



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, 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
GCW, INC.
P N II INC

Date: August 15, 2016

RE: **FINAL MAP 65719 - MERGER & RESUB - SUMMERLIN VILLAGE 26**

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.**

784241 CURRENT PL Status: Denied August 08, 2016

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

Department of Planning has denied your request for technical review of the subject final map, as it is not in substantial conformance with the approved Tentative Map of Summerlin Village 26 - Reverence Phase 1 (TMP-60968). The Final Map shall be revised as required by the Department of Planning and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city with the changes, comments and corrections noted as follows:

1. The configuration and orientation of the large pod lots and residential lots on the submitted Final Map (FMP-65719) do not substantially conform to the approved Tentative Map (TMP-60968).
2. The file number "FMP-65719" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Summerlin Village 26 - Reverence Phase 1 (TMP-60968).
4. The table containing the number of lots, common lots shall provide the gross and net acreage of the map area.
5. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for Variance (VAR-64311).
6. Provide a note stating the following: "Direct vehicular access to a primary or secondary thoroughfare from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

7. The access to lots is via a private drives must be defined on the map as perpetual and non-revocable. The change shall be applied on all applicable sheets and instances.
8. The street segment providing access to Lots 438-442 on page 7 shall have a name unique from Greenscape, as this is a different street alignment. The suffix for this new street name shall be "Court."
9. The street suffix for Tera Azul, Cultivate, Asian Pearl, Earthcraft shall be changed to "Place." Correct on all affected sheets and instances.
10. The street suffix for Raywood Ash, Full Lotus, shall be changed to "Drive." Correct on all affected sheets and instances.
11. 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.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

784242 DEVCO Status: Conditional Approval August 11, 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 are on file with the Flood Control Section of the Department of Public Works. We also note an approved Traffic Study is on file with Transportation Section of the Department of Public Works. There are many minor errors that need to be corrected. In order to avoid a Denial of Mylar, please resubmit another blue line review prior to mylar submittal.

CONDITIONS OF APPROVAL:

1. Per Condition # 9 of the TMP-60968, unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase. Mylar of this final map must comply with condition.
2. Per Condition # 14 of TMP-60968, coordinate proposed Special Improvement District (SID) with the SID section of the Department of Public Works prior to Recordation of this final map.
3. Per Condition #15 of TMP-60968, appropriate wall height needed to be coordinated with Clark County Public Works. Prior to recordation of this Final Map, provide documentation from Clark



County to the City of Las Vegas Land Development Section that this condition has been satisfied.

4. Public sidewalks must be granted as Public Pedestrian Access Easements to be privately maintained. The owner's certificate may be revised to include all parcels and Common Elements adjacent to public streets. If it is determined that the Public Pedestrian Access Easements need to be delineated, revise Sheet 29 and other sheets accordingly where public sidewalks will be adjacent to public streets. Additionally, Street light easements must be granted through the Owner's Certificate or delineated on the Final Map

5. All Public Drainage Easements are to be clearly labeled as being privately maintained by the Homeowner's Association, unless specifically allowed to be publicly maintained in the approved Drainage Study. Please review all Public Drainage Easements and revise accordingly. One example is on sheet 11 where the callout shall be revised to be "Privately" maintained.

6. All Public Sewer Easements are to be privately maintained. City of Las Vegas maintenance only consists of the physical sewer pipes. Please review all Public Sewer Easements and revise accordingly. On sheets 4, 29, Detail 11A on 34, and Detail 18C on 35 Sewer Easements shall be clearly labeled as being privately maintained.

7. On sheet 36, detail 29D indicated a 20 foot wide easement that combines Public Sewer, Public drainage, and Public Utility Easements. The 20 foot width must be revised to 37 feet to comply with a shared easement or the Drainage and Public Utilities must be removed and this easement revised to an exclusive 20-foot privately maintained Public Sewer Easement.

8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

784243 SURVEY Status: Denied August 04, 2016

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

Please add a monumentation note regarding the setting of rear corners and front scribes.

Please correct match line call-out on sheets 18 and 26.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached redlines.

End of Comments.

