



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, PLS - WALLACE MORRIS KLINE
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
P N II INC
WESTWOOD PROFESSIONAL SERVICES

Date: December 16, 2019

RE: **FINAL MAP 77895 - SKYE CANYON II - PHASE 3A PARCEL 2.06 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.**

894446 CURRENT PL Status: Conditional Approval December 02, 2019

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 blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-77895" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Skye Canyon II- Phase 3A Parcel 2.06 (TMP-75348).
3. Street names must be provided in accordance with City's Street Naming Regulations. Label the Private streets with approved names. Please change the suffix for "Birch Knoll" from "Trail" to "Avenue" as it is an east-west street.

894447 DEVCO Status: Conditional Approval December 16, 2019

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.

CONDITIONS OF APPROVAL:

1. Per condition #6 of TMP-75348, a Petition of Vacation, such as VAC-75349, shall record prior to and concurrent with this Final Map. VAC-75349 needs to be modified to eliminate Public Drainage Easements that are no longer needed.
2. 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.

3. Lot 38 has been included on this Final Map but was already included on the phase 1 Final Map, FMP-77692. Revise one of the Final Maps to be inclusive of lot 38 and revise the legal description as necessary.

4. Show the existing Public Sewer Easements with the recorded book and page number across Common Elements "H" and "J". The easements shall be a minimum of 20-feet wide and aligned with the Birch Knoll Lane centerline.

5. On sheet 5, provide the recorded plat information that grants the public drainage easement on Common Element "G" abutting the northern boundary of lot 38 if lot 38 remains a part of this Map (per condition above).

6. On sheet 5 revise note "X15" to read "Public Drainage Easement".

7. Include the Final Map number, FMP-77895, above the Recorder's Block on the cover sheet.

8. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

9. Site development to comply with all previous conditions of approval for the "Skye Canyon II Phase 3a Parcel 2.03" Tentative Map (TMP 75348) and all other site-related actions.

894448 SURVEY Status: Denied December 04, 2019

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

Ensure that all recording information is complete for the vacation and abutting maps.

At this time, leave the name of the City Engineer blank within the Approvals on Sheet 1.

Verify the easement requirements across Common Element Lot "J" (Sheet 5) due to the phase limit revision affecting Lot 38 and CE "H".

Otherwise, the map is technically correct as submitted.

End of Comments.

