



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 
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: July 22, 2014

RE: **FINAL MAP 54876 - SKY POINTE BY RYLAND HOMES 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.**

634305 CURRENT PL Status: Conditional Approval July 22, 2014

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

Planning notes that the proposed 5-foot private amenity zone was determined by the applicant to be maintained by the private individual homeowners (not the homeowners association); therefore, no easement needs to be granted for this purpose. The amenity zone will be clearly marked and noted on the civil plans.

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 Sky Pointe by Ryland Homes (TMP-51441).
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-54876" 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 2" to match the title of the approved Tentative Map. This title shall be used throughout Sheets 1-4.
5. Verify all street names with the Communications Division of Las Vegas Fire and Rescue. Southern Cross cannot be used on two separate street alignments as shown; therefore, another name must be used.
6. Provide suffixes for all streets in conformance with the City of Las Vegas Street Naming and

Address Assignment Regulations, 2009 Edition. The entry street shall contain the suffix "Lane"; the connecting northwest/southeast street shall contain the suffix "Place."

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.

634306 DEVCO Status: Conditional Approval July 15, 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 update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. The Final Map for Skye Pointe by Ryland Homes Unit 1 shall record prior to the recordation of this Final Map for legal access.
2. Include the Final Map number, FMP-54876, above the Recorder's Block on the cover sheet.
3. Common Element "E" shall be a Public Drainage Easement to be privately maintained by the Homeowner's Association.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Skye Pointe by Ryland Homes Tentative Map (TMP-51441) and Site development Plan Review SDR-48862.

634307 SURVEY Status: Denied July 17, 2014

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

Please verify right-of-way width on Sky Pointe Drive as noted.

Please verify street naming, specifically Southern Cross Avenue which appears to be running into parallel alignments as shown on Sheet 3 of 4.

Please check dimensioning on Lot 1.

Please verify the square footage of Common Lot F.

Please provide appropriate suffixes for the street names.

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

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

End of Comments.

