



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN, PLS - G.C. WALLACE COMPANIES
From: ALAN R RIEKKI, PLS - CITY SURVEYOR 
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
THE HOWARD HUGHES CORPORATION

Date: February 03, 2020

RE: **FINAL MAP 78162 - SUMMERLIN VILLAGE 25 UNIT 3**

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.**

896263 CURRENT PL Status: Conditional Approval January 14, 2020

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-78162" 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- Summerlin Village 25 (TMP-76354).

896264 DEVCO Status: Conditional Approval January 28, 2020

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 #16 of TMP-76354, 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.
2. Per condition #17 of TMP-76354, provide easements for all required public infrastructure (sewer, drainage, traffic) that are outside the public right-of-way. If locations are known at this time, please provide these easements on this map.

3. Revise the corner radii for all public street intersections to be a minimum of 40 feet instead of 30 feet.
4. Include the Final Map number, FMP-78162, above the Recorder's Block on the cover sheet.
5. Site development to comply with all applicable conditions of approval for Summerlin Village 25 (TMP 76354 and all other applicable site-related actions).

896265 SURVEY Status: Denied January 22, 2020

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

Reference the recorded Village 25 Unit 1 Final Map (Bk 160, Pg 60) and the recorded Village 25 Unit 2 Final Map (Bk 160, Pg 86) within the Legal Description, Basis of Bearings, Vicinity / Survey analysis and the map sheets.

Verify, insert and correct boundary annotation and dimensions and other annotation as shown on the redlines.

Add our new City Engineer: Steve Ford, PE# 12175 to Sheet 1.

Please revise the Access easements to read "40' wide Private Access Easement for the Benefit of Lot ? (abutting Lot)"

End of Comments.

