



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JASON KLINE
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
SLATER HANIFAN GROUP
NINETY FIVE MANAGEMENT, LLC - %MARC BOLDUC
K A G DEVELOPMENT SOUTH L L C - % NINETY FIVE MGT L L C~% D HE
Date: March 25, 2015
RE: **FINAL MAP 58284 - SKYE CANYON PARCEL 1.2**

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.**

682286 CURRENT PL Status: Conditional Approval March 25, 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 Skye Canyon Parcel 1.2 (TMP-53895).
3. The file number "FMP-58284" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Per Condition #6 of TMP-53895, 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 #7 of TMP-53895, ensure that a technical landscape plan for this subdivision has been submitted to the Department of Building and Safety for review.
6. On Sheet 3, include a note stating the following: "Direct vehicular access to Skye Park Drive and W. Skye Canyon Park Drive from abutting lots through common areas is prohibited."
7. On Sheet 4, include a note stating the following: "Direct vehicular access to W. Skye Canyon Park Drive and Grand Canyon Drive from abutting lots through common areas is prohibited."

8. On Sheets 5 and 6, include a note stating the following: "Direct vehicular access to Grand Canyon Drive from abutting lots through common areas is prohibited."
9. On Sheet 7, include a note stating the following: "Direct vehicular access to Grand Canyon Drive and Eagle Canyon Avenue from abutting lots through common areas is prohibited."
10. On Sheet 8, include a note stating the following: "Direct vehicular access to Eagle Canyon Avenue and Skye Park Drive from abutting lots through common areas is prohibited."
11. 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. As a result, West Skye Canyon Park Drive must be changed to Horse Drive if the map is recorded first.
12. Please note that the U.S. Postal Service has deemed the street name "W. Skye Canyon Park Dr." (as abbreviated) unacceptable for use in its systems, due to the number of characters. For more information on this issue, please contact the Manager for Address Management Systems for the Las Vegas Area division of the USPS.
13. On Sheets 3 and 4, change the street name from "Skye Canyon Park Boulevard" to "West Skye Canyon Park Drive."
14. On Sheet 7, Detail "E," change "Skye Village Avenue" to "Eagle Canyon Avenue."

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.

682287 DEVCO Status: Conditional Approval March 23, 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. Revise note "E1" on sheets 5 and 7 to include a Public Sewer Easement granted to the City of Las Vegas and to specify that the Pedestrian Easement is a private easement. These easements must be widened if it is to include subsurface infrastructure beyond sewer and water.
2. Revise note "E2" to change the "Private Drainage Easement" to a "Public Drainage Easement" on all sheets where note "E2" is shown.
3. On sheet 5, grant a Public Sewer Easement across Common Element "B" where it aligns with Common Element "P".
4. On sheet 7, grant a Public Sewer Easement across Common Element "C" where it aligns with Common Element "R".
5. On sheet 8, in Common Element "T" remove "E2" as it is not a drainage easement.



6. Include the Final Map number, FMP-58284, 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 1.2 Tentative Map (TMP-53895), the Skye Canyon parent Tentative Map (TMP-53058), the Skye Canyon parent Final Map (FMP-53700) and all other site-related actions.

682288 SURVEY Status: Conditional Approval March 25, 2015

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

Please add a radial line at the intersection of Huarache Runner Court and Skye Star Avenue.

Please correct the match line sheet call on Sheet 5 of 8.

Please check the scale of the map on all sheets. This appears to have been plotted from a PDF and the scale appears to be off slightly on all map sheets.

End of Comments.

A.