



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT FOLEY, PLS - TRI-CORE SURVEYING, LLC
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
TOLL NORTH L V L L C - % TOLL BROTHERS INC
RCI ENGINEERING

Date: July 21, 2014

RE: **FINAL MAP 54901 - SAVONA UNIT 3**

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.**

634346 CURRENT PL Status: Conditional Approval July 21, 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 the approved Tentative Map of Verona Estates (TM-0107-12) and all related actions, except as required by the City of Las Vegas to meet Title 19 (UDC) requirements.
2. Prior to the submittal of the original Mylar for signature by the city, the file number "FMP-54901" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Royal Antelope Drive shall be renamed Royal Antelope 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.

634347 DEVCO Status: Denied July 16, 2014

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

This Final Map Technical Review is based off a Tentative Map that was previously approved in Clark County Jurisdiction (TM-107-12). We note that this site was annexed (ANX-53692) into the City of Las Vegas effective on 7/11/2014 (Document# 20140709:01887, Bill 2014-37, Ordinance 6332) and has been given a zoning designation of R-1. As such, this map is able to meet City Standards with regard to creating common lots for landscaping areas that are to be maintained by a Homeowner's Association.

We also note that several easements within the boundary of this site have been granted to Clark County, their successors, and assigns. While the dedicated rights of way are transferred to the City upon annexation, the easements granted to Clark County do not transfer to the City of Las Vegas. Therefore, Pedestrian Access Easements must be granted to the City of Las Vegas with this map. The Traffic Easements granted through the owner's certificate is acceptable. Due to differences between City Standards and Clark County Standards, the following must be addressed and a new blue line copy submitted to Development Coordination prior to submitting this map for mylar review.

CONDITIONS OF APPROVAL:

1. Grant Pedestrian Access Easements to the City of Las Vegas for all areas where public sidewalks are not within the public right of way. Additionally, show all existing easements on this map.
2. All areas shown as Landscape Easements adjacent to public streets must be separated out as Common Elements to be privately maintained by the Homeowner's Association. Private Streets may remain as easements. Additionally, the Public Drainage Easement at the south end of Royal Antelope Drive (sheet 6) must be a separated out as a Common Element to be privately maintained by the Homeowner's Association.
3. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Rancho Road Storm Drain System - Elkhorn/Ft. Apache to Grand Canyon" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
4. Revise Note "P" to read: "Private street, Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowner's Association". All other drainage easements created by this Final Map shall be also be labeled as Public Drainage Easements to be privately maintained by the Homeowner's Association. Revise note 4 to specify that the Homeowner's Association is responsible for maintenance.
5. Remove the "(or property owner if no owner's association is to be formed)" portion of note 6 as a Homeowner's Association must be formed.
6. A Covenant Running with Land Agreement, such as L-Covenant #54060, for the installation of all off-site improvements deferred at this time must record prior to recordation of this Final Map.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Site development to comply with all previous conditions of approval for the Savona Tentative Map (TM-107-12) and all other site related actions.

634348 SURVEY Status: Denied July 17, 2014

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

Please check the square footage of the boundary. We believe this may be 12.31 acres.

Please revise the Legend to reflect the setting of reference monuments where Type III monuments occur.

Please correct the typo in Statement 6 under, "Notes and Easement Grants".

Please provide a metes and bounds legal description sufficient to close your boundary and arrive at a total acreage.

End of Comments.

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