



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: TEX J. BROOKS, PLS
From: ALAN R RIEKKE, PLS - CITY SURVEYOR **RWM**
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
PARDEE HOMES NEVADA

Date: January 17, 2017

RE: **FINAL MAP 67975 - SKYE CANYON PARCEL 1.2 AMENDED**

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.**

809551 CURRENT PL Status: Conditional Approval December 15, 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 blueline 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 Skye Canyon Parcel 1.2 Tentative Map (TMP-66485) and Vacation (VAC-66486).
2. Pursuant to Condition #5 of Tentative Map TMP-66485, provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations and the document has been recorded with the Clark County Recorder's office.
3. Pursuant to Condition #5 of TMP-66485, provide proof that a statement of obligation of compliance with the DPMR is included within the Covenants, Codes and Restrictions (CC&R).
4. The file number "FMP-67975" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
5. Please note that the U.S. Postal Service has a conflict with the street name "Treeline Ridge Avenue" as it conflicts with their addressing guidelines. For more information on this issue, please contact Jade Payne the Manager for Address Management Systems for the Las Vegas Area division of the USPS.
6. On Sheet 2, change "W. Skye Canyon Park Drive " to "W Skye Canyon Park Drive", no period after the "W" in "W Skye Canyon Park Drive."
7. On Sheet 1, change "West Skye Canyon Drive" to "W Skye Canyon Park Drive", no period

after the "W" in "W Skye Canyon Park Drive."

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

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 _____, 201_.

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

809552 DEVCO Status: Conditional Approval January 17, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

We have no objection to this Amended Final Map Technical Review application for the purpose of amending the interior lot lines of lots 3 through 17 inclusive, lots 71 through 171, inclusive (116 lots becoming 122 lots) and Common Element Lots "B", "C", "D", "E", "I", "J", "L", "P", "Q", "R", "S", "T", and "Y" (13 Common Element Lots becoming 19 Common Element lots) of that certain Final Map entitled "Skye Canyon Parcel 1.2" on file in Book 152, Page 15 of Plats. No bonds, improvements nor drainage plans/studies are required prior to the recordation of this Amended Final Map.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-66485, a Petition of Vacation, such as VAC-66486, shall record immediately prior to the recordation of this Amended Final Map.
2. Label Common Element "Q" as a Public Sewer Easement.
3. All existing easements that will remain in place after the recordation of this Amended Final Map shall be shown on the Mylar. The limits of the Public Sewer Easement Granted by #20161121:01419 shall be shown on this Amended Final Map.
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. Include the Final Map number, FMP-67975, above the Recorder's Block on the cover sheet.

✓ RWM

6. Site development to comply with all previous conditions of approval for the Skye Canyon Parcel 1.2 Final Map (FMP-58284), the Skye Canyon Parcel 1.2 Tentative Map (TMP-53895), the Skye Canyon parent Tentative Map (TMP-53058), the Skye Canyon parent Final Map (FMP-53700) and all other site-related actions.

809553 SURVEY Status: Denied December 13, 2016

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

Please revise the utility approvals jurat to include relinquishment language for the existing easements granted per the original plat.

Please provide a separate acceptance statement for the City Engineer. The City cannot relinquish public easements granted per the original map. Public easements must go through a formal vacation process.

The vacation of CLV Sewer easements per the original map must record concurrently with this amended map.

If your license has been renewed, please update your seal.

End of Comments.