



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TRENT J. KEENAN, 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
CHRIS THOMPSON RCI ENGINEERING
CHRIS THOMPSON RCI ENGINEERING
RYLAND HOMES NEVADA L L C - % D ROGERS

Date: December 13, 2016

RE: **FINAL MAP 67758 - SANTA ROSA UNIT 1 (SUMMERLIN VILLAGE 23B - AA)**

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.**

807088 CURRENT PL Status: Denied November 23, 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 conformance with the approved Tentative Map of SANTA ROSA TOWNHOMES (TMP-64465). 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 with following the corrections:

1. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the SANTA ROSA TOWNHOMES (TMP-64465).
2. Pursuant to Condition #5 of Tentative Map TMP-64465, provide documentation that validates compliance with this condition and that the recordation has been submitted to the City of Las Vegas Department of Field Operations.
3. The file number "FMP-67758" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The title of this map shall be amended to "SANTA ROSA TOWNHOMES" to match the approved Tentative Map. Unit and Phase names may be added after the title (- UNIT I). The change shall be applied on all sheets and all instances.
5. The lot numbers of Final Map (FMP-67758) shall correspond to the numbering on the Tentative Map (TMP-64465). This is especially important for phased maps.

6. The proposed lots do not comply with the building placement, setbacks and separation requirements as depicted in the approved Tentative Map (TMP-64465).

7. Access to a lot or lots by a private drive or access easement (C.E. "G") must be defined on the map as permanent and perpetual easement. The change shall be applied on all applicable sheets and instances.

8. The street names "Annadel" was rejected as a sound-alike. Please contact Erv Kral of Las Vegas Fire and Rescue, Communications Division to resolve this issue prior to mylar submittal.

9. 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"

807089 DEVCO Status: Conditional Approval December 07, 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 #8 of TMP-64465, submitted public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent Common Lots 4 and 5 of the Amended Summerlin Village 23B Unit No. 3 Final Map (book 147 page 12), over the adjacent Common Open Space COS-3 of the Summerlin Village 23B Unit 3 Final Map (book 145 page 95) and Common lot 26 of the Summerlin Village 23B Unit No. 2 Final Map (book 145 page 83) must be recorded prior to the recordation of this Final Map. These easements are outside the boundary of this Final Map and are to be privately maintained. Recorded document numbers shall be referenced on this Final Map.

2. For consistency, paragraphs 2, 3 and 4 of the Owner's Certificate on sheet 1 should read "... The Undersigned Owner Hereby Grants and Conveys..."

3. In the legend on sheet 4, the description of the last item is cut off.



4. On sheet 5, there are two "Notes" sections. Please remove the duplicated set of notes.
 5. Correct the references on this Map of Fox Hills Avenue to Far Hills Avenue along the northern boundary.
 6. Include the Final Map number, FMP-67758, above the Recorder's Block on the cover sheet.
 7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
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807090 SURVEY Status: Denied December 08, 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 close your site and arrive at specific square footage.

Please include a lot tally.

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

Please check the orientation of the North arrow on Sheet 3.

The area of common lot G should be expressed in acres.

Please complete, check, and revise missing or incorrect annotation as marked on Sheet 3 and 4.

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

End of Comments.

