



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: RAYMOND A. JOHNSON, PLS
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 blue line 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 Village 21 (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

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.