



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: RAYMOND JOHNSON, PLS - VTN
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
VTN NEVADA
RYLAND HOMES NEVADA L L C - % D ROGERS

Date: August 27, 2014

RE: **FINAL MAP 55537 - SUMMERLIN VILLAGE 23B PARCEL P - SARASOTA - 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.**

642127 CURRENT PL Status: Conditional Approval August 27, 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 P - Sarasota (TMP-53505).
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-55537" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Lot 115 appears to be misnumbered as Lot 45.
5. Correct the signature block for the Director of Planning to read as follows, omitting the word "DATE" from the signature line:
"

THOMAS A. PERRIGO
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"

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.

642128 DEVCO Status: Conditional Approval August 25, 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. Revise the Owner's Certificate to match the current City of Las Vegas Standard Owner's Certificate found in Title 19 Appendix E.
2. Grant Ebro Colina Lane as a Private Access Easement in favor of Parcel Q on this Final Map. Alternatively, show the limits and provide the document number that grants this Private Access Easement to Parcel Q.
3. Per Condition #10 of TMP 53505, any easements crossing the common lots created by Summerlin Village 23B Unit 2 (Book 145, Page 83) shall be granted by a separate document prior to the recordation of this Final Map. The recorder information of these easements shall be on the Final Map Mylar for this site.
4. Per Condition #14 of TMP-53505, prior to the release of this Final Map, 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 being created by this Final Map. 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 Summerlin Village 23B Parcel P - Sarasota Tentative Map (TMP-53505) and also with the Summerlin Development and Improvement Standards.

642129 SURVEY Status: Denied August 26, 2014

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

Minor corrections to the Owner's Certificate as marked.

Please include a survey completion date in the Surveyor's Certificate.

Kristina Swallow, P.E. # 13714, is currently the Acting City Engineer. Contact the City Engineer's Office at 229-6272 prior to the submittal of the Mylar of this map to determine the signature line for the City Engineer's Signature Block.

Please check and revise the legal description as marked on Page 2.

Existing access easements per previous mapping as well as new access easements will have to

be shown in and about the area of the entrance.

Please clarify or correct annotation on Sheet 4 at Lot 97 in the northerly boundary, Lot 68, the northerly line of Montanesa Avenue, and also the easterly right-of-way line of Trevinca Street.

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

End of Comments.

A handwritten signature or set of initials, possibly 'JR', written in black ink. It is positioned at the end of a horizontal line that spans the width of the text area.