



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
P N II INC - % R BREEN
P N II INC - % R BREEN
G. C. WALLACE
PAUL BURN, PLS - G.C. WALLACE COMPANIES
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: January 13, 2014
RE: **FINAL MAP 52364 - SUMMERLIN VILLAGE 23B PARCEL W - PHASE 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.**

599305 CURRENT PL Status: Conditional Approval December 30, 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 W (TMP-50086).
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-52364" 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. Please provide documentation of the updated approval (disregarding all previous approvals) for all street names from the Las Vegas Fire and Rescue Department, Communications Division at or before submittal of the Mylar. If you have any questions regarding this issue, please contact Linda Goodrie at 702-229-0235.
6. Amend the suffix of (Via) Seborga from "Street" to "Avenue" on Sheet 6.
7. Update the lot tabulation to indicate seven common elements for Phase 1.

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.

599306 DEVCO Status: Conditional Approval January 07, 2014

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-50086 the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If a map for the adjacent Summerlin Village 23 B Parcel X has not recorded, separate easements for the entry street must be granted prior the recordation of this Final Map. The easement limits and the recorded document numbers for the north half of the entry must be shown on the mylar of this Final Map.
2. Per Condition #8 of TMP-50086, note "P" for the private streets shall be modified such that all private streets are also Public Drainage Easements and Public Sewer Easements with private surface maintenance by the Homeowner's Association. This applies to sheets 4 through 7.
3. Per Condition #9 of TMP-50086, appropriate public easements over the adjacent Common Lots 8 and 16 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 Public Sewer Easement and Public Drainage Easement are needed over the both adjacent Common Lots 8 and 16. All recorded document information shall be placed on the map prior to recordation.
4. On Sheet 4, per Condition #10 of TMP-50086, provide a minimum 30-foot wide Public Drainage Easement and Public Sewer Easement across Common Element "D."
5. On Sheet 6 Common Element "C" must be granted as a Public Drainage Easement to be privately maintained. Alternatively, define grant a minimum 20-foot Public Drainage Easement over proposed storm drain pipe crossing Common Element "C."
6. Per Condition #14 of TMP-50086, prior to the release of this Final Map, 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 being created by this Final Map. 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.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Site development to comply with all previous conditions of approval for the Summerlin Village 23B Parcel W (TMP-50086) and also with the Summerlin Development and Improvement Standards.

599307 SURVEY Status: Denied January 08, 2014

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

Please correct the owner's name in the Owner's Certificate, Dedication and Acknowledgment.

Please check the radial calls in the Owner's Certificate and revise as needed.

The City of Las Vegas requires Type III Monuments, and Type IV reference monuments to be set within private streets. Please revise the map and legend to reflect setting of centerline monuments and reference monuments. A subsequent monument tie map will be required.

Please check various lot line dimensions as redlined on the print.

Please double check the number of common element lots and revise the legend as needed.

The map appears to be drawn at 30 scale, but is labeled 40 scale. Please revise.

Please indicate whether a public utility easement will be granted per this map at the easterly terminus of Calle Casella Avenue.

Please add a centerline for Via Seborga and monument as indicated.

Please check the square footage of Lots 59, 60, 126, and 127.

Although it is not strictly required, radial lines are generally labeled so that their direction from the radius point is indicated. Please revise as you see fit.

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

End of Comments.

