



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: PAUL BURN, PLS - G.C. WALLACE COMPANIES
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
HOWARD HUGHES COMPANY, LLC
GC WALLACE

Date: March 02, 2015

RE: **FINAL MAP 57545 - STONEBRIDGE - UNIT 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.**

677600 CURRENT PL Status: Conditional Approval February 26, 2015

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 Stonebridge (TMP-57325).
3. The file number "FMP-57545" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The text of "Suncreek" shall appear as one word, in conformance with the approved Stonebridge (Village 24) Development Plan. Please correct on all affected sheets.
5. The suffix for "Suncreek" shall be changed to "Drive," as this street generally does not meet the requirements for the "Road" classification.
6. Correct the reference to "Andorra & Castillo" on Sheet 4 of 9 to "Andorra & Castille."
7. Common Lot "D" on Sheet 5 and Common Lot "I" on Sheet 8 appear to refer to the same area. Please confirm and adjust lot tabulation if necessary. It appears Common Lot "D" should only be located at the southwest corner of Alta Drive and Sky Vista Drive.

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.

677601 DEVCO Status: Conditional Approval March 02, 2015

If you have any questions regarding the following Development Coordination comments please call 229-6327

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. In the Legend, revise diamond note "D" to dedicate the streets to the City of Las Vegas, not Clark County.
2. On sheet 4, clarify that the private easement is being granted in favor of Lot CS-1.
3. Per Condition #11 of TMP-57325, 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.
4. Include the Final Map number, FMP-57545, above the Recorder's Block on the cover sheet.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all applicable conditions of approval for Stonebridge Tentative Map (TMP-57325).

677602 SURVEY Status: Conditional Approval February 24, 2015

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

Please modify the signature line for the Certificate of Director of Planning as shown on Sheet 1.

Please revise the public street dedication language within the Legend on all sheets to dedicate to the City of Las Vegas.

Please add the missing radial lines within detail 5B on Sheet 4.

Please revise the reference to Common Lot D on Sheet 5 to the next available Common Lot indicator which we believe to be I, Common Lot D was utilized on Sheet 4.

Please add the missing annotation for Common Lot C on Sheet 7.

End of Comments.

RWM ✓