



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: MICHAEL LATHAN, PLS - TRI-CORE SURVEYING, LLC
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
RCI ENGINEERING
TOLL SOUTH L V L L C - C/O GARY M MAYO

Date: January 07, 2020

RE: **FINAL MAP 78108 - SUMMERLIN VILLAGE 21 PARCEL C AND D 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.**

895828 CURRENT PL Status: Conditional Approval December 30, 2019

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-78108" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of the map shall be changed to "SUMMERLIN VILLAGE 21 PARCEL C & D PHASE 1" to match exactly the name of the approved Tentative Map (TMP-76676). The "AND" shall be replaced with an ampersand "&".
3. It is noted that the phasing of the FM does not exactly match the phasing shown in the TM; however, the FM remains in substantial compliance with the approved TM.

895829 DEVCO Status: Conditional Approval January 06, 2020

If you have any questions regarding the following Development Coordination comments please call 229-6327

1. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
2. On Sheet 6 show public sewer and public drainage easements granted by separate document over the same area as "E2". The document must record prior to approval of the mylar and the recorded information shown on the FMP mylar.
3. On Sheet 6 provide a widened public sewer and public drainage easement by separate document over the adjacent master HOA common lot along Ridge Pine Street. The document

must record prior to approval of the mylar and the recorded information shown on the FMP mylar. The easement width shall match that of E4 immediately adjacent to the east unless otherwise allowed by the City Engineer.

4. Sheets 3 through 8 inclusive: Change language for private street notation in legend (note "P") to the following language: "PRIVATE STREET, PUBLIC UTILITY EASEMENT (P.U.E.), PUBLIC SEWER EASMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS MAP. EASEMENT TO BE PRIVATELY MAINTAINED'
5. On Sheet 4 C.E. "N" must be granted as a public drainage easement. On Sheet 5 a public drainage easement must be granted on Lot 102 on Gandara Street to accommodate the storm drain drop inlet shown on grading plans in the drainage study (DS5181). On Sheet 6: there needs to be a public drainage easement at the easterly boundary of Lot 107 and C.E. "L" to accommodate a drop inlet as shown on the drainage study.
6. On Sheet 6 in the legend for note E4, and on Sheet 7 for note E5, replace "WITH PRIVATE SURFACE MAINTENANCE BY THE HO.A." with: "EASEMENT TO BE PRIVATELY MAINTAINED." On Sheets 3-8 Note "P", remove the word "SURFACE".
7. Per Condition #8 of TMP-76676, provide a minimum of one pedestrian access point near the north end of the site. Coordinate with the Traffic Engineering Division of Public Works to determine appropriate location(s).
8. Include the Final Map number, FMP-78108, above the Recorder's Block on the cover sheet.
9. Comply with all conditions of approval for the Tentative Map for Summerlin Village 21 Parcels C & D [TMP-76676].

895830 SURVEY Status: Conditional Approval January 06, 2020

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

Revise the Header and Title Block to read A Merger and Re-subdivision (all Sheets).

At this time, please leave the name of the City Engineer blank.

Verify the Lot and Common Lot count within the Legend (all Sheets).

On Sheet 6, show the entire limits of easement rectangle E4 within Lot 63 or provide proof of vacation of same.

End of Comments.

