



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
KB HOME NEVADA INC
VTN NEVADA
ANTHONY ZICARI - VTN
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: February 07, 2013

RE: **FINAL MAP 48027 - CLIFF'S EDGE POD 201 & 203 - UNIT 5**

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.**

538046 CURRENT PL Status: Conditional Approval February 06, 2013

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 Cliff's Edge Pod 201 & 203 Unit 5 (TMP-39088) and Waiver of Subdivision Requirements (WVR-39089).

2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city. These revisions include the following:

a. The file number "FMP-48027" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

b. Per Title 19.02, please add a note stating that direct access to Grand Teton Drive from all abutting lots through common elements is prohibited.

c. The "Certificate of Director of Planning and Development" shall be revised to read as follows:
"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

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__."

d. The signature block for the Director of Planning shall be revised to read as follows:

"

Flinn Fagg, AICP
Director of Planning
City of Las Vegas, Nevada"

Date

3. Please provide documentation of approval from the Las Vegas Fire and Rescue Department, Communications Division for all street names with submittal of the final map mylar. If you have any questions regarding this issue, please contact Sharon Ozuna at 702-229-0236.
4. Please provide a review letter to the Department of Planning from the Master Developer consenting to the Final Map prior to or at the time of mylar submittal.
5. Please note that addressing for the proposed subdivision cannot be completed until a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded final map are submitted to the City of Las Vegas.

538047 DEVCO Status: Conditional Approval February 04, 2013

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

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.

CONDITIONS OF APPROVAL:

1. In the Owner's Certificate, remove the paragraph pertaining to trails as none are being granted per this Final Map.
2. On the cover sheet, the signature block for the City Engineer should be "City Engineer: David Bowers, P. E. #16736".
3. Grant a minimum 20-foot wide Public Sewer Easement through Common Element 5H.
4. Grant a Public Drainage Easement over the 39-foot wide portion of Common Element 5I that was not granted per Book 137, Page 83.
5. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
6. Site development to comply with all previous conditions of approval for the Cliff's Edge Pod 201 & 203 Tentative Map (TMP 39088) and all other site related actions.
7. 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 right-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.

538048 SURVEY Status: Conditional Approval January 31, 2013

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

Please revise the title of the Director of Planning as well as the header on the Planning Director's Certificate.

Please add the name of the Director of Planning.

Please check the radial bearing at the southerly boundary of Lot 345.

Please check the dimension common to Lot 332 and 333.

We have had some issues with the radials on Lot 338. Please check and revise as necessary.

End of Comments.

AR