



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
D R HORTON INC

Date: May 29, 2014

RE: **FINAL MAP 54151 - DEER SPRINGS 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.**

624026 CURRENT PL Status: Denied May 29, 2014

If you have any questions regarding the following Planning comments please call 229-6301

The final map does not substantially conform to the approved tentative map (TMP-49542), in that pedestrian easements to Deer Springs Way were omitted and no easements are indicated for maintenance of sidewalks and amenity zones along the interior private streets. Depending on the desired changes, the site development plan review for this development may need to be amended, as well as a new tentative map approved, prior to recordation of a final map. Therefore, Department of Planning staff has administratively DENIED the technical review of the subject final map until such time as these issues are rectified.

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Deer Springs (TMP-49542) and Site Development Plan Review (SDR-48852).
2. An Order of Vacation (VAC-48854) shall record prior to or concurrently with recordation of this final map.
3. 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.
4. The file number "FMP-54151" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
5. Remove the word "DATE" from the Director's signature line.
6. The entrance street (shown as Turtle Bay Street) shall be renamed "Neutral Bay Street."

7. The suffix of "Hull Bay" shall be amended to "Avenue" from "Street."

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.

624027 DEVCO Status: Conditional Approval May 27, 2014

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

COMMENTS:

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. Fire Communications notes that per communication with the engineer, the entrance street shall be named Neutral Bay rather than Turtle Bay Street.
2. Revise easement E1 to be designated as an "Emergency Access Easement granted to the City of Las Vegas to be privately maintained by the Homeowner's Association." We also note that this is not a Public Drainage Easement and may be an easement that needs to be granted to the Las Vegas Valley Water District as a water line is also proposed within the E1 easement area.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Site development to comply with all previous conditions of approval for the Deer Springs Tentative Map (TMP-49542) and any applicable conditions of SDR-48852.
5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

624028 SURVEY Status: Denied May 21, 2014

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

Please include a survey completion date.

Please provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 10.12 acres.

Please provide square footage of dedication areas and private street areas as marked.

End of Comments.

