



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL LATHAN, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TRITON ENGINEERING
DR HORTON
AZURE & TORREY PINES 24 L L C

Date: June 21, 2016

RE: **FINAL MAP 64895 - AZURE AND TORREY PINES NORTH**

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.**

775717 CURRENT PL Status: Conditional Approval June 14, 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 blue line Final Map, subject to the changes, comments and corrections noted as follows:

1. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Azure & Torrey Pines North (TMP-62787).
2. The file number "FMP-64895" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.
4. The access to lots is via a private drive (Matthew Hill Court) must be defined on the map as perpetual and non-revocable. The change shall be applied on all sheets and all instances.
5. Provide a note stating the following: "Direct vehicular access to Azure Drive and Torrey Pines Drive from abutting lots through common areas is prohibited." The change shall be applied on all sheets and all instances.
6. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

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 _____, 2016.

TOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

DATE

775718 DEVCO Status: Conditional Approval June 21, 2016

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 update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per condition of approval #10 on TMP-62787, label the private street as a "Public Utility Easement, Public Sewer Easement, and Public Drainage Easement with private surface maintenance by the Homeowner's Association" on the Final Map for this site.
2. Revise note 3 to remove the reference to a property owner maintaining the common lot as a Homeowner's Association is expected.
3. Include the Final Map number, FMP-64895, above the Recorder's Block on the cover sheet.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all applicable conditions of approval for the Azure and Torrey Pines North Tentative Map (TMP-62787).

775719 SURVEY Status: Conditional Approval June 16, 2016

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

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 6.08 acres.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines.

Otherwise, the map is technically correct as submitted.

End of Comments.

