




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

Date: December 02, 2014 (Supersedes November 03, 2014 Memorandum)

RE: **FINAL MAP 56359 - SUMMERLIN VILLAGE 23B PARCEL BB - PHASE 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.**

663213 CURRENT PL Status: Conditional Approval December 01, 2014

If you have any questions regarding the following Planning comments please call 229-6301
These comments supersede all previous comments from the Department of Planning.

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 BB (TMP-54313).
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-56359" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Prior to submittal of the Mylar, coordinate the entry street name with that of Parcel CC to the south; the two must match. Verify that the finalized street name is on the list of names approved by Las Vegas Fire and Rescue, Communications Division. If you have any questions regarding this issue, please contact Linda Goodrie at 702-229-0235.
5. The street suffix for Castellari shall be changed to "Drive."
6. Verify the number of common lots in the lot tabulation. It appears that there are only 10 in Phase 1, leaving one common lot for Phase 2.
7. It is noted that a portion of Common Lot "G" that was on the approved tentative map is cut off by the Phase 1 boundary. On subsequent phases, ensure that a different letter label is assigned

to the remainder of the common area.

8. 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.

653132 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 this map is showing several areas where easements are being granted by separate document before this map records and the Final Map mylar will need to clearly document all the separate easements. 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. Per Condition #7 of TMP-54313, the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If "Savona at Summerlin Unit-1 (Village 23B, Parcel CC)" (TMP-54802) has not recorded, separate easements for the entry street must be granted prior the recordation of this Final Map. The easement limits and the recorded document numbers for the south half of the entry must be shown on the mylar of this Final Map. A private access easement over the shared entry portion of this map must be granted to Parcel CC on this Final Map, unless it has been previously granted by separate document.
2. Per Condition #9 of TMP-54313, appropriate public easements over the adjacent Common Lot 1 of Summerlin Village 23B Unit No. 3 (Book 145 page 95) and Common Lot shall be granted to the City of Las Vegas by separate document prior to the recordation of the Final Map for this site. All recorded document information shall be placed on the map prior to recordation.
3. On Sheet 8, Common Element "E" shall be granted as a "Public Sewer Easement and Public Drainage Easement to be Privately Maintained". Alternatively, the limits of the public sewer and drainage easements across Common Element "E." shall be delineated on this Final Map.
4. 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.
5. Per Condition #13 of TMP-54313, prior to the release of a Final Map for recordation on this site, 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 that will be created through a Final Map for this site. 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.

6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

7. Site development to comply with all previous conditions of approval for the Summerlin Village 23B Parcel BB Tentative Map (TMP-54313) and also with the Summerlin Development and Improvement Standards.

661965 SURVEY Status: Conditional Approval December 01, 2014

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

Please delete the name Estrella from the title on all sheets. The Final Map must match the approved Tentative Map.

Due revised Planning comment regarding Common Element G being "cutoff" at the Phase 1 boundary. This will require altering the legal description, the acreage, the vicinity map on Sheet 2, the acreage for Common Element Lot G shown on Sheet 5, the acreage for Common Lot G shown on Sheet 6, and the labeling for the northerly portion of Common Lot G.

Please check with this office about the ultimate configuration of Common Lot G.

If you have any questions about these comments, please contact either Alan Riecki or Randy Mrowicki in this office.

Thank you



End of Comments.