



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
NINETY FIVE MANAGEMENT, LLC
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Date: August 06, 2018

RE: **FINAL MAP 73971 - SKYE CANYON II PHASE 5**

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.**

868137 CURRENT PL Status: Denied August 01, 2018

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

Department of Planning staff has denied your request for technical review of the blue line Final Map, due to the following issues:

1. The file number "FMP-73971" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The proposed map includes a parcel (APN 125-07-501-006) that was included in the revised Skye Canyon Master Plan development agreement after 2014; however, the parcel is currently zoned PD (Planned Development) with a General Plan designation of PCD (Planned Community Development), and was not included in the parent Tentative Map (TMP-53058) for Skye Canyon. A General Plan Amendment (PCD to TND), Rezoning (from PD to T-D), Major Modification (to remove the parcel from the Grand Canyon Village Master Plan) and a new Tentative Map to include the parcel is necessary prior to approval of a final map for the site.
3. Alternatively, revise this final map to exclude APN 125-07-501-006.

868138 DEVCO Status: Conditional Approval July 26, 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. Skye Canyon II Phase 3A (FMP-73067) must record prior to or concurrent with this Final Map. Additionally dedicate 5 feet of right-of-way along Oso Blanca Road to match the previously determined curb location along Oso Blanca Road along with a 25-foot radius and the corner of Drake Drive and Oso Blanca Road.
2. 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 drainage ways 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.
3. Grant appropriate Public Pedestrian Access, Traffic Control, and Streetlight Easements on this Final Map match what has been granted on previous Final Map Phases. The width shall match the approved cross sections in the Skye Canyon Development Agreement.
4. On Sheet 4, revise the right of way to be a straight transition at the western end of the right turn lane where it transitions from a right turn lane back to the normal right-of-way width (remove the ingress/egress radii).
5. Include the Final Map number, FMP-73971, above the Recorder's Block on the cover sheet.
6. 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.

868139 SURVEY Status: Conditional Approval July 24, 2018

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

Please ensure that all recording information is complete prior to returning the mylar for final CLV approval. No roadway monuments are being set with this map so need for bonding. Revise jurats accordingly.

Otherwise, the map is technically correct as submitted.

End of Comments.