



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: JASON KLINE - WALLACE MORRIS SURVEYING
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
PN II INC
SLATER HANIFAN GROUP
PULTE HOMES OF NEVADA

Date: January 07, 2015

RE: **FINAL MAP 57265 - SKYE CANYON PARCEL 1.1 - 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.**

666892 CURRENT PL Status: Conditional Approval December 23, 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-57265" 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 Village Road 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. Please use a separate letter designation for this common area on Phase 2.

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.

666893 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-56863 (Skye Canyon Parcel 1.1 - Phase 1) shall record prior to or concurrent with this Final Map.
2. 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". 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, 5, and 6, 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-57265, 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 1.1 Tentative Map (TMP-53897), the Skye Canyon parent Tentative Map (TMP-53058), the Skye Canyon parent Final Map (FMP-53700) and all other site-related actions.

666894 SURVEY Status: Denied January 07, 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 correct the street names shown within the vicinity map.

Please complete the second to last call in the legal description.

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

Please add a vehicular access note to the map having to do with West Skye Canyon Park Drive, Skye Village Road and Eagle Canyon Avenue as shown on page 3 of the redlines.

Please check the area for the private streets as shown in the lot tabulation.

Please correct the sectional call to the monument at West Skye Canyon Park Drive and Skye Village Road. Also correct the character of the monument to be set upon completion of construction.

We have had some difficulty getting the street loop to close. In an effort to complete the review we held the lot geometry as best we could in order to achieve a closure. Please check and revise annotation as marked or as otherwise needed.

Please check the area an annotation in the vicinity of Lots 53 and 54.

The City of Las Vegas no longer accepts dedications in spandrell areas at entrances. This area will be part of the street network. This will of course affect your annotation and the area of the street network. Please revise as necessary.

Please update all street names and assure that they match the approved civil improvement drawings.

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

End of Comments.

