



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To:

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
SECTION 12 L L C - % NINETY FIVE MGT L L C ~ % D HE

Date: October 27, 2015

RE: **FINAL MAP 61563 - SKYE CANYON 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.**

731197 CURRENT PL Status: Conditional Approval October 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 Skye Canyon II (TMP-58560).
3. The file number "FMP-61563" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The base title of this map shall be amended to "Skye Canyon II" to match the name of the approved Tentative Map, with the phase name following. The change shall be applied on all sheets.

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.

731198 DEVCO Status: Conditional Approval October 26, 2015

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

The submitted Final Map is very similar to what is approved in the Development Agreement and what is shown on the Tentative Map (TMP-58560). We note that a Technical Drainage Study for Phase 2 has not been approved and a Technical Drainage Study must be approved before this Final Map can be recorded. We also note that the City prefers that all City Easements be granted with this Final Map and not by separate document.

CONDITIONS OF APPROVAL:

1. Grant a Traffic Signal Chord Easement at the northeast corner of Grand Teton Drive and Shaumber Road, the northwest corner of Grand Teton Drive and Egan Crest Drive, and the northeast corner of Grand Teton Drive and Egan Crest Drive on this Final Map.
2. Per Condition #11 of TMP-58560, the 25-foot easement along Grand Teton Drive must also be granted as an Equestrian Trail Easement on this Final Map.
3. Per Condition #18 of TMP-58560, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map.
4. Show all existing easement on this Final Map. We note that public easements were granted with Document #20150219:01789. Remove easements on sheets 9 and 11 along Skye Village Road where these easements were previously granted to the City by separate document.
5. On sheet 3, revise existing easement note "X13" to reflect that it is a Bureau of Land Management right of way grant in favor of the City of Las Vegas (N-77772).
6. Complete the recordation information for existing easements "X14" and "X16" on all sheets where they appear.
7. The Master Developer shall connect to Public Sewer on the north side of the box culverts in Grand Teton Drive. Prior to recordation of this Final Map, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine future sewer connection requirements for Skye Canyon Phase 2. Comply with the recommendations of the Sanitary Sewer Planning Section.
8. Prior to the recordation of this Final Map, provide a note on the Mylar that states all required Emergency Secondary Access points shall be via a fully developed driveway entrance to a Village Street.
9. 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. This condition will not be enforced if no SID is proposed.
10. Include the Final Map number, FMP-61563, above the Recorder's Block on the cover sheet.
11. Site development to comply with all previous conditions of approval for the Skye Canyon II Tentative Map (TMP 58560) and all other site-related actions.
12. 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. Per Section 3.06.c.ii of the Development agreement, bonding for survey monument placement and/or removal must be posted prior to recordation of this Final Map.

731199 SURVEY Status: Denied October 20, 2015

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

Please indicate re-setting of the one-quarter (1/4) corner monument and the one-sixteenth (1/16) corner monument upon completion of construction as indicated within Grand Teton Drive and Skye Village Road.

Complete the easement statement and / or recording data for Easements X13, X14 and X16 on the affected Sheets.

Verify the street centerline dimension for Eagle Canyon Avenue on Sheet 5; include a bearing for the west boundary line for Parcel 2.21 on Sheet 6; verify the north boundary line dimension for Parcel 2.29 and abutting centerline dimension on Sheet 7; verify the distance for L8 on Sheet 11.

All existing easements should be shown on all map sheets. Please plot Easements X1, X3, X4, X5, X6 and X15 on Sheet 7 and Sheet 10.

End of Comments.

RWM