



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: BRUCE STRATTON PLS - L.R. 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 ENGINEERS
WOODSIDE HOMES OF NEVADA L L C - % PATRICK HELFRICH

Date: January 07, 2015

RE: **FINAL MAP 56700 - SAVONA AT SUMMERLIN - ENTRANCE**

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.**

657167 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-56700" 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 BB to the north; 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. Spell out all street suffixes. Do not use abbreviations.
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"

8. It is noted that there are several areas of the map that are not designated as a lot or common element. It is unclear how these are to be mapped/maintained.

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.

657168 DEVCO Status: Conditional Approval November 10, 2014

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

COMMENTS:

The Department of Public Works believes the purpose of this Final Map is to create a common entrance for Summerlin Village Parcels BB and CC prior to the recordation of either of those parcel's Final Maps. The recordation of this Final Map would completely resolve condition of approval #7 of TMP-54313 ("BB") and partially resolve #7 of TMP 54802 ("CC").

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-5802, the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If "Summerlin Village 23B Parcel BB- Phase - 1" (TMP-54313) 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 north 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 BB on this Final Map, unless it has been previously granted by separate document.
2. Per Condition of Approval #8 of TMP-54802, label the private street as a "Public Utility Easement (P.U.E.), Public Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association."
3. Grant a pedestrian access easement for any public sidewalk located outside the public right-of-way and within the boundaries of this Final Map.
4. 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 granted per Book 147, Page 11 of Plats.
5. 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.
6. Per Condition of Approval #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.

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.

669629 SURVEY Status: Denied January 07, 2015

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

REVISED COMMENTS AS OF 1-7-15

Please assure that the area shown for the private street does not include the area for Common Lots M and N.

Please correct the lot tabulation shown on Sheet 3.

The 5' wide pedestrian access easement granted per this map should be annotated such that it can be laid out from the information shown on the map. Please detail this area and show complete annotation for the new easement being granted.

Please ensure that all recording information is complete prior to returning the Mylar for final approval.

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

End of Comments.

