



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 ~~AR~~
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
NINETY FIVE MANAGMENT. LLC
SECTION 12 L L C - % NINETY FIVE MGT L L C ~% D HE
Date: February 08, 2017
RE: **FINAL MAP 68530 - SKYE CANYON PARCEL 2.23B**

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.**

817114 CURRENT PL Status: Denied February 08, 2017

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

Department of Planning staff has DENIED the technical review of the subject final map. This map includes the area contained in Parcel 2.23C of Skye Canyon II Phase 2, which was not part of the approved Tentative Map for Parcel 2.23B (TMP-65808). In addition, the street configuration adjacent to Lots 10-14 is not in substantial conformance with the approved Tentative Map. The map will remain in denial status until such time as a new tentative map is approved or the final map is revised to substantially conform to the approved Tentative Map.

Other comments include the following:

1. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the City.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Skye Canyon Parcel 2.23B (TMP-65808).
3. The file number "FMP-68530" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. On Sheets 3 and 7 of 7, provide a note stating that direct vehicular access to Shaumber Road from abutting lots through common areas is prohibited.
5. "Berry Skye" is not an approved street name for this subdivision. Prior to submittal of a final map mylar, please have an alternate name approved by the City of Las Vegas Department of Fire & Rescue, Communications Division.

817115 DEVCO Status: Conditional Approval January 31, 2017

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 #8 of TMP-65808, parent Phase Final Map for Skye Canyon Phase II (FMP 61563) shall record prior to the recordation of this this Final Map to provide legal access. Fill in all recording information that is currently blank.
2. Per Condition #13 of TMP-65808, revise "E1" on sheet 5 to include a "Public Sewer Easement" and remove "To the City of Las Vegas" from the "Utility Easement" portion of note "E1" as the City of Las Vegas does not accept utility easements. Also add that no trees or vegetation taller than three feet are allowed in the Public Sewer Easement to this note or as a separate note.
3. Common Lot "K" is identified as a park in the Skye Canyon Development agreement and is assumed to ultimately be the maintenance responsibility of the Master Homeowner's Association (HOA). Revise references to maintenance for any easements on Common Lot "K" to be maintained by the Master HOA if this applies.
4. Grant Pedestrian Access Easements for all public sidewalks, if any, not located within public right of way and not already being granted by FMP-61563.
5. On sheets 3 through 8, add "Public Sewer Easement" to note "P".
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Include the Final Map number, FMP-68530, 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-65803), Skye Canyon Parcel 2.23B Tentative Map (TMP-65808) and all other site-related actions.

817116 SURVEY Status: Conditional Approval January 31, 2017

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

Please verify the requirement for the addition of the Las Vegas Valley Water District Note on Sheet 1.

Identify the Private street network as a Common Element Lot with an acreage and revise the Private Street note within the Legend for "diamond P" to include Private / Public Drainage, Utility and Sewer easements.

Add a Note prohibiting direct vehicular access to Eagle Canyon Avenue and Shaumber Road on each sheet affected therewith.

Please ensure that all recording information is complete prior to returning the mylar for final

approval, in particular Book 153, Page 24 of Plats.

Otherwise, the map is technically correct as submitted. *R*.

End of Comments.