



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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www.lasvegasnevada.gov

To: PAUL BURN, PLS - G.C. WALLACE COMPANIES
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
G C WALLACE
P N II INC - % R BREEN

Date: October 02, 2014

RE: **FINAL MAP 56021 - SUMMERLIN VILLAGE 23B PARCEL W - PHASE 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.**

648926 CURRENT PL Status: Conditional Approval October 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 W (TMP-50086).
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-56021" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The street name "Via Ria" was denied by the Las Vegas Fire and Rescue Department, Communications Division. Use "Toselli Court" instead. If you have any questions regarding this issue, please contact Linda Goodrie at 702-229-0235.
5. Correct the signature block for the Director of Planning to read as follows:

"

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.

648927 DEVCO Status: Conditional Approval September 30, 2014

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

COMMENTS:

We note that this map is showing an area where an easement is being granted by a separate document before this map records and the Final Map mylar will need to clearly document all separate easement(s). We have conditions below that address most of the deficiencies, but it is the Surveyor's responsibility that all pertinent easements are shown correctly on the Final Map mylar. We also 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. The Las Vegas Valley Water District Easement being granted in Common Element "F" does not align with the existing Las Vegas Valley Water District Easement shown across Common Lot 8 granted by 20130812:02176. Correct the alignment as necessary or coordinate with the Las Vegas Valley Water District to grant an additional easement by separate document prior to the recordation of this Final Map.
2. Per Condition #9 of TMP-50086, appropriate public easements over the adjacent Common Lots 8 and 16 of Summerlin Village 23B Unit No. 1 (Book 145 page 28) shall be granted to the City of Las Vegas by separate document prior to the recordation of the Final Map for this site. As submitted, it appears that an Emergency Access Easement is needed over adjacent Common Lots 8 to align with the Emergency Access Easement being granted by Common Element "F". All recorded document information shall be placed on the map prior to recordation.
3. Per Condition #14 of TMP-50086, 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.
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 Summerlin Village 23B Parcel W (TMP-50086) and also with the Summerlin Development and Improvement Standards.

648928 SURVEY Status: Denied October 02, 2014

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

Please provide a meets and bounds legal description sufficient to close your site and arrive at a total acreage of 11.49 acres.

Minor changes to the Las Vegas Valley Water District note.

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 pedigree of the monument at the section corner of common dissections 27, 28, 33, and 34 as shown on the survey analysis.

Please add a common element lot designation for the private street and acreage.

Public sewer easements hereon should be depicted as City of Las Vegas sewer easements. We have had some issues getting the lots at the terminous of Via Riva Court to work. Please check curb data and revise as necessary.

We believe the existing 30 foot wide easement granted to the Las Vegas Valley Water District is shown incorrectly and is as is may encroach significantly into lot 34. Please check and revise as necessary.

Please complete overall curve or right-of-way annotation as marked.

Directions of radial bearings shown here on are marked for correction, however, this is mainly a preference and you may or may not make those corrections at your discretion.

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



End of Comments.