



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
From: *col.* ALAN R RIEKKI, PLS - CITY SURVEYOR *AK*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
%CHELSEA PELTIER SLATER HANIFAN
K A G DEVELOPMENT SOUTH L L C - % NINETY FIVE MGT L L C
NINETY FIVE MANAGEMENT, LLC

Date: May 08, 2014

RE: **FINAL MAP 53700 - SKYE CANYON PHASE 1 PARENT MAP**

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.**

619038 CURRENT PL Status: Conditional Approval May 05, 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 comments and conditions:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Skye Canyon (TMP-53058).
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-53700" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

Please note that pursuant to Subchapter 8(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, 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.

619039 DEVCO Status: Denied May 01, 2014

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

COMMENTS:

The submitted Final Map is very similar to what is approved in the Development Agreement and what is shown on the Tentative Map (TMP-53058). However, there are items Public Works is concerned about on this Final Map that need to be addressed prior to approval of this Final Map

Technical Review. The main items of concern are the dedication of Conquistador Street south of Racel Street, the maintenance obligations of the Master Homeowner's Association, and the granting of Equestrian Trail Easements to the City of Las Vegas. Therefore, Public Works recommends DENIAL of this application. Comments must be addressed and another bond copy must be submitted for review prior to going to Mylar.

CONDITIONS OF APPROVAL:

1. In the Owner's Certificate on sheet 1, add the trails paragraph found in UDC Appendix E as there is an equestrian trail along Grand Teton Drive.
2. The Landscape and Maintenance Easement shown on this map, must be granted to the Master Homeowner's Association and must be specified as privately maintained by the Master Homeowner's Association.
3. Per condition #9 of TMP-53058, grant the required Equestrian Trail Easement adjacent to Grand Teton on this Final Map. Additionally, Pedestrian Access Easements along all Village Streets must be granted on this Final Map. These easements shall be granted to the City of Las Vegas and must be specified as privately maintained by the Master Homeowner's Association.
4. Per condition #16 of TMP-53058, all 40-foot wide right-of-way streets need to be flared at the intersections with other 40-foot wide streets. Prior to approval of this Final Map, the flared intersections must be approved by the City Traffic Engineer.
5. Conquistador Street located south of Racel Street appears to serve no public purpose, as both Tentative Maps for these lots show private streets. Therefore it should be named differently and labeled as a private street or common lot to be maintained by the Master Homeowner's Association. If subsequent Maps dedicate public street subdivisions accessing this street, it can be dedicated as a public street at that time.
6. Site development to comply with all applicable previous conditions of approval for the Sky Canyon Parent Tentative Map (TMP-53058).

619040 SURVEY Status: Denied May 01, 2014

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

Please check C7 as shown on Page 5.

Please check dimensioning at the southeast corner of Parcel 1.1, Page 5.

Please add a call to Section 7 in the sub-header of the title of the Map (all sheets) and in the title block.

Please also add a call to Section 7 within the legal description.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 163.658 acres.

End of Comments.