



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
CHRIS. ARMSTRONG - NINETY FIVE MANAGEMENT
CHRIS ARMSTRONG - KAG DEVELOPMENT WEST LLC

Date: September 25, 2017

RE: **FINAL MAP 71602 - SKYE CANYON II PARCEL 2.29 PHASE 1**

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.**

852230 CURRENT PL Status: Conditional Approval September 21, 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-71602" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Provide a note stating the following: "Direct vehicular access to a primary or secondary thoroughfare from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
3. Pursuant to Condition #5 of Tentative Map (TMP-70749), provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations.
4. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

852231 DEVCO Status: Conditional Approval September 25, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not approved yet and is awaiting concurrence from Clark County Regional Flood Control District.

CONDITIONS OF APPROVAL:

1. Per condition #13 of TMP-70749, 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.
2. If constructing public sewer on to Parcel 2.29A with this phase, grant a Public Sewer Easement over the portion of the public sewer line not within Phase 1. Public Sewer Easements granted on this Final map must match the approved construction drawings.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Prior to recordation of this Final Map, the required Drainage Plan and Technical Drainage Study must be approved.
5. Include the Final Map number, FMP-71602, above the Recorder's Block on the cover sheet.
6. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-65803), Skye Canyon II Parcel 2.29 Tentative Map (TMP-70749) and all other site-related actions.

852232 SURVEY Status: Conditional Approval September 14, 2017

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

Incorporate the existing drainage easement (OR:20150219:01786) within Common Lot "C" on Sheet 4.

Otherwise, the map is technically correct as submitted.

End of Comments.

A.