



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.  
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 OF NEVAD

Date: September 10, 2018

RE: **FINAL MAP 74271 SCOTSPINE 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**

**870224 CURRENT PL Status: Conditional Approval September 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 blue-line Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-74271" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

**870225 DEVCO Status: Conditional Approval September 10, 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 but an update is required prior to recordation.

**CONDITIONS OF APPROVAL:**

1. Label the private street as "Granted" not "Created".
2. On sheet 6, easement "X1" is being processed by a separate document. Provide the recorded document information prior to recordation of the Final Map.
3. On sheet 9, show the existing Public Sewer and Public Drainage Easement granted per Book 152, Page 41 of Plats. The access easement "X5" shall be private and the recording information shall be provided on the mylar of this Final Map.
4. On sheet 9, grant a Public Sewer Easement over Common Element "A" adjacent to Connery Glenn Avenue such that the easement width is a minimum 10 feet from the proposed sewer line in

Connery Glenn Avenue. This easement shall match the approved civil improvement plans. Additionally, label easement "X5" as a "Private" access easement.

5. Prior to the recordation of this Final Map, provide a minimum of 100' of queuing from the flowline on Crossbridge Drive to the callbox. Alternatively, provide a queuing analysis to justify a shorter length.

6. Revise note "Diamond P" as a "Public" drainage easement to be maintained by the Homeowner's Association on all sheets.

7. In conformance with Condition #9 of TMP-72384, prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map. An affidavit, signed and notarized by the property owner, may be required if the assessable acreage of the parcel(s) has decreased from previous or the amount of lots either decreases or increases from the Tentative Map.

8. Include the Final Map number, FMP-74271, above the Recorder's Block on the cover sheet.

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. Site development to comply with all previous conditions of approval for the Scots Pine Tentative Map (TMP 72384) and all other site-related actions.

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**870226 SURVEY Status: Denied September 10, 2018**

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

Replace "created" with "granted" for all easement grants per this plat. Include "Public" for all City of Las Vegas Sewer, Drainage, Access or other public easements.

Please ensure that all recording information is complete prior to returning the mylar for final CLV approval.

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End of Comments.

✓ RWM