



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
Fax (702) 804-8582
www.lasvegasnevada.gov

To: JAMES STOVALL, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TANEY ENGINEERING
T H M ENTERPRISES INC

Date: August 31, 2016

RE: **FINAL MAP 66130 PEACEFUL RIDGE @ LONE MT & PULI PHASE 8**

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.**

789185 CURRENT PL Status: Conditional Approval August 22, 2016

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has conditionally approved your request for technical review of the blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-66130" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The access to lots is via a private drive (Eagle Nest Peak and Plum Button) must be defined on the map as perpetual. The change shall be applied on all applicable sheets and instances.
3. Provide a note stating the following: "Direct vehicular access to Peaceful Dawn Avenue from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
4. The street suffix for Eagle Nest Peak, shall be changed to "Avenue." Correct on all affected sheets and instances.
5. The director's certification will need to be amended. The Title for the Department of Planning jurat shall be revised to remove "APPROVAL" and read "CERTIFICATE OF DIRECTOR OF PLANNING". The example below illustrates how the jurat shall read.

"CERTIFICATE OF DIRECTOR OF PLANNING

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning on the _____ day of

_____, 2016.

THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS"

789186 DEVCO Status: Conditional Approval August 31, 2016

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. Complete all missing recordation information on sheets 2 through 4.
2. The "*" symbol is used to identify both existing and proposed "Private Street, Utility Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association." Please differentiate between the two.
3. In the legend on sheet 2, note S3 incorrectly states "Hereby Granted" for a previously granted easement on another map.
4. In note S4 in the legend on sheet 2, remove "...By The Homeowner's Association."
5. Prior to the recordation of this Final Map, provide proof that this project has been sufficiently coordinated with the City's "Gowan Box Canyon" project. Please contact the City Engineer's Office at 229-6272.
6. Include the Final Map number, FMP-66130, 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 the Peaceful Ridge Tentative Map (TMP-57011).

789187 SURVEY Status: Denied August 23, 2016

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

Please ensure that all recording information is complete prior to returning the mylar for final approval.

Please correct the expiration date of your seal. (all sheets)

Please complete annotation on lot 117 sheet 3 as marked.

End of Comments.

