



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: STEVEN DUMOVICH
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
TANEY ENGINEERING
WILLIAM LYONS HOMES INC - % T CONNELLY

Date: April 20, 2015

RE: **FINAL MAP 58663 - SUMMERLIN VILLAGE 23B - PARCEL Z ALLEGRA - 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.**

688885 CURRENT PL Status: Conditional Approval April 20, 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 Summerlin Village 23B - Parcel Z Allegra (TMP-56671).
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 amended to "Summerlin Village 23B - Parcel Z Allegra - Phase 1" to match the approved Tentative Map. The change shall be applied on all sheets.
4. The file number "FMP-58663" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
5. Correct the Director of Planning jurat as follows:

"CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the ____ day of _____, 20__."

6. Correct the signature block for the Director of Planning to read as follows, omitting the word "DATE" from the signature line:

"

THOMAS A. PERRIGO
ACTING DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA"

7. On Sheet 2 of 3, the legend should indicate five common lots instead of four. This may change if the streets become a separate common element.

8. Correct the spelling of the entry street from "Munrisia Heights" to "Munricia Heights" as approved by the Communications Division of Las Vegas Fire & Rescue and as proposed for neighboring Parcel Y. Alternatively, adjust the spelling on both maps and obtain approval for the alternate spelling.

9. The street suffix for Vibrato shall be changed to "Court."

10. The street suffix for Portamento shall be changed from the abbreviation "Ct." to "Court."

11. Indicate what kind of easement is being shown on Lots 58, 75 and 76.

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.

688886 DEVCO Status: Conditional Approval April 20, 2015

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

We note that this map only includes the east half of a shared entry and that easements for the west half must be in place before this Final Map records. Additionally, we note that several existing easements surrounding this site are not shown on this Final Map. We have conditions below that address most of the deficiencies, but it is the Surveyor's responsibility that all pertinent existing easements are shown correctly on the Final Map mylar. We also 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-56671, the full entry street must be constructed or guaranteed prior to the recordation of this Final Map. If "Los Altos Phase 1" (FMP-58498) 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 west half of the entry (Munrisia 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 Y on this Final Map, unless it has been previously granted by separate document.

2. Grant a Public Pedestrian Access Easement on Common Element "E", across Munrisia Heights Street, and on Common Element "F" where the proposed public sidewalk is no longer within Common Lot 8A of Book 147 Page 12 of Plats.

3. Per Condition #8 of TMP-56671, grant Common Element "B" as "Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association" on this Final Map. Alternatively, delineate the limits of the Public Sewer and Public Drainage Easements. Additionally, show the existing Public Sewer and Public Drainage Easement granted on Book 145, Page 83 of Plats that align with the Public Sewer and Public Drainage Easements granted on this Final Map.

4. Per Condition #14 of TMP-56671, 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. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

6. Site development to comply with all previous conditions of approval for the Parcel Z - Allegra Tentative Map (TMP 56671), Summerlin Village 23B, SV-0018-01, Z 0119-96 and with the Summerlin Development and Improvement Standards.

688887 SURVEY Status: Conditional Approval April 13, 2015

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

In order to grant the necessary easements for access, utilities and to create the common lot configurations at the entrance, we have witnessed other developers include the common lot abutting the entry in with their final map (i.e. in this case common lot 8A). Please revise as you deem appropriate.

Please revise the basis of bearing on Sheet 1 as it does not match what is graphically depicted on Sheet 2 and add Phase 1 within the map title on Sheets 2 and 3.

Please verify the annotations within the line and curve tables as shown. It also appears the curve table is cut off at C98.

We have experienced some difficulties with the radii along Coperti Drive and believe the half street offset should be a constant 19.50' except for the widening transition area at the entry. Please verify.

Please identify the type of easement being created in lots 75 and 76.

Please label the street network as a common element lot and provide a square footage.

End of Comments.

