



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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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
GREYSTONE NEVADA L L C
LENNAR HOMES
JASON KLINE, PLS - WALLACE MORRIS SURVEYING, NC.
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: February 13, 2014
RE: **FINAL MAP 52546 - NORTH CREEK**

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.**

604874 CURRENT PL Status: Conditional Approval February 11, 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 the approved Tentative Map of North Creek (TMP-52771) and all applicable conditions of approval of TM-0113-12 (Clark County).
2. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-52546" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Add a note stating that direct vehicular access to Farm Road and Grand Canyon Drive from abutting lots through common elements is prohibited.
4. Please remove the word "DATE" from the Planning Director's signature line.

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.

604875 DEVCO Status: Conditional Approval February 12, 2014

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

COMMENTS:

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-113-12). We note that the City's approval of the Drainage Plan and Technical Drainage Study was only for concurrence to the Drainage Study approved by Clark County. Due to differences between City Standards and Clark County Standards, the following

comments must be addressed and a new blue line copy be submitted to Development coordination prior to submitting this map for mylar review.

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this Final Map, obtain a recorded access easement or other legal authorization from the subdivision to the south of this site (Pinnacle-Sable Creek) allowing access across the portion of Assessor Parcel Number APN #125 18-312-021 that will be constructed as University Ridge Avenue for this site.
2. Label Pedestrian Access Easements E1 and E4 as public or private. If private, show as granted to the Homeowner's Association (HOA) and maintained by the HOA. All public Pedestrian Access Easements granted to the City of Las Vegas must be noted as maintained by the HOA.
3. In the legend, revise the diamond note "P" to state that the private streets are also "Private Street, Public Drainage Easement, Public Sewer Easement, and Public Utility Easement created per this plat to be privately maintained by the Homeowner's Association."
4. The public sewer and drainage easements between lots 45/46 and 63/64 shall be made into common lots and not be a portion of any residential lot.
5. Prior to resubmittal of this map, meet with the Flood Control Section of the Department of Public Works to discuss the drainage easement requirements for this Final Map.
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 North Creek Tentative Map (TM-113-12) and all other site related actions.

604876 SURVEY Status: Denied February 13, 2014

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

Please provide documentation that all underlying easements per the previous subdivision have been vacated and or relinquished.

Please ensure that all recording information is complete prior to returning the mylar for final approval.

End of Comments.

