



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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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

Date: September 25, 2017

RE: **FINAL MAP 71603 - SKYE CANYON II PARCEL 2.27 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.**

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**852246 CURRENT PL Status: Conditional Approval September 13, 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-71603" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Pursuant to Condition #4 of Tentative Map (TMP-70716), provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations.
3. Revise the signature block of the Department of Planning certificate to read:

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DIRECTOR OF PLANNING  
CITY OF LAS VEGAS

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**852247 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 #12 of TMP-70716, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed subdivision. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. No parking is allowed on one side of stub streets where the curb to curb width is 32-feet unless allowed by the Fire Code. Grant an Emergency Access Easement where required on the approved construction drawings for this site.
2. Per condition #13 of TMP-70716, 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.
3. Revise note "X11" to accurately reflect that it is a "Bureau of Land Management grant to the City of Las Vegas for Road, Sewer, Drainage, and Streetscape purposes."
4. On sheet 3, Common Lot "A" shall also be labeled as a Public Drainage Easement to be Privately Maintained by the Homeowner's Association.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Prior to recordation of this Final Map, the required Drainage Plan and Technical Drainage Study must be approved.
7. Include the Final Map number, FMP-71603, above the Recorder's Block on the cover sheet.
8. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-65803), Skye Canyon Parcel 2.27 Tentative Map (TMP-70716) and all other site-related actions.

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**852248 SURVEY Status: Conditional Approval September 14, 2017**

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

Verify Lot numbers 52 and 54 position on Sheet 3.

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

Otherwise, the map is technically correct as submitted.

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End of Comments.

*AR.*