



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: STEVEN DUMOVICH
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
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: May 21, 2015

RE: **FINAL MAP 59215 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PHASE 6**

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.**

696952 CURRENT PL Status: Conditional Approval May 18, 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-59215" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The proposed street name "Black Glacier Ridge" is not acceptable per the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition (exceeds 20 characters when abbreviated suffix is attached, including spaces). The name will also be rejected by the U.S. Postal Service. Prior to submittal of a final map mylar, please have an alternate name approved by the City of Las Vegas Department of Fire & Rescue, Communications Division.
5. The suffix for the approved street name referred to in Comment 4 shall be amended from "Court" to "Street."
6. Insert all missing recordation references on all sheets.

7. Recordation of the final map of Peaceful Ridge at Lone Mountain & Puli Phase 2 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.

696953 DEVCO Status: Conditional Approval May 21, 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. Prior to the recordation of this Final Map, a Final Map such as FMP-53328 shall record that creates the legal parcel referenced on this Final Map.
2. Prior to the recordation of this Final Map, a Petition of Vacation, such as VAC-47611, to eliminate existing rights-of-way in conflict with this site shall record.
3. 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.
4. Prior to the recordation of this Final Map, added Conditions A thru E of SDR-47610 must be complied with.
5. Prior to the recordation of this Final Map, all traffic fees for this portion of the "Peaceful Ridge at Lone Mountain and Puli" subdivision shall be paid.
6. Prior to the recordation of this Final Map, the design of Black Glazier Ridge Court must meet the approval of the Department of Fire Services.
7. Complete all missing recordation information on all sheets.
8. Include the Final Map number, FMP-59215, above the Recorder's Block on the cover sheet.
9. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
10. 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).

696954 SURVEY Status: Denied May 14, 2015

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



When available please fill in the recording information for the final map of Peaceful Ridge At Lone

Mountain and Puli Phase 2, affects all sheets.

Please label the street network on Sheet 4 as being a portion of Common Element Lot K.

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

End of Comments.

AR.