



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS
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
SLATER HANIFAN GROUP
TOLL SOUTH L V L L C - % G MAYO
TOLL BROTHERS INC

Date: April 06, 2015

RE: **FINAL MAP 58498 - LOS ALTOS PHASE 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.**

685324 CURRENT PL Status: Conditional Approval April 06, 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 Los Altos (TMP-56866).
3. The file number "FMP-58498" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Rename "Basque Coast Avenue" to "Basque Coast Street" to be consistent with this same street alignment as depicted in Final Map FMP-58499 for Los Altos Phase 2.

685325 DEVCO Status: Conditional Approval April 01, 2015

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

We note that a Drainage Plan and Technical Drainage Study is not yet approved with the Flood Control Section of the Department of Public Works. This Final Map shall not be recorded until it has been approved and the Final Map conforms to all relevant requirements of the approved Technical Drainage Study.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-56866, the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If "Summerlin Village 23B, Parcel Z - Allegra" (TMP-56671) has not recorded, separate easements for the entry street must be granted prior the recordation of this Final Map. The easement limits and the recorded document numbers for the east half of the entry (Munricia Heights Street) must be shown on the mylar of this Final Map. A private access easement over the shared entry portion of this map must be granted to Parcel Z on this Final Map, unless it has been previously granted by separate document.
2. Per Condition #9 of TMP-56866, appropriate pubic easements over the adjacent Common Lot 9A of Summerlin Village 23B Unit No. 3 (Book 145 page 95) shall be granted to the City of Las Vegas by separate document prior to the recordation of the Final Map for this site. All recorded document information shall be placed on the map prior to recordation. We note that a Public Pedestrian Access Easement is required on Common Element "A" and across Munricia Heights Street where the proposed public sidewalk is no longer within Common Lot 9A of Book 147 Page 12 of Plats.
3. On sheets 3 and 4, add "Public Sewer Easement" to Diamond note "P".
4. We note that there are several easement lines shown near the entry street that are not identified. All existing easements adjacent to this Map shall be shown and identified on the Final Map mylar.
5. Per Condition #12 of TMP-56866, 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. Prior to the recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works.
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 Los Altos Tentative Map (TMP 56866), Summerlin Village 23B, SV-0018-01, Z 0119-96 and with the Summerlin Development and Improvement Standards.

685326 SURVEY Status: Conditional Approval April 01, 2015

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

On Sheet 1 please correct the Certificate of Director of Planning Approval as indicated.

Please verify the map reference within the legal description on Sheet 2.

Please add Public Sewer Easement within the Legend for the private streets on Sheets 3 and 4.

Please revise the monument note on Sheets 3 and 4 as indicated.

End of Comments.

✓ RWM