



# 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  
CHRIS RCI ENGINEERING  
GREYSTONE NEVADA L L C - % LENNAR  
MICHAEL LAHAN, PLS - TRI-CORE SURVEYING, LTD.  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: October 22, 2013  
RE: **FINAL MAP 51471 - WEST END (AKA FARM AND SHAUMBER)**

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.**

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#### **586718 CURRENT PL Status: Conditional Approval October 21, 2013**

If you have any questions regarding the following Planning comments please call 229-6301  
These comments refer to the revised map date stamped 10/09/13 and supersede any previous Planning comments.

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 West End (aka Farm and Shaumber) (TMP-48877) date stamped 08/27/13.
2. The file number "FMP-51471" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet of the Mylar copy.
3. Please amend the suffixes of Hyde Corner and College Hill from "Drive" to "Avenue."

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.

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#### **586719 DEVCO Status: Conditional Approval October 22, 2013**

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

#### COMMENTS:

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. On sheet 1, revise the Owner's Certificate to include the missing dedication statement. Also, the 5-foot/2-foot statement is typically in the last paragraph.
2. On sheet 4, the ingress/egress easement should be between the developer and the owner of the common lot, not the City of Las Vegas.
3. Obtain a Public Sewer Easement by separate document across Master Common Element "K" near Farm Road and Larry McBryde Street prior to civil plan approval. Other easements granted to the City of Las Vegas over common lots shall also be granted by separate documents prior to the recordation of this Final Map.
4. Per Condition #10 of TMP-48877, the following easements must be granted by separate document over the adjacent Common Lot K of the Cliff's Edge Parent Final Map (book 118 page 88) prior to both the Civil Plan approval and the recordation of this Final Map: 1) a Public Sewer Easement adjacent to Common Element "M", 2) a Public Drainage Easement adjacent to Common Elements "I" and "N", 3) an Emergency Access Easement adjacent to lots 98 and 99. These easements are outside the boundary of this Final Map and are to have private surface maintenance. Provide the recorders information for these easements on this Final Map. Alternatively, include the adjacent Common Lot K of the Cliff's Edge Parent Final Map (book 118 page 88) in the boundary of this Final Map and grant the required easements on this Final Map.
5. No structures, trees or vegetation taller than three feet shall be allowed within the proposed public sewer easement located on Common Element "M" or in the adjacent Public Sewer Easement over the adjacent Common Lot K of the Cliff's Edge Parent Final Map (book 118 page 88). Revise the note on page 3, Detail B to say: 20-foot wide Public Sewer Easement with private surface maintenance by the Homeowner's Association.
6. Revise Note #5 to read: Common elements "I" and "N" as shown here on are Public Drainage Easements with private surface maintenance by the Homeowner's Association.
7. 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.
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 Farm and Shaumber Tentative Map (TMP-48877) and all other site related actions.
10. 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.

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**586720 SURVEY Status: Denied October 22, 2013**

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

Please revise the word "private" to "public" in the Owner's Certificate to match the example given in Appendix E of the Uniform Development Code.

We realize the tract does not have public streets and therefore this statement becomes null however, we are trying to adhere to a standard. The City does not wish to retain fire hydrant easements within private streets since the fire system will not be City owned operated or maintained.

Please provide a right-of-way length for the northerly line of Common Element Lot "L" as marked.

\*Note: Recent documents forwarded to this office indicate a blanket ingress/egress easement. Pleaser refer to these documents at the ingress/egress location.

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End of Comments.

