



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: TRENT KEENAN, 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
TRENT KEENAN DIAMONDBACK LAND SURVEYING, LLC
HUGHES HOWARD COMPANY L L C

Date: May 31, 2017

RE: **FINAL MAP 70540 - SUMMERLIN VILLAGE 24 UNIT 4**

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.**

843213 CURRENT PL Status: Conditional Approval May 17, 2017

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

1. FMP number must be included on the bottom right corner of Sheet 1, which is FMP-70540.
2. Please include a table on Sheet 2, of each large lot and each common lot, with the acreage or square footage listed.

843214 DEVCO Status: Conditional Approval May 31, 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. Per condition #8 of TMP-54314, Public Sewer Easements granted on this Final Map shall be a minimum 20 feet wide. No trees or vegetation over three feet tall shall be allowed within Public Sewer Easements and this Final Map shall note this requirement on all Public Sewer Easements.
2. Per condition #9 of TMP-54314, bonds for monuments associated with this map shall be posted prior to recordation of this Final Map.
3. Per condition #10 of TMP-54314, the property owner must contact the Special Improvement District section of the Department of Public Works (702-229-2136) prior to the release of the Final Map for recordation. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release

of any building permits for this site.

4. Prior to the recordation of this Final Map fill in all recording information for easements being granted by separate document. Alternatively, the easements may be grant on this Final Map if acceptable to the easement grantee.

5. On the cover sheet, the City Engineer's name should be Allen Pavelka, P.E.

6. In Detail "D" on sheet 6, the dimension of "L65" is missing.

7. Revise the signature blocks on sheet one to remove Clark County Jurisdiction references.

8. Correct the misspellings of "sidewalks" in the last paragraph of the owner's certificate on the Mylar of this Final Map.

9. Include the Final Map number, FMP-70540, above the Recorder's Block on the cover sheet.

10. Site development to comply with all applicable conditions of approval for Summerlin Village 24B (TMP-54314) and all other applicable site-related actions.

843215 SURVEY Status: Denied May 23, 2017

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

On Sheet 1: Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Correct the City Surveyor's name (Riekki) and License number (12469). Remove the Clark County Fire Department, Reclamation District and Subdivision Guarantee jurats / signature lines. Revise the Water commitment Statement to reflect Lot "K". Verify the Survey completed date of December 08, 2015 within the Surveyor's Certificate. Complete the intended Common Lot grants within the Owner's Certificate.

On Sheet 2 thru Sheet 8: Graphically show and label the current abutting roadways, Lots and Common Lots along the easterly and southerly boundaries to reflect Stonebridge Unit 3 (Book 152, Page 41). Correct the spelling of Crossbridge to be a single word and the area for Lot "K" within a majority of the Details to reflect 27.38 acres. Correct all references to recorded "final maps" to "Plats". Along the roadways, please add widths at the many right-of-way transitions and within the street island Common Lot details. Provide radial bearings for all PCC, PRC and other non-tangent intersecting lines within the curves. There are Curve and Line annotations labeled on the map sheets that are not listed within the Curve and Line Tables, please update. Show the setting of the required Type III and Type IV-A monuments within the Legend. Please consider inserting "tics" to denote the locations of the many curve transitions for easier interpretation.

On Sheet 3: Verify the intent of Common Lot "D". There is a Lot line break on Sheet 3 but not within Detail "F" on Sheet 8. Check the area of Common Lot "D" as the two labeled areas conflict and also verify the area for Common Lot "B".

The Point of Beginning location is a calculated intersection between a calculated north-south alignment of Section 33 and the west boundary of Lot CS-1 (Bk 149, Pg46). Please consider utilizing a mapped location verses a calculated location for the Point of Beginning.

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



Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.
End of Comments.

A.