



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JASON KLINE< PLS - WALLACE MORRIS SURVEYING
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 58499 - LOS ALTOS PHASE 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.**

685430 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-58499" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

685431 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. Los Altos Phase 1 shall record prior to the recordation of this Final Map to provide legal

access.

2. Prior to recordation, provide recordation information for Los Altos Unit 1 on sheets 5 and 6.
3. Add "Public Sewer Easement" to Diamond note "P".
4. 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.
5. 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.
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 Los Altos Tentative Map (TMP 56866), Summerlin Village 23B, SV-0018-01, Z 0119-96 and with the Summerlin Development and Improvement Standards.

685432 SURVEY Status: Conditional Approval April 06, 2015

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

Please revise the Community Development Approval Certificate on Sheet 1 to be more properly labeled as a Certificate Of Director Of Planning Approval.

Please fill in the recording information for the Los Altos Phase 1 Final Map on the sheets as indicated when available.

Please add a reference to the Public Sewer Easement within the private street notation within the Legend.

Please add an additional curve annotation at the intersection of Menorca Island Court with Castilla Rain Avenue to further clarify the intersection.

End of Comments.

✓ RWM