



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To:

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
SLATER HANIFAN GROUP
WOODSIDE HOMES NEVADA L L C - % P HELFRICH

Date: December 10, 2014

RE: **FINAL MAP 56855 SKYE CANYON PARCEL 1.3 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.**

660542 CURRENT PL Status: Conditional Approval November 25, 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 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.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Skye Canyon Parcel 1.3 (TMP-53908).
3. The file number "FMP-56855" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Pursuant to Condition #5 of TMP-53908, provide proof that a Master Homeowners Association has been formed in conformance with the Kyle Canyon Development Agreement Section 4.01(a).
5. Per Condition #6 of TMP-53908, ensure that a technical landscape plan for this subdivision has been submitted to the Department of Building and Safety for review.
6. Include a note stating the following: "Direct vehicular access to Eagle Canyon Avenue and Grand Teton Drive from abutting lots through common areas is prohibited."
7. This map shall not record until a Street Name Change (SNC-55060) and related Variance (VAR-55892) receive final approval. These applications affect the following names on this map: Hualapai Way will become "Skye Village Road," and Horse Drive (shown on this map as "Skye Canyon Park Boulevard") will become "West Skye Canyon Park Drive," to be abbreviated on this and all subsequent maps as "W Skye Canyon Park Dr."

8. The street suffix for Skye Pines shall be changed to "Street." Correct on all affected sheets.
9. Correct spelling of "Majestic Bighorn" on Sheet 7 of 8.
10. Correct the street name on Sheet 5 of 8 from "Grassland Canyon" to "Canyon Grassland."
11. 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.

660543 DEVCO Status: Conditional Approval December 04, 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. Per condition #13 of TMP-53908, diamond note "P" shall also be labeled as a "Public Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
2. A Petition of Vacation, such as VAC-56656, to remove the Public Pedestrian Access Easement shall record prior to the recordation of this Final Map. Easement note "X6" will not be needed as the Order of Vacation should record prior to the recordation of this Final Map.
3. On sheet 4, the area of Skye Pines Lane shown as to be dedicated to the City should be changed to diamond note "P" and incorporated into the area created for the private streets. Additionally, delineate the limits of easement X1 as it crosses over Skye Pines Lane.
4. On sheet 7, delineate the required Public Sewer and Public Drainage Easement to be Privately Maintained by the Homeowner's Association across Common Element "K". Alternatively, all of Common Element "K" shall be granted as a Public Sewer and Public Drainage Easement to be privately maintained by the Homeowner's Association.
5. Allen Pavelka, P.E. # 9029 is the City Engineer. Please revise the City Engineer's Signature Block.
6. Include the Final Map number, FMP-56855, above the Recorder's Block on the cover sheet.
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 Skye Canyon Parcel 1.3 Tentative Map (TMP-53908), the Skye Canyon parent Tentative Map (TMP-53058), the Skye Canyon parent Final Map (FMP-53700) and all other site-related actions.

660544 SURVEY Status: Denied December 10, 2014

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

Please correct the name of the City Engineer.

Please correct the name of the Acting Director of Planning.

Please correct calls to the adjoining or parent parcels as marked on sheet 3.

Please update calls for dedications. The City no longer accepts spandrel areas as public right-of-way.

Please update monumentation notes for monuments to be set with this map.

Please check the centerline dimensions on Wildhorse Canyon Avenue between Canyon Grassland Street and Majestic Bighorn Street.

The scale seems to be off on sheet 7 of 8. Please check and revise as necessary.

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

End of Comments.