



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
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JASON KLINE, PLS - WALLACE MORRIS KLINE

Date: May 31, 2016

RE: **FINAL MAP 64536 SKYE CANYON II PHASE 3**

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.**

770450 CURRENT PL Status: Denied May 19, 2016

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

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Skye Canyon II (TMP-58560). The Final Map shall be revised as required and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city.

1. The file number "FMP-64536" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of this map shall be amended to read "Skye Canyon II" to match the approved Tentative Map. The change shall be applied on all sheets.
3. The director's certification and signature box will need to be amended to read as shown below.

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the _____ day of _____, 20__.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

DATE

4. Tentative Map (TMP-58484) was approved with a street extending along the west boundary of the proposed lot labeled street "D". The approved Tentative Map did not show a cul-de-sack

terminating street "D" and therefore would need to be amended. The approved street "D" must be shown or removed completely with only a property line shown and then be dedicated with a later map.

5. The location of this lot is designated for a commercial subdivision. Provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.

770451 DEVCO Status: Conditional Approval May 31, 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 been submitted but has not been approved to date.

CONDITIONS OF APPROVAL:

1. Per Condition #18 of TMP-58560, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works prior to recordation of this Final Map.
2. Per Title 19.16.060.W.1, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
3. Onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
4. Per Title 19.16.060.W.3, all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
5. On sheet 4, note "D" is incorrectly placed within a driveway. Driveways are not public rights of way.
6. The private cul-de-sac shown on the west side cannot be mapped unless it conforms to the approved Land Use Plan in the Skye Canyon Development agreement. If approved, it should be labeled as a common lot to be maintained by the Master Homeowner's Association and note "P" shall be revised to read: "Private Street Easement in favor of Assessor Parcel Number 125-07-201-001 created per this plat." No Public Sewer Easement is required at this location.
7. Include the Final Map number, FMP-64536, above the Recorder's Block on the cover sheet.
8. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-58560) and all other site related actions.

770452 SURVEY Status: Denied May 24, 2016

RWM ✓

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

NRS 278.490 (1) requires that an existing lot or parcel be included in its entirety within the boundaries of a merger and re-subdivision map. The limits of this proposed Commercial Subdivision plat do not follow the existing platted parcel lines. As a pre-requisite to this commercial subdivision plat, and as a separate submittal to the City of Las Vegas, a reversionary Parcel Map to revert Parcel 1 and Parcel 2 of File 114, Page 22 of Parcel Maps is required to be recorded prior to FMP-64536. That action will subsequently cause this final map Title, Title Block and Legal Description preamble to be revised.

After incorporation of CLV DEVCO comments related to roadway requirements, please revise the legal description and acreage, public street dedication area, private street area and Lot 1 acreage.

Please correct miscellaneous errors and / or omissions as shown on the redlines.

End of Comments.

RWM ✓