



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: PAUL BURN
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
THE HOWARD HUGHES COMPANY, LLC
GCW, INC.

Date: October 08, 2015

RE: **PARCEL MAP 61340 - THE HOWARD HUGHES COMPANY, LLC (SUMMERLIN VILLAGE 26 PARCEL MAP)**

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.**

727039 CURRENT PL Status: Conditional Approval October 05, 2015

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 parcel map, subject to the changes, comments and corrections noted as follows:

1. The parcel file number "PMP-61340" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. As these parcels do not constitute a common interest community, please relabel the common elements as Lots 2, 3 and 4.
3. Add the following jurat text (do NOT include a signature line) to the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 09/15/15:

"These parcels currently have no water service, and a water commitment is not granted, implied or guaranteed by the approval of this map."

4. We note that there is no minimum lot width or size in Summerlin under the Development Agreement with the City of Las Vegas for Villages 10, 11, 12 and 26. Specific standards may be imposed by the Master Developer through private agreements.

727037 DEVCO Status: Conditional Approval October 08, 2015

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

We note that this Parcel Map is for large lots and not intended for immediate development. Therefore, no improvements are required prior to the recordation of this Parcel Map. However,

upon development of each parcel off-site improvements will be required to meet current Summerlin Standards.

CONDITIONS OF APPROVAL:

1. Provide "PMP 61340" on Sheet 1 above the recording information.
2. Grant a Public Pedestrian Access Easement on all of Common Element "C" on this Parcel Map. This easement may be used for a future pedestrian bridge near the Lake Mead Boulevard and the Clark County 215 Beltway intersection.
3. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

727040 SURVEY Status: Denied October 06, 2015

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

Please add the LVVWD jurat on Sheet 1.

Please label the lands being created by this map as Lot 1 thru Lot 4 and remove the Common Element Lot listing from within the Legend.

Please check curve number C21 and associated radial line. It appears this curve will not intersect with the map south boundary. This subsequently changes the area of Lot 3 (CE"B") and one of the Lake Mead dedication areas. Verify and revise as necessary.

On Sheet 3, please label Lake Mead Blvd and add a note to see Sheet 4 for details of the right-of-way dedications and the created lot configurations.

End of Comments.

AR