



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON G. KLINE, PLS - WALLACE MORRIS KLINE SURVEYING
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
WESTWOOD
WOODSIDE HOMES NEVADA L L C - C/O P HELFRICH

Date: May 19, 2020

RE: **FINAL MAP 78727 - SKYE CANYON PHASE 3A PARCEL 2.03 PHASE 2**

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.**

899636 CURRENT PL Status: Denied May 12, 2020

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has denied your request for technical review of the blue line Final Map, subject to Tentative Map of Skye Canyon Phase 3A Parcel 2.03 (TMP-75356), which shows 106 residential lots. The current final map residential units provided, when added to the recorded FMP-78267, shows a total of 107 residential lots.

In addition to the foregoing, the following comments are also made in conjunction with this map.

1. The file number "FMP-78727" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. On Sheet 5, the area that is shown as "CE G" on recorded Final Map Skye Canyon Phase 3A Parcel 2.03 Phase 1 shall be clearly noted.
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 Skye Canyon Phase 3A Parcel 2.03 (TMP-75356).

899637 DEVCO Status: Conditional Approval May 19, 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 is on file with the Flood Control Section of the Department of Public Works. We also note the Phase 1 (FMP-78267) was recorded on 5/6/2020 as Book 161, Page 95 of Plats and the proper recording information should be reflected on the mylar of this Final Map.

CONDITIONS OF APPROVAL:

1. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works(702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. 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. Label CE "G" as a pedestrian easement in favor of this subdivision.
3. Include the Final Map number, FMP-78727, above the Recorder's Block on the cover sheet.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the "Skye Canyon II Phase 3a Parcel 2.03" Tentative Map (TMP 75356) and all other site-related actions.

899638 SURVEY Status: Conditional Approval May 19, 2020

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

Ensure that all recording information is complete prior to returning the mylar for final CLV approval

Please correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.

End of Comments.

A.