



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: CRAIG K. MATSUEDA, 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
RYLAND HOMES NEVADA L L C - % D ROGERS
GREYSTONE NEVADA L L C

Date: June 11, 2018

RE: **FINAL MAP 73450 - SUMMERLIN VILLAGE 24 PARCEL D**

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.**

864769 CURRENT PL Status: Conditional Approval June 05, 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 blue line Final Map, subject to the changes, comments and corrections noted as follows:

1. On the Title Page correct "Summerlin Village 24 - Parcel D" and replace it with "Summerlin Village 24 - Parcel D", which was the approved title for Tentative Map (TMP-71302).
2. The file number "FMP-73450" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. 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.
4. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the _____ day of _____, 201_.

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING

864770 DEVCO Status: Conditional Approval June 07, 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 #11 of TMP-71302, 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.
2. In note "Diamond P", remove the word "Surface" and add "Public Sewer Easement".
3. On sheet 3, identify the access crossing Common Lot "R" per Plat 152-41 from Crossbridge Drive to Fowler Pointe Street. Additionally confirm the access width is sufficient to accommodate the entrance.
4. On sheet 5, note "X1", confirm plat reference."
5. Grant a new public sewer easement overlying the existing public sewer easement and label "Public Sewer Easement with Private Surface Easement per This Map.
6. On sheet 5, label the offsite Public Sewer Easement per document#20150602:03646.
7. On sheet 5, label the recorded document number for the public sewer easement located across Lot NP-1. If one does not exist, then a Public Sewer Easement by separate document shall be recorded prior to the recordation of this Final Map.
8. On sheet 6, identify notes "X3" and "X4" in the legend.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. Include the Final Map number, FMP-73450, above the Recorder's Block on the cover sheet.
11. Site development to comply with all previous conditions of approval for the Summerlin Village 24 Parcel D Tentative Map (TMP-71302) and all other site-related actions.

864771 SURVEY Status: Denied May 31, 2018

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

On the cover sheet, provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Include an acreage within the Legal Description. Revise the language within the Owner's Certificate to make reference to Common Element Lots to mimic what is being

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created within the map sheets.

Verify the lot count and provide an acreage for the Private Streets within the Lot Tabulation. Within the Legend, revise square "P" to include "Public Drainage Easement" and "Public Sewer Easement" verbiage.

For the two "offset" cull-da-sacs, provide line work, annotation and monuments at the radius center. Verify the centerline radius of 500.00' vs 501.20' for Grey Dunes Avenue between Sheet 3 and Sheet 4. Verify C2 on Sheet 5.

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

End of Comments.

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