



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JOHN E. FORSMAN, PLS
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
T H M ENTERPRISES INC
DUSTIN MANNING - THM ENTERPRISES, INC

Date: October 16, 2017

RE: **FINAL MAP 71762 - ELKHORN & GRAND CANYON**

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.**

853026 CURRENT PL Status: Conditional Approval October 05, 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-71762" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of this map shall be amended to remove "Elkhorn" and replace with "Elkhorn & Grand Canyon" as shown on TMP-64790.
3. Provide a note stating the following: "Direct vehicular access to Solar Avenue from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
4. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

853027 DEVCO Status: Conditional Approval October 16, 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 has been submitted to the Flood Control Section of the Department of Public Works but has yet to be approved.

CONDITIONS OF APPROVAL:

1. Per condition #8 of TMP-64790, dedicate 50-feet of right-of-way for Elkhorn Road, 40-feet for Grand Canyon Drive and 30-feet for Solar Avenue. Additionally, dedicate a 25-foot radius on the southwest corner of Solar Avenue and Grand Canyon Drive and a 30-foot radius with a Traffic Signal Chord Easement at the northwest corner of Grand Canyon Drive and Elkhorn Road on the Final Map for this site.
2. Per condition #9 of TMP-64790, grant Pedestrian Access Easements for all public sidewalk located outside of the public right-of-way.
3. Per condition #11 of TMP-64790, label Western Sun Drive as a "Private Street with a Public Utility Easement, Public Sewer Easement, and Public Drainage Easement to be privately maintained by the Homeowner's Association.
4. Per condition #13 of TMP-64790, all of Common Element "C" and the adjacent portion of Common Element "B" (25 foot width) shall be granted as Public Sewer Easement. A note shall appear on the Final Map for this easement such as "Public Sewer Easement Hereby Granted, Surface to be Privately Maintained."
5. Label Common Element "D" as a Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
6. In the Common Area and Utility Easement Note on sheet 1, revise "For Property Owner" to "Or Property Owner."
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Prior to recordation of this Final Map, the required Drainage Plan and Technical Drainage Study must be approved.
9. Include the Final Map number, FMP-71762, above the Recorder's Block on the cover sheet.
10. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Elkhorn & Grand Canyon Tentative Map (TMP-64790) and all other site-related actions.

853028 SURVEY Status: Denied October 12, 2017

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

Revise the name of this Plat within the sheet header and title block to "Elkhorn & Grand Canyon" in order to match the approved Tentative map.

Please revise option 4 within the Surveyor's Certificate to include language for monument bonding. Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Provide a signature line within the jurats.

The current legal description excludes the street rights-of-way being dedicated by this plat around the site perimeter. The Legal description can be described by aliquot part to reflect the gross acreage. A metes and bounds description sufficient to arrive at an area of 5.08 acres should be included thereafter. On the map sheet, define the plat boundary as the gross parcel along the

perimeter street centerlines.

Include the Common Lot count within the Lot Tabulation. Include the setting of the required reference monuments within the "Set Type III monument" statement within the Legend.

Please label the instrument by which the abutting street right-of-ways were dedicated. Verify the widths of the street rights-of-way being offered for dedication and the return radii as they are all 5' less than the existing abutting dedications / requirements. Provide dimensions along the right-of-way dedication limits. Revise the square footages for the Common Lots to include the entire lot area. Verify the dimensions for Lot 1 and Lot 12. Label the private drive as a Common Lot with an acreage.

Ensure that all text meets the size requirement to meet County Recorder 0.10' text height minimum.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.
End of Comments.