



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: MICHAEL A. 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
CHRIS THOMPSON RCI ENGINEERING
RYLAND HOMES NEVADA L L C - % D ROGERS

Date: July 25, 2017

RE: **FINAL MAP 71180 - SANTA ROSA UNIT 2 (SUMMERLIN VILLAGE 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.**

849470 CURRENT PL Status: Conditional Approval July 25, 2017

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 blue line 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 Santa Rosa Townhomes tentative map (TMP-64465).
2. The file number "FMP-71180" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Provide a copy of the approval letter from the Department of Fire and Rescue verifying that the assigned street names are acceptable.
4. Pursuant to Condition #5 of Tentative Map (TMP-64465), provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations.
5. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

849471 DEVCO Status: Conditional Approval July 24, 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 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. Per condition #12 of TMP-64465, 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.
3. Include the Final Map number, FMP-71180, above the Recorder's Block on the cover sheet.
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. Site development to comply with all applicable conditions of approval for the Santa Rosa Townhomes - Summerlin Village 23B Parcel AA Tentative Map (TMP-64465), SV-0018-01, Z 0119-96 and all other applicable site-related actions.

849472 SURVEY Status: Denied July 25, 2017

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

Make modifications to the Certificate of Director of Planning.

Provide missing annotation along Tomales Bay Street on Sheet 3.

Graphically show and identify recording data for all easements servicing this development that were created by separate document.

End of Comments.

