



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
From: ~~for~~ ALAN R RIEKKI, PLS - CITY SURVEYOR *MFK* MICHAEL F. KINNEY, PLS
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
%CHELSEA PELTIER SLATER HANIFAN
LENNAR HOMES
GREYSTONE NEVADA L L C

Date: April 15, 2014

RE: **FINAL MAP 53470 - SUMMERLIN VILLAGE 23B PARCEL R-S 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.**

615829 CURRENT PL Status: Conditional Approval April 15, 2014

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

Department of Planning staff has administratively approved your request for technical review of the subject final map, subject to the following:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Summerlin Village 23B Parcel R-S (TMP-50099).
2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
3. The file number "FMP-53470" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Please remove the word "DATE" from the Director's signature line.
5. The following street name and/or suffix revisions shall be made on all affected sheets in conformance with Las Vegas Fire and Rescue Department requirements and the Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition:

* Elder View Street shall be named Elder View Drive.

Please note that two 24" x 36" bond copies and one 8.5" x 11" reduced copy of the recorded mylar must be submitted back to the City of Las Vegas for archival purposes.

615830 DEVCO Status: Conditional Approval April 15, 2014

If you have any questions regarding the following Development Coordination comments please call 229-6541

COMMENTS:

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works. We also note that FMP-53036 is the Unit 1 Final Map and it must record prior to the recordation of this Final Map.

CONDITIONS OF APPROVAL:

1. Prior to the recordation of this Final Map, a Final Map such as FMP-53036 shall record for Unit 1.
2. Prior to the recordation of this map, the recording information for the Unit 1 on sheets 4 and 6 shall be completed in the "Circle P" note.
3. Revise note "E2" on all sheets to be a "Private Access Easement to be Privately Maintained."
4. Per Condition #15 of TMP-50099, 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) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots being created by this Final Map. 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.
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 23B Parcel R-S (TMP-50099) and also with the Summerlin Development and Improvement Standards.

615831 SURVEY Status: Denied April 10, 2014

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

Please check the area of Lot 98, Sheet 5.

There appears to be a discrepancy on the southwest boundary of this Map with the earlier submitted Phase 1 Map. Please rectify this discrepancy and make appropriate changes. This will affect your legal description, area, annotation, etc., either on the Phase 2 Map or on the Phase 1 Map.

Verify with Department of Planning and/or Public Works, Development Coordination that "E2" should be a private access easement rather than a public access easement.

Please ensure that all recording information is complete prior to returning the Mylar for final approval.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

End of Comments.