



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: ROBERT FOLEY - TRI-CORE SURVEYING, INC.
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
RYLAND HOMES NEVADA L L C
RCI ENGINEERING

Date: November 03, 2014

RE: **FINAL MAP 56347 - SKY POINTE BY RYLAND HOMES 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.**

653179 CURRENT PL Status: Conditional Approval October 27, 2014

If you have any questions regarding the following Planning comments please call 229-6301
Planning notes that the proposed five-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-56347" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Verify all revised street names with the Communications Division of Las Vegas Fire and Rescue prior to submittal of mylar for staff review.
5. Verify the number of common lots in the tabulation.
6. 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.

653180 DEVCO Status: Conditional Approval October 21, 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. The Final Map for Skye Pointe by Ryland Homes Unit 2 shall record prior to the recordation of this Final Map for legal access. Complete all blank recordation information on all sheets prior to the mylar submittal of this Final Map.
2. 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.
3. Include the Final Map number, FMP-56347, above the Recorder's Block on the cover sheet.
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.

653181 SURVEY Status: Denied November 03, 2014

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

Please correct the names of the Acting City Engineer and the Acting Director of Planning.

Please correct the sectional symbol shown on Page 2.

Please verify the square footage of Common Element F.

Please correct the number of common lots as shown in the legend.

Please add R6 to the radial line table.

Please correct street name spelling on Altair and Somerset Eagle Way.

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

End of Comments.