



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE

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
RICHMOND AMERICAN HOMES NEVADA I - % M D C HOLDINGS INC ~ % H H

Date: December 02, 2015

RE: **FINAL MAP 62047 - PROVIDENCE POD 308 PHASE 2B**

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.**

738230 CURRENT PL Status: Conditional Approval December 02, 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 Providence Pod 308 (TMP-52435) as amended on 04/21/15.
3. The file number "FMP-62047" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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.

738231 DEVCO Status: Conditional Approval November 30, 2015

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

We note that a Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works but has not yet been approved.

✓ RWM

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-62047, above the Recorder's Block on the cover sheet.
2. On sheet 1, remove "And Clark County Water Reclamation Note" from the Las Vegas Valley Water District note and remove all references to "sewer" within the note.
3. Providence Pod 308 Phase 2A (FMP-61674) must record prior to or concurrent with this Final Map. After Providence Pod 308 Phase 2A records, complete the Book and Page numbers for the map references shown on sheets 2, 3 and 4.
4. In the legend, complete all recording information.
5. On sheet 3, grant a "10-foot wide Public Drainage Easement to be Privately Maintained by the H.O.A." in Common Lot "A" at the east end of Pelican Island Avenue.
6. On sheet 4, grant a "Public Drainage Easement to be Privately Maintained by the H.O.A." in Common Lot "A" at the east end of Constant Spring Avenue as required in the approved Drainage Plan and Technical Drainage Study.
7. Per Condition of Approval #17 of TMP-52435, 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.
8. Prior to recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall be approved.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. Site development to comply with all previous conditions of approval for the Providence Pod 308 Tentative Map (TMP-52435), the Providence Pod 308 Final Map (FMP-56027) and all other site related actions.

738232 SURVEY Status: Conditional Approval November 24, 2015

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

Please remove the Clark County Water Reclamation District within the LVVWD jurat and remove reference to "sewer" within the note on Sheet 1.

Fill in the recording information for "Providence Pod 308 Phase 2A" where indicated.

Otherwise the map is technically correct as submitted.

End of Comments.

✓ RWM