



# **Memorandum**

Department of Public Works  
City Engineer Division  
Survey Section

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

From: ALAN R RIEKKI, PLS - CITY SURVEYOR  
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
VTN NEVADA  
RYLAND HOMES NEVADA L L C - % D ROGERS  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: December 31, 2013  
RE: **FINAL MAP 52210 - SUMMERLIN VILLAGE 23B PARCEL V - 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.**

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#### **597761 CURRENT PL Status: Conditional Approval December 23, 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 V (TMP-50017).
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-52210" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please add the name and title of the Director of Planning as "Flinn Fagg, AICP."
5. Please remove the word "DATE" from the Director's signature line.
6. Add the name "Moretto Cove Lane" to the entry street from Fox Hill Drive.
7. Although there are eight common elements correctly noted, Common Element "B" is omitted.

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#### **597762 DEVCO Status: Conditional Approval December 24, 2013**

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

#### **COMMENTS:**

We note that this map is showing several areas where easements are being granted by separate document before this map records and the Final Map mylar will need to clearly document all the separate easements. We have conditions below that address most of the deficiencies, but it is the

Surveyor's responsibility that all pertinent easements are shown correctly on the Final Map mylar. We also 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-50117, the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If "Summerlin Village 23B, Parcel U - Unit 1" (FMP-51922) has not recorded, separate easements for the entry street must be granted prior the recordation of this Final Map.
2. Per Condition #10 of TMP-50117, appropriate pubic easements over the adjacent Common Lots 7 and 17 of Summerlin Village 23B Unit No. 1 (Book 145 page 28) shall be granted to the City of Las Vegas by separate document prior to the recordation of the Final Map for this site. As submitted, it appears that a City of Las Vegas Emergency Access Easement is needed over the adjacent Common Lot 7 and a Public Sewer Easement and Public Drainage Easement is needed over the adjacent Common Lot 17. All recorded document information shall be placed on the map prior to recordation.
3. Common Element "E" shall be granted as a Public Sewer Easement on the mylar of this map. Alternatively, grant a Public Sewer Easement over the appropriate portion of Common Element "E" and delineate this easement on the mylar of this map.
4. Revise the Owner's Certificate to match the current City of Las Vegas Standards.
5. Modify Legend note #1 (sheet 3) to be a "Private Street, Public Utility Easement (P.U.E.), Public Sewer Easement, and Public Drainage Easement granted per this plat, to be privately maintained by the Homeowner's Association."
6. Modify Legend note #2 (sheet 3) to be a "Public Drainage Easement and Public Sewer Easement with private surface maintenance by the Homeowners' Association."
7. Fill in the recorded document information for Legend note #5 (sheet 3) prior to the recordation of this map. Additionally, provide the recorded document information for the separate Public Sewer and Public Drainage Easements granted over the same area as the ingress/egress easement.
8. On sheet 3, fill in the recorded document information for the emergency access easement. Additionally, if the emergency access easement is a City of Las Vegas easement, separate it from the utility easement as the City does not process utility easements and they will have separate recorded document information.
9. 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.
10. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

11. Site development to comply with all previous conditions of approval for the Summerlin Village 23B Parcel V Tentative Map (TMP-50117) and also with the Summerlin Development and Improvement Standards.

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**597763 SURVEY Status: Denied December 31, 2013**

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

Please add a signature line for the City Surveyor.

Please add a radial bearing at the northerly terminus of Pollino Peaks Street as shown on Sheet 3 of 4.

Please add an acreage for the area of the private street. We understand that the northerly termination of Capistrano Vista Street will be changing per your conversation with James Von Tobel in this office. This will affect your total area and the legal description.

Please strike the words, "and private" from the public fire hydrant, public streetlights, conduits, traffic signals and appurtenances easement mentioned in the third paragraph of the Owners' Certificate.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

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End of Comments.

