Memorandum

Department of Public Works
City Engineer Division
Survey Section
Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JASON KLINE - WALLACE MORRIS SURVEYING

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
SLATER HANIFAN GROUP
PULTE HOMES OF NEVADA
P N II INC - % R BREEN

Date: December 10, 2014

RE: **FINAL MAP 56863 - SKYE CANYON PARCEL 1.1 - 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.**

660855 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 1.1 (TMP-53897).

3. The file number "FMP-56863" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

4. 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-53897, 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 W Skye Canyon Park Dr, Skye Park Drive and Eagle Canyon Avenue 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. We note that Common Element 'Q' has been split between phases. On successive phases, ensure that a different letter is assigned the remainder of the common area.

9. 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.

660856 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 #12 of TMP-53897, 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. On all sheets, the pedestrian easement associated with note "E1" should be a Private Pedestrian Access Easement as it connects to a private street subdivision.

3. On sheet 5, the area of Sky Landing 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 Landing Lane.

4. On sheet 7, provide a 20-foot minimum Public Sewer Easement in Common Element "M" centered over the proposed sewer main.

5. On sheet 8, delineate the required Public Sewer and Public Drainage Easement to be Privately Maintained by the Homeowner's Association across Common Element "N". Alternatively, all of Common Element "N" shall be granted as a Public Sewer and Public Drainage Easement to be privately maintained by the Homeowner's Association.

6. On sheet 8, grant a "Public Sewer and Public Drainage Easement to be Privately Maintained by the Homeowner's Association" across Common Element "D" so that it aligns with the public easements granted over Common Element "N".

7. Allen Pavelka, P.E. # 9029 is the City Engineer. Please revise the City Engineer's Signature Block.

660857 SURVEY Status: Denied December 10, 2014

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

Please update the name of the City Engineer.

Please update the name of the Acting Director of Planning.

Please check the tracked names for the adjoiner shown on sheet 3 of 8.

Please identify the street network as a common element lot.

Please eliminate the dedication area at the entrance spandrels. The City of Las Vegas no longer accepts these areas as dedicated right-of-way.

Please check dimensioning on Lot 132.

Please indicate monumentation set within Eagle Canyon Drive and Skypark Drive to be set per this plat.

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

End of Comments.