



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: ROBERT FOLEY, 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
CHELSEA JENSEN WESTWOOD PROFESSIONAL SERVICES
K B HOME L V ASCENT L L C - C/O S BLEAZARD

Date: April 09, 2020

RE: **FINAL MAP 78576 - SUMMERLIN VILLAGE 21 PARCEL J ASCENT**

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.**

898951 CURRENT PL Status: Conditional Approval April 02, 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-78576" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Correct the street name "Alpine Cover Avenue" to "Alpine Cove Avenue."
3. Provide a note stating the following: "Direct vehicular access from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
4. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Summerlin Village 21 Parcel J - Ascent (TMP-77375).

898952 DEVCO Status: Conditional Approval April 01, 2020

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

We note that a Drainage Plan and Technical Drainage Study is on file with the Flood Control Section of the Department of Public Works but is not yet approved pending corrections to this Final Map.

CONDITIONS OF APPROVAL:

1. Coordinate with the Flood Control section of the Department of Public Works to determine if the proposed 5-foot side and rear lot drainage easements shown on multiple lots are necessary. If they are to remain, revise the drainage easements from private to public drainage easements to be privately maintained. If not necessary, the Final Map shall be revised to eliminate them prior to recordation..

2. Delineate the 30-foot Sewer and Drainage Easement thru Common Element "H".
3. 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.
4. Prior to recordation of the Final Map, a Pedestrian Circulation and Safety Plan shall be submitted to and approved by the City Traffic Engineer.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all previous conditions of approval for the "Summerlin Village 21 Parcel J" Tentative Map (TMP 77375) and all other site-related actions.

898953 SURVEY Status: Conditional Approval April 07, 2020

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

Complete all blank recording data for easements by seperate document.

Make a minor correction to the Planning Certificate.

Otherwise, the map is technically correct as submitted.

End of Comments.

