



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL A LATHAN, 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
K B HOME L V TEVARE L L C - % R MCGIBNEY
JASON GROSS SMART GROWTH ENGINEERING

Date: July 02, 2014

RE: **FINAL MAP 54653 - SUMMERLIN VILLAGE 23B, PARCEL U TEVARE - UNIT 2**

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.**

630697 CURRENT PL Status: Conditional Approval July 02, 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 Summerlin Village 23B, Parcel U Tevare (TMP-50062).
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-54653" 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.

630698 DEVCO Status: Conditional Approval July 01, 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 is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. In the Owner's Certificate, we note that paragraph 2 is typically paragraph 5. Please revise the Owner's Certificate to match what is found in the Unified Development Code Appendix E.
2. Per Condition #10 of TMP-50062, all required easements outside the boundary of this Final Map shall be granted prior to the recordation of this Final Map. An Emergency Access Easement across Common Lot 6 of Book 145 Page 28 shall be recorded by separate documents prior to the recordation of this Final Map. All recorded document numbers shall be shown on the Final Map prior to recordation.
3. Revise note #6 to read "Private" pedestrian access easements.
4. Prior to the release of a Final Map for recordation on this site, 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 that will be created through a Final Map for this site. 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.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all previous conditions of approval for the Tavaré Tentative Map (TMP-50062) and also with the Summerlin Development and Improvement Standards.

630699 SURVEY Status: Denied June 25, 2014

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

Please correct the bearing on the Sheet Index Sheet, Sheet 2 of 7 as marked.

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

Please correct C45 on Sheet 5 and in the Table on the north westerly right of way line of Los Mares Lane.

Please correct matchline sheet calls on Page 6 of 7 as marked.

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

End of Comments.

