



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON G. KLINE, 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
OLYMPIA GROUP L L C
CHELSEA JENSEN SLATER HANIFAN GROUP
SECTION 12 L L C - % NINETY FIVE MGT L L C~% D HE
Date: April 23, 2018
RE: **FINAL MAP 73067 - SKYE CANYON II PHASE 3A**

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.**

862229 CURRENT PL Status: Conditional Approval April 10, 2018

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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-73067" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

862230 DEVCO Status: Conditional Approval April 19, 2018

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

The submitted Final Map is in substantial conformance to the Development Agreement and what is shown on the Tentative Map (TMP-65803). We note that a Technical Drainage Study has not been approved and a Technical Drainage Study must be approved before this Final Map can be recorded. We also note that the City prefers that all City Easements and rights-of-way be granted with this Final Map and not by separate document.

CONDITIONS OF APPROVAL:

1. Per Condition #13 of TMP-65803, dedicate all Village Street public right-of-way including appropriate radius corners, right turn/dual lefts (Standard Drawing #201.1), transitions and bus turnouts (Standard Drawing # 234.1 and or #234.3) as required by the approved Traffic Study along with any approved updates concurrent with each Final Map that includes these required dedications. Revise the boundary of this Final Map to include all of the right-of-way dedication for Grand Canyon Drive and the intersection of Grand Canyon Drive and Skye Village Road (where

owned by the Master Developer).

2. Per Condition #19 of TMP-65803, Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.
3. Per Condition #21, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of each Final Map which creates individual "Pod" Developments or the submittal of any construction drawings proposing to construct Village Street, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plans/studies. The Master Developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plans/Studies concurrent with development of this site.
4. Revise note E1 to include a Streetlight and Traffic Control Device Devise Easement. Additionally, grant Traffic Signal Chord Easements at the southeast and southwest intersection of Skye Park Drive and Grand Canyon Drive.
5. If the cutout alignment (where the bus turn outs are located) on sheets 4 and 8 are for bus shelter pads, then they should not be right-of-way. All Regional Transportation Commission (RTC) bus shelter easements shall be granted by separate documents. Provide the recording information of the mylar of this Final Map.
6. Per the Development Agreement, revise Street "D" to be a common lot to be privately maintained by the Master Homeowner's Association.
7. Include the Final Map number, FMP-73067, 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) and all other site-related actions.

862231 SURVEY Status: Conditional Approval April 12, 2018

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

The map is technically correct as submitted.

End of Comments.

RWM ✓