



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROBERT FOLEY
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
RCI ENGINEERING
TOLL SOUTH L V L L C - % G MAYO

Date: September 10, 2015

RE: **FINAL MAP 61093 - ALTURA - UNIT 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.**

722671 CURRENT PL Status: Conditional Approval September 10, 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 Altura (TMP-55736).
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-61093" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Thomas A. Perrigo is now the Director of Planning. Please remove "Acting" from the Director's title.

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.

722672 DEVCO Status: Conditional Approval September 10, 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 is on file with the Flood

Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:


1. Complete all missing recording information for the easements indicated on this Final Map.
2. Revise note "E5" to reflect the existing public easements for drainage and emergency access purposes along with the sewer easement as recorded per document #20150330:04016.
3. Revise note 4 on all sheets to include Common Element "P" as a Public Drainage Easement to be privately maintained by the Homeowners Association.
4. Per Condition #13 of TMP-55736, 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 Altura Tentative Map (TMP 55736), Summerlin Village 23B, SV-0018-01, Z 0119-96 and with the Summerlin Development and Improvement Standards.

722673 SURVEY Status: Denied September 08, 2015

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

Within the Surveyor's Certificate, please add a blank line for the "monument to be set by" date in Paragraph 4.

Correct directional call within the Legal Description.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines. 

End of Comments.