



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
CHELSEA JENSEN SLATER HANIFAN GROUP
RICHMOND AMERICAN HOMES NEVADA I - % WALSH BRIAN

Date: December 14, 2017

RE: **FINAL MAP 72168 - SKYE KNOLL 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.**

855651 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-72168" 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 Crossbridge Drive from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

855652 DEVCO Status: Conditional Approval December 14, 2017

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 is on file with the Flood Control Section of the Department of Public Works but an update is required prior to recordation.

CONDITIONS OF APPROVAL:

1. Prior to or concurrent with the recordation of this Final Map, the entry across the adjacent common lot must be dedicated. Provide the recordation information on this Final Map.
2. Common Lot G shall be labeled as a "Public Sewer Easement, Surface to be Privately Maintained".
3. Per Condition #11 of TMP-71264 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.

4. The submitted update to the previously approved Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.
5. Include the Final Map number, FMP-72168, above the Recorder's Block on the cover sheet.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Site development to comply with all previous conditions of approval for the Skye Knoll Tentative Map (TMP 70239) and all other site-related actions.

855653 SURVEY Status: Denied December 12, 2017

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

In an effort to maintain consistency, please change all references to Common Areas, Lots etc. to "Common Element Lots".

Please provide reference to an ingress / egress easement through Common Lot Q of Stonebridge - Unit 3.

Please modify the legend to include setting type III monuments and reference monuments.

Set additional type III monuments at indicated points of geometry within Crossbridge Drive.

End of Comments.

