



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: TERRY HAMBLET, PLS - ACTUS  
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  
ACTUS  
WILLIAM LYON HOMES  
REDPOINT VILLAGE - SUMMERLIN L P - C/O HEARTHSTONE INC

Date: May 28, 2020

RE: **FINAL MAP 78746 - CASCADES SUMMERLIN VILLAGE 21 PARCEL L**

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.**

**900239 CURRENT PL Status: Conditional Approval May 20, 2020**

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

Department of Planning staff has found substantial conformance to lot size and minor street reconfiguration along McLoughlin Street; therefore 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-78746" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. 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.
3. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map- Cascades Summerlin Village 21 Parcel L - (TMP-76889).

**900240 DEVCO Status: Conditional Approval May 27, 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 has been approved by the Flood Control Section of the Department of Public Works for this site.

**CONDITIONS OF APPROVAL:**

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 (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map. An affidavit, signed and notarized by the property owner, may be required if the

assessable acreage of the parcel(s) has decreased from previous or the amount of lots either decreases or increases from the Tentative Map.

2. On sheet 4, designate Common Element "D" as a Public Sewer Easement.
3. Add a note to the Final Map stating "Common Element Lot A through Common Element Lot D are public drainage easements to be privately maintained".
4. The lot line between Common Element D and lot 3 must match the approved civil improvement drawings. All other 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 Cascades Summerlin Village 21 Parcel L Tentative Map (TMP-76889).

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**900241 SURVEY Status: Denied May 21, 2020**

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

Remove CCWRD from the LVVWD note and add the City Engineer, Steve Ford, P.E. No. 12175 on Sheet 1.

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

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End of Comments.

