



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

for njb

From: ALAN R RIEKKI, PLS - CITY SURVEYOR  
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
K B HOME L V TEVARE L L C - % R MCGIBNEY  
JASON GROSS SMART GROWTH ENGINEERING  
MICHAEL LATHAN, PLS - TRI-CORE SURVEYING  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: November 25, 2013

RE: **FINAL MAP 51922 - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - UNIT 1**

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.**

**593251 CURRENT PL Status: Conditional Approval November 21, 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, Parcel U Tevare (TMP-50062).
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-51922" 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 Los Mares from "Street" to "Lane" and Cabral Peak from "Drive" to "Lane" on all affected sheets.

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.

**593252 DEVCO Status: Conditional Approval November 25, 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. On sheet 3, remove the reference to the City of Las Vegas for the Ingress/Egress Easements as these are between the private property owners. Additionally, show and dimension a Public Sewer and Public Drainage Easement adjacent to Common Element "D" across Common Lot 3 of Book 145, Page 28 of Plats. Per Condition #10 of TMP-50062, all required easements outside the boundary of this Final Map shall be granted prior to the recordation of this Final Map. All recorded document numbers shall be shown on the Final Map prior to recordation.
2. In Detail "A" on sheet 3, revise the public pedestrian easement to a private one as the street is private.
3. In Note 3 on sheets 3, 4, 5, and 6, remove "P.D.E." as this is spelled out in the same note or revise the note to say "Public Drainage Easement (P.D.E)".
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 Tavare Tentative Map (TMP-50062) and also with the Summerlin Development and Improvement Standards.

---

**593253 SURVEY Status: Denied November 21, 2013**

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

Please change the word "private" to "public" streets in the second paragraph of the Owner's Certificate as marked. We realize the streets are private. However, the City of Las Vegas is not interested in easements adjacent to private streets for the purpose of fire hydrants or streetlights.

Please change the call in the body of the legal description as marked. We believe this should be south. Otherwise, the Map appears to be technically correct as submitted.

---

End of Comments.