



# 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  
RCI ENGINEERING  
TOLL NORTH LV, LLC  
MICHAEL LATHAN, PLS - TRI-CORE SURVEYING, LLC  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: January 23, 2014  
RE: **FINAL MAP 52456 - FRANKLIN PARK AT PROVIDENCE II - PHASE 2A**

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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### 602237 CURRENT PL Status: Conditional Approval January 16, 2014

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 Franklin Park at Providence II (TMP-49525).
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-52456" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please change the suffix of Durand Park from "Court" to "Street" on all affected sheets, as it contains an intersection with another street.

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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### 602238 DEVCO Status: Conditional Approval January 22, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541  
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. Per Condition #8 of TMP-49525, a Petition of Vacation to vacate all unused Public Sewer and

Drainage Easements within the boundaries of this Map shall record immediately prior to the recordation of this Final Map. Grant new Public Sewer and Public Drainage Easements on the mylar of this Final Map.

2. On sheet 1, revise the Owner's Certificate to include the missing dedication statement so that it matches the Title 19 appendix.

3. On sheets 3, 4, and 5, note #6 refers to Common Element "D." Revise note 6 to reference Common Element "C" and grant a Public Sewer and Drainage Easement with private surface maintenance by the Homeowner's Association over Common Element "C" on the mylar of this Final Map. Per Condition #11 of TMP-49525, add a note stating "no structures, trees, or vegetation tall than three feet shall be allowed in Common Element "C".

4. Add an additional note to sheets 3, 4, and 5 that states "Storm Drain and the associated facilities such as drop inlets, laterals, and manholes in Durand Park Court are privately owned and maintained by the Homeowner's Association."

5. Per Condition #13 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.

6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

7. Site development to comply with all previous conditions of approval for the Franklin Park at Providence Phase II Tentative Map (TMP-49525) and also with the Summerlin Development and Improvement Standards.

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**602239 SURVEY Status: Denied January 21, 2014**

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

Please check the dimension on the eastside of Ellison Park Street as shown on Sheet3 of 5.

Please clarify Note 6 regarding Common Lot D it is unclear whether you are referring to the original Lot D or the Common Lot shown on this map.

Please complete dimensions for Lot 102.

Please add a note to the affect that a Site Visibility Restriction Zone shall be provided at all intersections. Reference should be made to the latest approved Construction Improvement Plan concerning Site Visibility Restriction Zones.

Please check the recording information for the Common Lot at the easterly boundary Common Lot P.

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

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End of Comments.

