



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JAMES STOVALL
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
TANEY ENGINEERING
SUMMIT GRAND CANYON L L C

Date: April 12, 2016

RE: **FINAL MAP 63977 - GRAND CANYON & ALEXANDER**

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.**

761812 CURRENT PL Status: Conditional Approval April 06, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the Final Map FMP-63977, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-63977" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The width of Lot #10 is 78' and will need to be adjusted so that it has a lot width is 80' for the mylar review.
3. The street Amber Falls is not an approved street name by the City of Las Vegas Fire Department and shall be changed to an approved street name. Correct on all affected sheets.
4. The street suffix for Amber Falls shall be changed to "Avenue." Correct on all affected sheets.
5. Label the 20-foot area along Alexander Road as a "20-foot wide Multi-Use Non-Equestrian Trail." The width of the trail is to consist of a five-foot amenity zone, 10-foot sidewalk and at least five feet for landscaping.
6. A note shall be included on the Final Map mylar that "above-ground utility boxes shall not be placed within trail corridors".
7. The Final Map mylar shall be in conformance with all applicable conditions of approval for Tentative Map (TMP-59532).

761813 DEVCO Status: Conditional Approval April 12, 2016

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 has not been approved to date, pending approval from the Clark County Department of Public Works.

CONDITIONS OF APPROVAL:

1. Prior to recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study shall receive final approval by the Flood Control Section of the Department of Public Works.
2. Per condition of approval #7 of TMP-59532, revise the dedication radius at the northwest corner of Alexander Road and Grand Canyon Drive to a 35-foot radius and grant a Traffic Signal Chord Easement at this corner.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Include the Final Map number, FMP-63977, above the Recorder's Block on the cover sheet.
5. Site development to comply with all previous conditions of approval for the Grand Canyon & Alexander Tentative Map (TMP-59532) and all other site related actions.

761814 SURVEY Status: Conditional Approval April 07, 2016

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

Please address minor corrections / additions as shown on the redlines.

Otherwise, the map is technically correct as submitted.



End of Comments.