



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: STEVEN DUMOVICH
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
THM ENTERPRISES, INC
TANEY ENGINEERING
TOUCHSTONE LIVING

Date: April 16, 2015

RE: **FINAL MAP 58603 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI 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.**

687577 CURRENT PL Status: Conditional Approval April 15, 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 final map, subject to the following:

1. 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.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Peaceful Ridge at Lone Mountain & Puli (TMP-57011), including Site Development Plan Reviews (SDR-57012 and SDR-47610).
3. The file number "FMP-58603" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Recordation of the final map of Peaceful Ridge at Lone Mountain & Puli Phase 1 prior to recordation of this final map.

Please note that pursuant to Subchapter 8(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, 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.

687578 DEVCO Status: Conditional Approval April 14, 2015

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. However, we note that this Final Map does not provide all the Public Drainage Easements as required in the approved Drainage Study.

CONDITIONS OF APPROVAL:

1. Peaceful Ridge at Lone Mountain and Puli - Phase 1 shall record prior to or concurrently with this Final Map to provide legal access.
2. Grant all Public Drainage Easements on this Final Map as required by the approved Drainage Study. Public Drainage Easements are to have private surface maintenance with subsurface maintenance by the City where approved in the Technical Drainage Study.
3. Added Conditions A thru E of SDR-47610 must be complied with prior to the recordation of this Final Map.
4. A Petition of Vacation, such as VAC-47611, shall record prior to the recordation of this Final Map.
5. Complete all missing recordation information on pages 2 and 3.
6. Include the Final Map number, FMP-58603, above the Recorder's Block on the cover sheet.
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. Site development to comply with all applicable conditions of approval for SDR-47610 and the Peaceful Ridge at Lone Mountain and Puli Tentative Map (TMP-57011).

687579 SURVEY Status: Conditional Approval April 13, 2015

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

Please revise the Title Block in the header to include a reference to Lot 1 of the final map of Peaceful Ridge At Lone Mountain Phase 1.

Please revise the legal description to reference the City of Las Vegas.

Please revise the survey analysis to reflect the recording of the Phase 1 final map.

Within the Legend please revise the sewer easements to be public instead of City of Las Vegas sewer easements.

Please show setting of monuments along Eagle Nest Peak Street. Correct miscellaneous errors and omissions as shown.

End of Comments.

✓ RWM