



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

To: MICHAEL LATHAN, 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  
AIMEE IGNATOWICZ-ENGLISH TRITON ENGINEERING  
HORTON D R INC

Date: March 27, 2017

RE: **FINAL MAP 69341 - FMP - ELKHORN 40 PHASE 1 - A RESIDENTIAL SUBDIVISION**

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.**

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**827483 CURRENT PL Status: Conditional Approval March 21, 2017**

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

1. Please number the lots on Sheet 2 and include the street names.
2. Please note that above-ground utility boxes will not be placed within trail corridors. There appears to be a trail corridor along the east side of the development. (Sheet 5)
3. Please include FMP#69341 on the bottom right corner of the coversheet.
4. Please include a table on Sheet 2, regarding the number of lots, common lots and gross and net acreage of phase 1.
5. Please add a note to sheets 3-5 that all private drives will remain perpetual and non-revocable.

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**827484 DEVCO Status: Conditional Approval March 27, 2017**

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. Prior to recordation of this Final Map, a document acceptable to the City Attorney's Office shall be recorded to relinquish the applicant's interest in the easement granted to both the City of Las Vegas and D.R. Horton Inc. Alternatively, the applicant shall submit the documentation previously provided for a Public Sewer Easement over the existing public sewer line in the Rio Vista Street

Alignment as required by condition #14 of TMP-65275.

2. Per Condition #10 of TMP-65275, grant Pedestrian Access Easements for all public sidewalks, if any, not located within public right of way.
3. On Sheets 3 and 6, grant a Public Sewer Easement, Surface to be Privately Maintained over future private street alignments and alignments where public sewer is being constructed with phase 1 across Lot "A" for the sewer path that services this site on the mylar of this Final Map.
4. On Sheets 5 and 6, show and label the easement granted by instrument #20170104: 02415 and interest relinquished through instrument # 20170314:01557.
5. Per Condition #14 of TMP-65275, add a note to this Final Map that states "No trees or vegetation higher than 3-feet shall be allowed within any Public Sewer Easement."
6. Include the Final Map number, FMP-69341, 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.
8. Site development to comply with all applicable conditions of approval for the Elkhorn 40 Tentative Map (TMP-65275) and all other applicable site-related actions.

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**827485 SURVEY Status: Conditional Approval March 20, 2017**

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

The map is technically correct as submitted.

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End of Comments.

