



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: JASON G. 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
OLYMPIA GROUP L L C
CHELSEA JENSEN SLATER HANIFAN GROUP
K A G DEVELOPMENT WEST L L C - % NINETY FIVE MANAGEMENT L L C

Date: August 21, 2017

RE: **FINAL MAP 71345 - SKYE CANYON PARCEL 2.28**

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.**

850617 CURRENT PL Status: Conditional Approval August 17, 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 file number "FMP-71345" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Skye Canyon Parcel 2.28 Tentative Map (TMP-67366) and Skye Canyon II Phase 2 Final Map (FMP-61563).
3. Pursuant to Condition #4 of Tentative Map (TMP-67366), 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.
4. Pursuant to Condition #4 of (TMP-67366), provide proof that a statement of obligation of compliance with the DPMR is included within the Covenants, Codes and Restrictions (CC&R).
5. The street name "Evo Rock Street" is not an approved street name. Revise the street name to match the approved street name "Eve Rock Street."
6. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

850618 DEVC0 Status: Conditional Approval August 21, 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 of approval #8 of TMP-67366, If not already constructed or guaranteed by the master developer, construct half street improvements on Grand Teton Drive and Skye Village Road including appropriate overpaving (where legally able) adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Per condition #17 of the Skye Canyon II Parent Tentative Map (TMP-65803), if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
2. Grant a "Public Sewer Easement, Surface to be Privately Maintained" over the proposed public sewer across common lots "I" and "N". The width of the easements shall be determined by the Design and Construction Standards for Wastewater Collection Systems Table "A" and shall match the approved construction drawings for this site.
3. Per condition #12 of TMP-67366, prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. 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. 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. The submitted Drainage Plan and Technical Drainage study shall be approved prior to recordation of this Final Map.
6. Include the Final Map number, FMP-71345, above the Recorder's Block on the cover sheet.
7. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-65803), Skye Canyon Parcel 2.28 Tentative Map (TMP-67366) and all other site-related actions.

850619 SURVEY Status: Conditional Approval August 16, 2017

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

Within the Legend on Sheet 4 and Sheet 5, correct the area of Common Lot "Z" to read 4.65 Acres.

Otherwise, the plat is technically correct as submitted.

End of Comments.

A handwritten signature, possibly "R.", is written above a horizontal line.