plans, and additional easement width (10-feet additional for each proposed utility besides sewer). It shall not be labeled as a public or private access easement.
4. Revise the language regarding private streets and public drainage easements to explicitly state "City of Las Vegas Public Drainage Easement" in the map legend.
5. On sheet 3, revise Note "P" in the Legend to read "Private Street, Public Sewer Easement, City of Las Vegas Public Drainage Easement and utility easement to be Privately Maintained by the Homeowner's Association."
6. The submitted Drainage Plan and Technical Drainage Study shall be approved prior to recordation of this Final Map. Public Drainage Easements granted on this map shall match the approved drawings for this site.
7. Include the Final Map number, FMP-77859, above the Recorder's Block on the cover sheet.
8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
9. Site development to comply with all previous conditions of approval for the Regena Chieftain Tentative Map (TMP 75962) and all other site-related actions.

894222 SURVEY Status: Denied November 21, 2019

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

At this time, leave the name of the City Engineer blank within the City Engineer's Certificate. Add Robert Summerfield, AICP to the Director of Planning Certificate.

Verify the aliquot reference within the Legal Description.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

End of Comments.

