



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT FOLEY, PLS - TRI-CORE SURVEYING, LLC
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
RCI ENGINEERING
TOLL SOUTH LV. LLC

Date: February 19, 2015

RE: **FINAL MAP 57804 - ALTURA - UNIT 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.**

674588 CURRENT PL Status: Conditional Approval February 17, 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 Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Altura (TMP-55736).
2. 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.
3. The title of this map shall be truncated to "Altura - Unit 1" to match the approved Tentative Map. The change shall be applied on all sheets.
4. The file number "FMP-57804" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
5. The street names "Nebbioso" and "Ninfea" were rejected as sound-alikes. Please contact Erv Kral of Las Vegas Fire and Rescue, Communications Division to resolve this issue prior to mylar submittal.
6. The street suffix for Ninfea (or ultimate name) shall be changed to "Street." Correct on all affected sheets.
7. The street suffix for Nebbioso (or ultimate name) shall be changed to "Street." Correct on all affected sheets.

8. The street suffix for Dolcemente shall be changed to "Street." Correct on all affected sheets.
9. The street suffix for Aggraziato shall be changed to "Avenue." Correct on all affected sheets.
10. The street suffix for Granitico shall be changed to "Lane." Correct on all affected sheets.

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.

674589 DEVCO Status: Conditional Approval February 17, 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 is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-55736, revise square note "P" to read "Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association."
2. Grant a Public Pedestrian Access Easement where public sidewalks are located on Common Elements "J", "K", and "M". Per Condition #7 of TMP-55736, an associated Public Pedestrian Access Easement on Common Elements "A", "F", and "Z" of Parcel P (Book 148 Page 21) must be granted to the City prior to approval of construction drawings.
3. Label Common Element "A" as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
4. On Sheets 4 and 7, the existing private easements shown as being granted per Book 145, Page 83 are public and must be shown as public on the mylar of this Final Map.
5. Per Condition #13 of TMP-55736, 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.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Site development to comply with all previous conditions of approval for the Altura Tentative Map (TMP 55736), Summerlin Village 23B, SV-0018-01, Z 0119-96 and with the Summerlin Development and Improvement Standards.

674590 SURVEY Status: Conditional Approval February 19, 2015

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

Please remove the reference to Summerlin Village 23B Parcel Q within the name and all the jurats

and on each sheet and make it Altura Unit 1 to match the approved tentative Map name.

Please verify the survey completion date in the Surveyor's Certificate.

Otherwise the map is technically correct as submitted.

End of Comments.

✓ RWM