



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JASON KLINE, POS - WALLACE MORRIS SURVEYING INC
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *A*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
RICHMOND AMERICAN HOMES NEVADA - B WALSH

Date: October 07, 2014

RE: **FINAL MAP 55960 - IRON MOUNTAIN/BRADLEY (AMENDED)**

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.**

648635 CURRENT PL Status: Conditional Approval September 30, 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 amended final map, subject to the changes and corrections noted as follows:

1. The Amended 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.
2. The proposed amendments are determined to be in substantial conformance with the approved Tentative Map of Iron Mountain/Bradley (TMP-49575). The Amended Final Map mylar shall also be in conformance with all applicable conditions of approval for TMP-49575 and VAC-54050.
3. Concurrent recordation of an Order of Vacation (VAC-54050) for the eastern half of Leon Avenue north of Iron Mountain Road.
4. Elimination of the proposed 10-foot pedestrian easement between Lots 18 and 19 through a future Order of Vacation (VAC-56260) will reduce connectivity score from 1.41 to 1.33, but will remain in conformance with Title 19.04.040.
5. Provide a clear statement of the purpose of the amendment on the cover sheet.
6. The file number "FMP-55960" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
7. Correct the signature block for the Director of Planning to read as follows:

"

THOMAS A. PERRIGO
ACTING DIRECTOR OF PLANNING

CITY OF LAS VEGAS, NEVADA"

Please note that a Mylar copy, two 24"x36" bond copies and one 8.5"x11" reduced copy of the recorded amended map MUST be submitted to the City of Las Vegas for archival and addressing purposes.

648636 DEVCO Status: Conditional Approval September 29, 2014

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

COMMENTS:

We have no objection to this Amended Final Map Technical Review application for the purpose of extending lots 9 through 16, inclusive, to the west once Leon Avenue is vacated by Petition of Vacation VAC-54050.

Although no bonds, improvements nor drainage plans/studies are required prior to the recordation of this Amended Final Map, we note that Condition of Approval #4 of Petition of Vacation VAC-54050 does require a bond for a proposed gate to limit access to the portion of Leon Avenue that is remaining public right-of-way and requires that an agreement be signed for maintenance areas behind the gate. The existing bonded amount is sufficient to cover the required gate, however the bond agreement must be modified to add the gate and remove the half street improvements on Leon Avenue.

CONDITIONS OF APPROVAL:

1. A Petition of Vacation, such as VAC-54050, shall record immediately prior to this Amended Final Map. Coordinate recordation with the Right-of-Way Section of the Department of Operations and Maintenance.
2. The boundary of this Amended Final Map shall go the centerline of Leon Avenue. Dedicate a new 20-foot radius at the northeast corner of Leon Avenue and Iron Mountain Road on this Amended Final Map matching the geometry currently shown.
3. Show the existing Pedestrian Access easement between lots 18 and 19 as "to be vacated." Additionally, show existing easements X1 and X2 along the east side of Leon Avenue as "to be vacated."
4. Grant easements across the newly incorporated portions of Common Element "A" adjacent to Iron Mountain Road such that easements X2, X4, and X5 are extended to the western boundary of this Amended Final Map.
5. The agreement required by condition #4 of VAC-54050, must be in place prior to the recordation of this Amended Final Map.
6. The gate required by condition #4 of VAC-54050 must be bonded for prior to the recordation of this Amended Final Map. Contact the Land Development Section of the Department of Building and Safety (702-229-4836) to determine exact requirements for modifying the existing bond.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.

8. Include the Final Map number, FMP-55960, above the Recorder's Block on the cover sheet.
 9. Site development to comply with all previous conditions of approval for the Iron Mountain/Bradley Final Map (FMP-51383).
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648637 SURVEY Status: Denied October 02, 2014

If you have any questions regarding the following Survey comments please call 229-6217
Please provide a separate approval block for the Acting City Engineer without the relinquishment language. The City Engineer cannot relinquish public easements. These must go through a formal vacation process. Kristina Swallow, P.E. # 13714, is currently the Acting City Engineer. Contact the City Engineer's Office at 229-6272 prior to the submittal of the Mylar of this map to determine the signature line for the City Engineer's Signature Block.

Please revise the SW corner of the site at the intersection of Leon Avenue and Iron Mountain Road per the Order of Vacation. This will affect your boundary dimensions, area, and the adjoining common lot.

Please identify the Iron Mountain/Bradley adjoiner.

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



End of Comments.