



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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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 22, 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.**

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#### **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.

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#### **589528 DEVCO Status: Conditional Approval October 22, 2013**

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

REVISED COMMENTS: -- These comments supersede all previous memos/comments:  
COMMENTS:

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 it must be revised to create this 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. The Equestrian Trail Path shall be created as separate common lots so that the City may accept ownership of the common lot after it is constructed and accepted for maintenance. Modify note E1 to add the following sentence "Once accepted by the City, 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.

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**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.

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End of Comments.

*R.*