



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JASON KLINE  
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  
SLATER HANIFAN GROUP  
RICHMOND AMERICAN HOMES NEVADA I - % B WALSH

Date: September 09, 2015

RE: **FINAL MAP 60889 - EL CAMPO GRANDE/RAINBOW (AKA RAINBOW RIDGE)**

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.**

**720805 CURRENT PL Status: Conditional Approval September 02, 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 El Campo Grande/Rainbow (TMP-56869), Variance of the required Connectivity Ratio (VAR-56867) and Waiver of improvement standards (WVR-56868).
3. The file number "FMP-60889" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The title of this map shall be amended to "El Campo Grande/Rainbow" to match the name of the approved Tentative Map. The change shall be applied on all sheets.
5. On Sheet 3, include a note stating the following: "Direct vehicular access to Rainbow Boulevard from abutting lots through common areas is prohibited."

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.

**720806 DEVCO Status: Conditional Approval September 09, 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 update is on file with the Flood Control Section of the Department of Public Works.

**CONDITIONS OF APPROVAL:**

1. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
2. Include the Final Map number, FMP-60889, above the Recorder's Block on the cover sheet.
3. Site development to comply with all previous conditions of approval for the El Campo Grande/Rainbow Tentative Map (TMP-56868).
4. 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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**720807 SURVEY Status: Denied September 08, 2015**

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

Within the survey analysis on Sheet 2, there are several existing easements labeled as X1 thru X7 shown that are not included on Sheets 3 and 4. If the intent is to relinquish prior to map recordation please indicate. If not please show these easements within Sheets 3 and 4. It appears most of these easements will require relinquishment in order for several lots to be developable. Please verify and revise as needed.

Please verify that it is your intent to annotate the private street network within the abutting subdivision (Book 92, Page 15 of Plats) on Sheet 2.

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End of Comments.