



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING INC
From: ~~For~~ 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
SLATER HANIFAN GROUP - %CHELSEA PELTIER
NINETY FIVE MANAGEMENT, LLC - %MARC BOLDUC
K A G DEVELOPMENT SOUTH L L C - % NINETY FIVE MGT L L C~% D HE

Date: February 18, 2015

RE: **FINAL MAP 57784 - SKYE CANYON PARCEL 1.4**

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.**

674932 CURRENT PL Status: Conditional Approval February 18, 2015

If you have any questions regarding the following Planning comments please call 229-6301
These comments pertain to the final map submitted 02/02/15.

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 1.4 (TMP-53911).
3. The file number "FMP-57784" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Per Condition #5 of TMP-53911, 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-53911, ensure that a technical landscape plan for this subdivision has been submitted to the Department of Building and Safety for review.
6. On Sheet 5, include a note stating the following: "Direct vehicular access to Grand Canyon Drive from abutting lots through common areas is prohibited."
7. On Sheet 6, include a note stating the following: "Direct vehicular access to Grand Canyon Drive and Grand Teton Drive from abutting lots through common areas is prohibited."

8. On Sheets 9 and 10, include a note stating the following: "Direct vehicular access to Grand Teton Drive from abutting lots through common areas is prohibited."
9. On Sheet 6, more clearly denote the area covered by the equestrian trail easement (E6) near the bus turnout. Use additional notation if necessary.
10. The north-south leg of Canyon Landing Way shall be renamed with an alternate name and contain the suffix "Street," as (1) the orientation of the lots changes direction and (2) the suffix "Way" may only be used if at least one of the legs has a width of 200 feet or more.
11. The east-west leg of Canyon Landing shall contain the suffix "Avenue."
12. Street names approved through a Street Name Change (SNC-55060) and related Variance (VAR-55892) shall not be added to the mylar until such time as the financial and maintenance agreement between the Master Developer and the City of Las Vegas is recorded. This will affect the following names on Sheet 2: Skye Village Road shall be changed to Hualapai Way; and Skye Canyon Park Drive shall be changed to Horse Drive if the map is recorded first.
13. Add the two notes requested by Las Vegas Valley Water District in its review letter dated 02/11/15 concerning maintenance.
14. 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.

674933 DEVCO Status: Conditional Approval February 17, 2015

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

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-53911, 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. In square note "E1", change "Private" drainage to "Public" drainage. Additionally, grant Public Drainage Easements over areas in Common Elements "C" and "D" where civil improvement plans propose construction of public drainage facilities and grant Public Sewer Easements over areas in Common Elements "C", "D", and "Q" where civil improvement plans propose construction of public

sewer facilities.

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

4. Revise note "X11" to note that the easement was also granted to Parcel 1.3 on the mylar of this Final map for all applicable sheets.

5. Note "X1" cannot be used in Common Element "F" as this area was granted as a Pedestrian Access Easement granted to the Master Homeowner's Association per Book 147, Page 71. Provide a new note for this existing easement on the mylar of this Final Map for all applicable sheets.

6. Include the Final Map number, FMP-57784, 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 1.4 Tentative Map (TMP-53911), the Skye Canyon parent Tentative Map (TMP-53058), the Skye Canyon parent Final Map (FMP-53700) and all other site-related actions.

674934 SURVEY Status: Conditional Approval February 12, 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.

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

Please check the curb annotation for the right of way line of abutting Lot201.

Please add a note having to do with a vehicular access across common lots.

End of Comments.

✓ RWM