



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: BRUCE STRATTON PLS - LR.NELSON CONSULTING ENG.
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
LR NELSON CONSULTING ENGINEERS
WOODSIDE HOMES OF NEVADA L L C - % PATRICK HELFRICH

Date: November 17, 2014

RE: **FINAL MAP 56699 - SAVONA AT SUMMERLIN - 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.**

657181 CURRENT PL Status: Conditional Approval November 10, 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 Savona at Summerlin (TMP-54802).
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-56699" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The street suffix for Castellari shall be changed to "Drive." Correct on all affected sheets.
5. The street suffix for Albissola shall be changed to "Avenue." Correct on all affected sheets.
6. The street segment bound by Lots 23-25 and 76-79 shall have a name unique from Castellari.
7. 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.

657182 DEVCO Status: Conditional Approval November 10, 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. FMP-56700 must record prior to or concurrent with this Final Map to insure Condition #7 of TMP-54802, regarding the construction of the full shared entry, is met.
2. Per Condition of Approval #9 of TMP-54802, appropriate public easements (Sewer, Drainage, Emergency Access, etc.), if any, over adjacent Common Lot 9 and Common Lot 13 of the Summerlin Village 23B Unit No. 2 Final Map (book 145 page 83) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. Show and reference all existing easements adjacent to this site.
3. On Sheet 4, Common Element "C" shall be granted as a "Public Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association". Alternatively, the limits of the Public Sewer and Public Drainage Easements across Common Element "C" 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-54802, 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. Complete all recordation information for the "Savona at Summerlin - Entrance" Final Map (FMP-56700) on sheets 2 and 3.
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 Summerlin Village

23B Parcel CC Tentative Map (TMP-54802) and also with the Summerlin Development and Improvement Standards.

657183 SURVEY Status: Denied November 17, 2014

If you have any questions regarding the following Survey comments please call 229-6217
Please correct numerous problems or errors with the legal descriptions as marked.

Please use the City of Las Vegas form for the owners certificate and dedication.

Please correct the name of the Acting Director of Planning.

Please correct the name of the Acting City Engineer.

Please correct the lot tabulation.

We have had numerous problems getting the boundary of this parcel to close. Please check and revise as necessary.

Street geometry where it meets the entrance does not line up. Please check and revise as necessary.

Please revise the monumentation note to include reference monuments.

Please check the geometry closure and annotation for the lots as marked.

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

End of Comments.

AR.