



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
RES NV TVL L L C
AZTEC ENGINEERING
CHAD HUBER - AZTEC
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: February 07, 2013

RE: **FINAL MAP 48073 - THE ECHELON, PHASE 1 (2ND AMENDED)**

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.**

538027 CURRENT PL Status: Denied February 06, 2013

If you have any questions regarding the following Planning comments please call 229-6301
Some of the condominium units are proposed to be amended. These units are owned by a separate entity than the one submitting this application. The Department of Planning will need signed and notarized applications from the affected owners, as well as deeds and legal descriptions of their properties, before it can fully review the proposed map. Additionally, the footprint and maximum height of the amenities unit is undefined. For these reasons, the map is DENIED until such time as these issues are corrected.

The following comments also apply to this map:

1. The Amended Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of The Echelon, Phase 1 (TMP-7287).
2. The Amended 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-48073" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet and replace any instances of the previously amended map FMP-18942.
 - b. Revise the map amendment description on Sheet 1 and any other instances of the description to the satisfaction of the City Surveyor.
 - c. Provide a maximum height of the amenities unit, as well as the footprint of the amenities unit, on Sheet 12.
- c. The Director of Planning Certificate shall be revised to read as follows:
"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

Minor correction to the legal description to the second to the last line as marked.

Please check and revise the unit count as marked on Sheet 1.

Please correct the adjoiner calls.

Please check the dimensions for Common Lot B on Sheet 2 as well as the square footage as marked.

Please check the scale on Sheet 2.

The first statement on the Amendment statement on Sheet 1 is incorrect. This Map does not change the title of a previously submitted approved and recorded amended Map it simply supercedes it.

Site Visibility Restriction zones as shown on Sheet 13 of 13 are no longer required to be shown on Final Maps. In fact, they should be shown on the most recent Improvement Plans for the project. This is a perfect opportunity to relieve the property of those site zones. They can be deleted and the statement can be added to the amendment note to that end.

A statement should be added to the Map per City of Las Vegas Development Code that for site zones reference should be made to the most recent improvement plans.

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

End of Comments.

