



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: RAYMOND A. JOHNSON, 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
HUGHES HOWARD COMPANY L L C

Date: October 08, 2018

RE: **FINAL MAP 74490 - SUMMERLIN VILLAGE 21 UNIT 1 LARGE LOT FINAL MAP**

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.**

871189 CURRENT PL Status: Conditional Approval September 25, 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-74490" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Summerlin Village21 (TMP-73332).
3. Revise "A Street" to conform to a name approved by Las Vegas Fire and Rescue Department, Communications Division.
4. Revise the signature block of the Department of Planning certificate to read:

ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS

871190 DEVCO Status: Conditional Approval October 01, 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 for the Summerlin West area is on file with the Flood Control Section of the Department of Public Works. All subsequent subdivisions of this site will be required to provide individual drainage studies.

CONDITIONS OF APPROVAL:

1. Per Condition #2 of VAC-73311, VAC-73311 must record prior (concurrent with) the Final Map for this site. Median islands shown on this Final Map cannot be created without the recordation of

2. Per condition #10 of TMP-73332, Public Sewer Easements granted on this Final Map shall be a minimum 20 feet wide. No trees or vegetation over three feet tall shall be allowed within Public Sewer Easements and this Final Map shall note this requirement on all Public Sewer Easements.
3. Per condition #12 of TMP-73332, bonds for monuments associated with this map shall be posted prior to recordation of this Final Map.
4. Per condition #13 of TMP-73332, the property owner must contact the Special Improvement District section of the Department of Public Works (702-229-2136) prior to the release of the Final Map for recordation. 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.
5. Revise the 3rd paragraph in the owner's certificate to include sidewalk ramps after "for the purposes of placing..."
6. Provide median openings for the Common Lot within Desert Foothills Drive to match median openings approved in the Master Traffic Study.
7. Prior to the recordation of this Final Map fill in all recording information for easements being granted by separate document. Alternatively, the easements may be grant on this Final Map if acceptable to the easement grantee.
8. On sheet 7, dimension the easement referenced by "Square Note 1" and label it as a "Public Sewer and Drainage Easement, surface to be privately maintained".
9. On sheet 7, "Square Note 2" is not a public drainage easement.
10. All existing and proposed rights-of-way should be shown as "dedicated", not "granted".
11. All proposed access easements should be labeled as "public" or "private" and should be "granted" not "created" with an indication who the easement is granted to.
12. Include the Final Map number, FMP-74490, above the Recorder's Block on the cover sheet.12. Site development to comply with all applicable conditions of approval for Summerlin Village 24B (TMP-54314) and all other applicable site-related actions.

871191 SURVEY Status: Denied September 27, 2018

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

Revise the language within the Owner's Certificate to make reference to Common Element Lots to mimic what is being created within the map sheets. Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

An application to vacate a portion of Carriage Hill Drive (VAC-73311) must record prior to this final map. Reference to this vacation and its associated recording information shall be included within the map Title Block, Header and Legal Description. The geometry on this map and the geometry submitted within the vacation application do not agree. Verification and proper notification to CLV staff of which configuration is correct is hereby requested.

✓ RWM

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

Provide a Lot Tabulation table that shows a lot count and acreage for each of the different type of lots (large pod, common lot, NP, etc.) included within the map. The legal description must include an acreage. Ensure that all recording information for easements and other recordings being performed by separate documents are complete prior to returning the mylar for final CLV approval

The magnitude of missing and/or incorrect data within the map is too substantial to be individually listed within this memorandum. Therefor reference the attached redlines and make corrections to: boundary not matching existing abutting platted lines; missing / incorrect annotation, course and curve tables; incorrect radius for spandrels; easements being granted by this map must be fully annotated to determine their locations; incorrect / conflicting lot and common lot areas / acreages; include sufficient details of areas that are too clustered to determine intent; missing existing right-of-way dedication area for Summerlin Parkway; delete duplicate and "floating" labeling; verify graphic scales; missing labels of abutters.

End of Comments.