



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
WOODSIDE HOMES NEVADA L L C - % P HELFRICH
WOODSIDE HOMES NEVADA L L C - % P HELFRICH
JASON KLINE, PLS - WALLACE MORRIS SURVEYING

CC: BART ANDERSON, P.E. - Engineering Project Manager

Date: November 18, 2013

RE: **FINAL MAP 51874 - BELMONTE PHASE I**

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.**

592243 CURRENT PL Status: Conditional Approval November 18, 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 Belmonte (TMP-49544).
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.
3. The file number "FMP-51874" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please remove the word "DATE" from the Director's signature line.
5. Amend the suffix of Beautiful Vista from "Way" to "Lane" and Paseo Terraza from "Avenue" to "Lane" on all affected sheets.
6. Amend the suffixes of Cabo Rojo, Rocas Hermosas, and the southernmost east-west street from "Lane" to "Avenue" on all affected sheets.
7. Per the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, a primary street name shall be used only once and shall not be used in any other alignment. Furthermore, the same primary street name cannot be repeated with a different suffix. Accordingly, amend the name of the southernmost east-west street from Paso de Montana to another approved name, as this name is used as a north-south street elsewhere in the subdivision.

8. Clearly indicate pedestrian access easements over Common Lots D, E and F as required by TMP-49544.

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.

592244 DEVCO Status: Conditional Approval November 14, 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 is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP 49544 if this site develops prior to the site to the north, easements outside the bounds of this Final Map for the entry access must be granted (either by separate document or by the recordation of a Final Map for the north half of the entry street) to this site for the north side of the entry street prior to recordation of this Final Map. If easements for the shared entry are already granted, the recording information must be shown on the Final Map Mylar for this site.
 2. Add the word "Private" to the beginning of note E3.
 3. Per Condition #9 of TMP 49544, any easements crossing the common lots created by Summerlin Village 23B Unit 1 (Book 145, Page 28) shall be granted by a separate document prior to the recordation of this Final Map. The recorders information of these easements shall be on the Final Map Mylar for this site.
 4. 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.
 5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
 6. Site development to comply with all previous conditions of approval for the Belmonte Tentative Map (TMP-49544) and also with the Summerlin Development and Improvement Standards.
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592245 SURVEY Status: Denied November 18, 2013

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

Minor typo correction to the legal description on Page 2 of 7 as marked.

Please check the dimensions at the Lot line common to Lot 107 and Lot 77 as marked. Please revise as necessary.

Please verify ingress and egress easement where private streets cross into the subdivision via Beautiful Vista Way at Common Lot 2 of Summerlin Village 23B Unit 1.

End of Comments.

A.