



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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From: ^{Fbr} ALAN R RIEKKI, PLS - CITY SURVEYOR ^{hJb}
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
HOWARD HUGHES COMPANY, LLC
GC WALLACE
CRAIG MATSUEDA, PLS - G.C. WALLACE
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: March 26, 2013
RE: **FINAL MAP 48545 - SUMMERLIN VILLAGE 23B UNIT NO. 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.**

545883 CURRENT PL Status: Conditional Approval March 26, 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 Summerlin Village 23B (TMP-46270).
2. The Parcel Map defining the boundary of Summerlin Village 23B (PMP-47903) shall be recorded prior to recordation of this Final Map. Supply the missing recorded plat book and page information prior to submittal of the mylar.
3. 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-48545" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
 - b. Please indicate in the legends whether Parcel NP-2 is to be a common lot.
 - c. It is noted that the acreage indicated in the legal description does not equal the sum of the individual parcels and common lots contained therein. Please verify that parcel acreage is correct.
 - d. The "Certificate of Director of Planning" 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__."

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.

545884 DEVCO Status: Approved March 21, 2013

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

CONDITIONS OF APPROVAL:

1. FMP-48049 shall record prior to the recordation of this Final Map. Complete all blank recordation information on this Final Map prior to recordation.
2. All public streets on this Final Map shall be labeled as "hereby dedicated".
3. Per Condition of Approval #12 on Tentative Map TMP-46270, coordinate and grant all public easements (sewer, drainage, pedestrian, traffic signal, streetlighting, etc.) as required by the Department of Public Works. We note that the map as submitted does not grant any Public Sewer or Drainage Easements.
4. Sheet 4 indicates Alta Drive adjacent to this site as being dedicated by a separate Final Map yet Sheet 9 indicates it will be dedicated with this Final Map. Please clarify.
5. Prior to the release of a Final Map for recordation on this site, 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 that will be created through a Final Map for this site. 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 Summerlin Village 23B Tentative Map (TMP-46270) and also with the Summerlin Development and Improvement Standards.

545885 SURVEY Status: Conditional Approval March 25, 2013

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

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

Please check the dimension at the most westerly boundary of the Map as shown on Sheet 2.

Please check the Common Lot count. We believe it may be 33 not 34.

Please check dimensions at the south line of Parcel ES-2 as shown on Sheet 5 of 11.

Please also check dimensions on the north line of Alta Drive and the west line of the adjoining street also on Sheet 5 of 11.

On Sheet 7 of 11, please check dimensions and curve data along Antelope Ridge Drive as

marked. Please also check the southerly line of ES-2.

Sheet 8 of 11, please check the easterly boundary of Parcel CC as marked. Please also check the common lot boundary near the intersection of Desert Foothills Drive and Antelope Ridge Drive.

Sheet 9 of 11, please check the label in Detail "9C" as marked. We also believe the dedication statement at the Alta Drive intersection may be from a previous Map.

Sheet 10 of 11, please check C13 and C14 as marked.

Sheet 11 of 11, please check and complete as necessary the annotation for Detail 11B, also C13 and C12 as marked.

Most of these comments appear to be minor in nature, please correct any other miscellaneous errors, omissions as marked on the attached redlines.

End of Comments.