



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

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
PULTE HOMES
CHELSEA JENSEN SLATER HANIFAN GROUP
K A G DEVELOPMENT WEST L L C - % NINETY FIVE MANAGEMENT L L C
PN II INC NEVADA

Date: September 27, 2017

RE: **FINAL MAP 71631 - SKYE CANYON PARCEL 2.23B**

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.**

852355 CURRENT PL Status: Conditional Approval September 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 file number "FMP-71631" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

852356 DEVCO Status: Conditional Approval September 27, 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 approved but an update is required.

CONDITIONS OF APPROVAL:

1. Per condition #14 of TMP-65808, 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 across Common Lot "A" between Eagle Canyon Avenue and Skye Sweep Street.

2. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works(229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. 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. For easement "E1" on sheet 5, please clarify the type of access easement that is being given to the City of Las Vegas. Additionally, remove the "Note: No Trees or Vegetation Taller than 3.00 Feet Are Allowed in the Public Sewer Easement". This note appears on the civil plans and as a condition on the Tentative Map and therefore does not need to be on the Final Map.
4. An update to the previously approved Drainage Plan and Technical Drainage Study to address the alignment of the Public Drainage Easement over Common Lot "K" must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. Provide and improve all drainageways recommended in the approved drainage study update. The Public Drainage shown on Common Lot "K" shall match what is approved in the required Drainage Study update.
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. Include the Final Map number, FMP-71631, 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 2.23B Tentative Map (TMP-65808) and all other site-related actions.

852357 SURVEY Status: Conditional Approval September 19, 2017

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

The two Lots being merged and re-subdivided with this application, Parcel 2.23B and Parcel 2.23C of Book 153, Page 24 of Plats are currently vested in different owners. Ownership should either be consolidated or percentages of ownership established prior to the recordation of this plat. Handling this step now will expedite the Assessor's Office process as they will not work the map in their system until Ownership is consolidated / determined.

Otherwise, the map is technically correct as submitted.

End of Comments.

