



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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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
WOODSIDE HOMES NEVADA L L C - % P HELFRICH

Date: January 06, 2015

RE: **FINAL MAP 57264 - SKYE CANYON PARCEL 1.3 - PHASE 2**

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.**

666905 CURRENT PL Status: Conditional Approval December 24, 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-57264" 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 Skye Village Road 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 Sheet 3 of 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. 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.

666906 DEVCO Status: Conditional Approval December 31, 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. FMP-56855 (Skye Canyon Parcel 1.3 - Phase 1) shall record prior to or concurrent with this Final Map.
2. Per condition #13 of TMP-53908, diamond note "P" on sheets 3 thru 7 shall also be labeled as a "Public Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association". Additionally, circle note "P" shall correctly reference the public easements granted with Phase 1.
3. On sheet 3, revised the common lot note to read: "All common areas and utility easements indicated hereon as Common Elements or Utility Easements are to be privately maintained by the Homeowner's Association unless otherwise specified by Book 147, Page 71 of Plats."
4. On sheets 4, 6, and 7, add the word "Private" to all Pedestrian Access Easements granted with this Final Map. Areas not being turned over to the Master Association should be noted as privately maintained by the Homeowner's Association for this subdivision.
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-57264, 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.

666907 SURVEY Status: Denied January 05, 2015

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

Please correct the name of the Acting Director of Planning.

Please correct the name of the City Engineer.

Please note the street name change from Hualapai Way to Skye Village Road in the vicinity map and all of the map sheets reflecting Hualapai Way.

Please correct the street name in the vicinity map as shown.

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

Please correct the last call of the legal description as shown on Sheet 2.

Please place a note having to do with vehicular access across common lots as shown on Sheet 4.

Monuments set within Eagle Canyon Drive were not bonded for on the current map, therefore, please show setting these monuments now.

We believe there may be a slight geometry error north of Lot 1 at the intersection of Skye Pines Street and Eagle Canyon Avenue. Please check and revise as necessary.

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

End of Comments.

