




Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: RAYMOND JOHNSON
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
VTN NEVADA
RYLAND HOMES NEVADA L L C - % D ROGERS

Date: May 27, 2015

RE: **FINAL MAP 59252 - SUMMERLIN VILLAGE 23B PARCEL P - SARASOTA - UNIT 3**

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.**

697270 CURRENT PL Status: Conditional Approval May 26, 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 Summerlin Village 23B Parcel P - Sarasota (TMP-53505).
3. The file number "FMP-59252" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. In the Director of Planning certificate, please correct "Planning and Development Department" to "Department of Planning."

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.

697271 DEVCO Status: Conditional Approval May 21, 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. Complete all blank recordation information on all sheets prior to the mylar submittal of this Final Map.
2. Per Condition #14 of TMP-53505, prior to the release of this Final Map, 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 being created by this Final Map. 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. On sheet 4, Common Element "A" shall also be labeled as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association". Alternatively, delineate the required Public Drainage Easement on this Final Map.
4. On sheet 4, in addition to the recorded document number, note #8 shall include the book (145) and page (53) numbers of the sewer and drainage easement.
5. Prior to the recordation of this Final Map, the design of Fire Lanes must be approved by the Department of Fire Services. If Common Element "B" is to be used as a fire access, a corresponding public easement across lot COS-3 of Summerlin Village 23B Unit 1 (Book 145, Page 28 of Plats) must be granted per Condition #10 of TMP-53505.
6. Include the Final Map number, FMP-59252, 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 Summerlin Village 23B Parcel P - Sarasota Tentative Map (TMP-53505).

697272 SURVEY Status: Denied May 19, 2015

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

Please revise the City Surveyor's Certificate as indicated.

Please verify and revise the Legal Description as noted on Sheet 2.

Please verify the annotation on Lots 39 and 41 as redlined on Sheet 4.

Otherwise the map is technically correct.



End of Comments.