



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: MICHAEL A. LATHAN, 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
AIMEE IGNATOWICZ-ENGLISH TRITON ENGINEERING
HORTON D R INC

Date: January 02, 2018

RE: **FINAL MAP 72132 - ELKHORN 40 PHASE II**

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.**

855638 CURRENT PL Status: Conditional Approval December 07, 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-72132" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please note that above-ground utility boxes will not be placed within trail corridors. There appears to be a trail corridor along the east side of the development. (Sheet 5).
3. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

855639 DEVCO Status: Conditional Approval December 14, 2018

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

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #10 of TMP-65275, grant Pedestrian Access Easements for all public sidewalks, if any, not located within public right of way.

2. Remove note #6 regarding landscaping in public sewer easements. The note will be required on the civil improvement drawings.
 3. On sheet 5, Common Element "I" must also be granted as a Public Drainage Easement to be Privately Maintained.
 4. Include the Final Map number, FMP-72132, above the Recorder's Block on the cover sheet.
 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. Site development to comply with all applicable conditions of approval for the Elkhorn 40 Tentative Map (TMP-65275) and all other applicable site-related actions.
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855640 SURVEY Status: Conditional Approval December 06, 2017

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

Revise the language within the Owner's Certificate to make reference to Common Element Lots to mimic what is being created within the map sheets.

Within the Legend, add an acreage for the Private Street network.

Otherwise, the map is technically correct as submitted.

End of Comments.

✓ Rwm