



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: CRAIG MATSUEDA
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
D R HORTON INC

Date: June 23, 2015

RE: **FINAL MAP 59612 - DEER SPRINGS 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.**

703103 CURRENT PL Status: Denied June 17, 2015

If you have any questions regarding the following Planning comments please call 229-6301

Lots 117 and 118 as indicated on Sheet 7 were not included in the approved 194-lot Tentative Map (TMP-49542) for the overall subdivision. At this time, 74 lots have been recorded (on Phase 1), leaving 120 lots on successive maps eligible to be recorded. A new tentative map must be approved that includes the two new lots in order for this final map to substantially conform. In addition, the tentative map shows a pedestrian access easement over Common Element B, but there is no note indicating that a pedestrian access easement will be dedicated in this area. There are other points on the tentative map marked for pedestrian access that are not easements but which coincide with common lots. In light of these issues, Department of Planning staff has administratively DENIED the technical review of the subject final map until such time as the issues are rectified.

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Deer Springs (TMP-49542) and Site Development Plan Review (SDR-48852).
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 file number "FMP-59612" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Correct the Director of Planning to Thomas A. Perrigo.

5. Remove the word "DATE" from the Director's signature line.
6. Correct the square footage label on Lot 119. It must be larger than 2,940 square feet.
7. On Sheet 3 of 7, revise the suffix of Drummer Bay to "Avenue" and the suffix of Salt Pond Bay to "Street."
8. On Sheet 4 of 7, revise the suffix of Salt Pond Bay to "Street."
9. On Sheet 5 of 7, provide the street suffix for Salt Pond Bay.
10. On Sheets 4 and 7 of 7, provide a note stating that direct vehicular access to Echelon Point Drive from abutting lots through common areas is prohibited.
11. Pursuant to Condition #12 of SDR-48852, submit a technical landscape plan for this subdivision for review by the City. Provide proof of submittal by the time of the map mylar review.

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.

703104 DEVCO Status: Conditional Approval June 22, 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. Petition of Vacation VAC-48854 shall record prior to the recordation of this Final Map.
2. Note "E1" in the legend shall be labeled as a "Private Pedestrian Easement" and cannot be granted to the City of Las Vegas. Street lights and Traffic control on private streets must be the responsibility of the Homeowner's Association.
3. On sheet 5, grant a "Private Sewer Easement for the Sole Benefit of Common Lot 'A' Book 145, Page 27 of Plats to be Privately Maintained" over Common Element "F."
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Deer Springs Tentative Map (TMP-49542) and any applicable conditions of SDR-48852.
6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

703105 SURVEY Status: Denied June 15, 2015

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

Please revise the Map Header on all sheets, the Title Block, and the Legal description preamble to remove the reference to Common Lot B as it was reverted to acreage per book 145 page 45 of plats.

Please revise the name of the City Engineer.

Please revise the name of the Acting Director Of Planning.

Correct the square footage for Lot 166 on Sheet 5 and Lot 119 on Sheet 7.

Please add a square footage for the area being dedicated to the City Of Las Vegas for Echelon Point Drive on Sheet 7.

End of Comments.