



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

From: ALAN R RIEKKI, PLS - CITY SURVEYOR
To: PETER LOWENSTEIN - DEPARTMENT OF PLANNING
STEVE SWANTON - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
RICHMOND AMERICAN HOMES NEV INC - % B WALSH
JASON KLINE, PLS - WALLACE MORRIS SURVEYING, INC.
CC: BART ANDERSON, P.E. - Engineering Project Manager
Date: October 09, 2013
RE: **FINAL MAP 51383 - IRON MOUNTAIN/BRADLEY**

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.**

584806 CURRENT PL Status: Conditional Approval October 09, 2013

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 Iron Mountain/Bradley (TMP-49575).
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. These revisions include the following:
 - a. The file number "FMP-51383" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
 - b. The Director of Planning certificate title shall be revised from "Community Development Approval" to "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."

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.

584807 DEVCO Status: Conditional Approval October 03, 2013

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

We note that a Drainage Plan and Technical Drainage Study has been submitted to the Flood Control Section of the Department of Public Works, but has not yet been approved. We also note that the current common lot layout along Iron Mountain Road does not allow for the 9 foot Equestrian Path to be deeded over to the City and if it is desired to be conveyed to the City, the Equestrian Path must be completely in its own common lot.

CONDITIONS OF APPROVAL:

1. Grant a Public Pedestrian Access Easement for the sidewalk on Iron Mountain Road and any other public sidewalk that is not within the public right of way on the mylar of this Final Map.
2. Modify note E1 to add the following sentence "Once constructed, the City will maintain the 9 foot Equestrian Path. Per the Equestrian Trails Element, City Maintenance shall consist of removal of debris and surface grading once every calendar year."
3. Prior to the recordation of this Map, the Owner's Certificate shall be revised to include the trails statement provided in Appendix E of Title 19.
4. Prior to recordation of this Final Map, the submitted Drainage Plan and Technical Drainage Study must be approved.
5. Dimensions and information presented on the approved civil improvement plans shall/must match the Final Map. Revise drawings as necessary, prior to recordation of this amended Final Map.
6. Site development to comply with all previous conditions of approval for the Grand Teton and Tee Pee Tentative Map (TMP 47013) and all other site related actions.
7. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

584808 SURVEY Status: Denied October 03, 2013

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

Please correct the Director of Planning Certificate.

A signature line for the City Surveyor would be much appreciated.

Please provide a square footage for the area of the public street being dedicated.

Please provide a Lot count.

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

End of Comments.

