



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
SLATER HANIFAN GROUP
DR HORTON
DR HORTON
JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: April 16, 2013
RE: **FINAL MAP 48743 - GRAND TETON AND TEE PEE**

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.**

548710 CURRENT PL Status: Conditional Approval April 09, 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 Grand Teton and Tee Pee (TMP-47013) and Site Development Plan Review (SDR-46293).
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-48743" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

548711 DEVCO Status: Conditional Approval April 16, 2013

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

COMMENTS:

There are several areas of this map where specific public easements are required, but are not shown. We recommend that a blueline copy of this Map be submitted to the Development Coordination Section of the Department of Public Works, prior to the mylar submittal of this map.

CONDITIONS OF APPROVAL:

1. Per condition #15 of SDR-46293, grant a 6-foot Multi-Use Non-Equestrian Trail Easement on Oso Blanca Road and a 3-foot Multi-Use Non-Equestrian Trail Easement on Tee Pee Lane over the respective adjacent Common Elements on this Map. Additionally, grant a 10-foot Equestrian

Trail Easement on the Common Elements adjacent to Grand Teton Drive to match the approved Civil Drawings on this Map. This map shall specify that all Trail Easements are privately maintained by the Homeowner's Association except for City Maintenance of the equestrian trail path as defined in the City's Trails Element. If the developer wished to deed the Equestrian Trail path over to the City, this path must be created as a separate common lot on this map.

2. Per Condition # 6 of TMP-47013, grant a 2.5 foot Pedestrian Access Easement for the portions of public sidewalk in Common Elements "C" and "D" and note that this is privately maintained by the Homeowner's association.
3. The Owner's Certificate shall be revised to include the trails statement provided in Appendix E of Title 19.
4. Add a note on each sheet 5 that states: "No trees and vegetation over 3-feet tall are allowed in the Public Sewer Easement. Private surface maintenance is the responsibility of the Homeowner's Association (HOA). Additionally add that the Public Drainage Easements are privately maintained by the HOA.
5. On sheets 3 thru 6, specify that pedestrian easements E1 and E2 are public. Additionally, specify who is responsible for the private maintenance (Homeowner's Association) for easements E2 and E3.
6. Site development to comply with all previous conditions of approval for the Grand Teton and Tee Pee Tentative Map (TMP 47013) 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 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.

548712 SURVEY Status: Denied April 16, 2013

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

Should the other sections require the granting of a trail, please include the fourth paragraph of the Owner's Certificate from the Unified Development Code, Appendix "E" having to do with trail easements.

Please provide an acreage for the area of the dedicated streets.

Please add "C65" at the north boundary of Lot 70.

End of Comments.

