



# 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  
CHELSEA JENSEN SLATER HANIFAN GROUP  
RICHMOND AMERICAN HOMES NEVADA  
NOBLE CLARENCE & KRESSIE

Date: May 31, 2018

RE: **FINAL MAP 73427 - CONNOR HILLS 2**

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.**

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**864520 CURRENT PL Status: Denied May 30, 2018**

If you have any questions regarding the following Planning comments please call 229-6301

The Trails Element of the Las Vegas 2020 Master Plan requires an equestrian (recreation) trail on the east side of Grand Canyon Drive. This trail consists of a five-foot amenity zone, 10-foot trail path and at least five feet of landscaping. The map indicates that only 15 feet is available to accommodate this trail.

The Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Connor Hills 2 (TMP-62355), which states in Condition #9 - Grant an Equestrian Trail Easement on Grand Canyon Drive. The trail shall be located within a common lot and be maintained by the Homeowner's Association.

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The file number "FMP-73427" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

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**864521 DEVCO Status: Conditional Approval May 29, 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 is on file with the Flood Control Section of the Department of Public Works.

**CONDITIONS OF APPROVAL:**

1. Revise the radius corner at the southeast corner of Deer Springs Way and Grand Canyon Drive to a 30-foot radius and grant a Traffic Signal Chord Easement.

2. A Petition of Vacation, such as VAC-72540, shall record prior to and concurrent with the recordation of this Final Map.
  3. Include the Final Map number, FMP-73427, above the Recorder's Block on the cover sheet.
  4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
  5. Site development to comply with all previous conditions of approval for the Connor Hills 2 Tentative Map (TMP-70239) and all other site-related actions.
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**864522 SURVEY Status: Denied May 24, 2018**

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

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Add Common Element (C.E.) to the Legend. Verify radius (40' vs 30') at Deer Springs and Grand Canyon.

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End of Comments.

✓ RWM