



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT FOLEY, PLS - TRI-CORE SURVEYING
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
RYLAND HOMES NEVADA L L C
RCI ENGINEERING

Date: June 05, 2014

RE: **FINAL MAP 54210 - SKY POINTE BY RYLAND HOMES UNIT 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.**

624828 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-51441), in that no easements are indicated for maintenance of 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 this issue is 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 Sky Pointe by Ryland Homes (TMP-51441) and Site Development Plan Review (SDR-48862).
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-54210" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The map title shall be changed to read, "Final Map of Sky Pointe by Ryland Homes Unit 1" to match the title of the approved Tentative Map. This title shall be used throughout Sheets 1-3.
5. It is noted that the Lot 12 area appears to be mislabeled.
6. Remove the word "DATE" from the Director's signature line.

7. The entrance street (shown as "Altair Eagle") shall be renamed "Altair Eagle Avenue" as approved by the Communications Division of Las Vegas Fire and Rescue.

8. Provide suffixes for all streets in conformance with the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition.

624829 DEVCO Status: Conditional Approval June 02, 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 is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #11 of TMP-51441, provide the recording information for the private access road on sheet 3 on the Mylar of this Final Map to provide proof of a recorded Joint Access Agreement between this site and Assessor's Parcel #125-21-102-009. Provide a copy of the recorded Joint Access Easement with the submittal of the Final Map Mylar.
 2. Prior to the recordation of this Final Map, provide by separate document a Public Sewer Easement for the new sewer line in the private access road. The easement and the recorded document number shall be provided on the Mylar of this Final Map.
 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 Sky Pointe by Ryland Homes Tentative Map (TMP-51441).
 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.
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624830 SURVEY Status: Denied May 28, 2014

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

Please check and revise the square footage of Lot 12 on Sheet 3.

Please add suffixes to street names.

Please complete the annotation for Lot 31 on Page 3.

Please show the public sewer easement in its entirety.

Please include a street name for the access road on the west sixteenth line of Section 21.

Please ensure that all recording information is complete prior to returning the Mylar for final

approval.

Please correct all spelling and typographical errors as noted.

End of Comments.

Dr.