



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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

Date: April 27, 2015

RE: **FINAL MAP 58849 - SUMMERLIN VILLAGE 23B - PARCEL Z ALLEGRA - 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.**

**690132 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 2" to match the approved Tentative Map. The change shall be applied on all sheets.
4. The file number "FMP-58849" 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:

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

7. The street suffixes for Festivo and Attiva shall be changed to "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.

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**690133 DEVCO Status: Conditional Approval April 27, 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 update is on file with the Flood Control Section of the Department of Public Works.

**CONDITIONS OF APPROVAL:**

1. Summerlin Village 23B Parcel Z - Allegra Phase 1 (FMP-58663) must record prior to this Final Map to provide legal access to this site.
2. 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.
3. Complete all recordation information for the Summerlin Village 23B Parcel Z - Allegra - Phase 1" Final Map (FMP 58663) on sheets 2 and 4.
4. Include the Final Map number, FMP-58849, above the Recorder's Block on the cover sheet.
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 Summerlin Village 23B Parcel Z - Allegra Tentative Map (TMP-56671) and also with the Summerlin Development and Improvement Standards.

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**690134 SURVEY Status: Conditional Approval April 16, 2015**

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

Please revise the name of this Final Map to match the approved Tentative Map and revise the Header and the Title Block to reflect being a part of the Amended final map of Summerlin Village

23B Unit 3.

Please revise the basis of bearing on Sheet 1 as it does not match what is graphically depicted on Sheet 2.

Provide a meets of bounds legal description for the project boundary and not by way of excepting out the Unit 1 Final Map.

We have experienced some difficulties with the radii at the returns and along several of the roadways. We believe the offset should be a constant 19.50 feet and that the radii for the returns should be a constant 20 or 30 feet as appropriate. Please verify.

Please verify the areas for C.E. C, Lot 48, Lot 38, and Lot 39.

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

Within the Legend on all sheets please add the "line work" for the easement, a square foot (S.F.) denotation and consider revising the symbol for the "Set" monuments to something different as it currently is very similiar to the "Found" monuments symbol.

Please change the City of Las Vegas sewer easement to a Public sewer easement.  
Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

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End of Comments.

✓ RWM