



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JAMES T. STOVALL, PLS
For From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
JANNA FELIPE TANEY ENGINEERING
T H M ENTERPRISES INC

Date: July 11, 2017

RE: **FINAL MAP 71034 - PEACEFUL RIDGE AT LONE MOUNTAIN AT PULI PHASE 5**

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.**

848675 CURRENT PL Status: Conditional Approval July 06, 2017

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 Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Peaceful Ridge at Lone Mountain & Puli Tentative Map (TMP-57011).
2. The file number "FMP-71034" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
3. Pursuant to Condition #4 of Tentative Map (TMP-57011), provide documentation the Declaration of Private Maintenance Requirements (DPMR) has been reviewed and approved to the City of Las Vegas Department of Field Operations and the document has been recorded with the Clark County Recorder's office.
4. Pursuant to Condition #4 of (TMP-57011), provide proof that a statement of obligation of compliance with the DPMR is included within the Covenants, Codes and Restrictions (CC&R).
5. Provide a copy of all approved street names. Ensure that all street names have been approved by Las Vegas Fire and Rescue. Please contact Erv Kral or Linda Goodrie.

848676 DEVCO Status: Conditional Approval July 05, 2017

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. Adjacent units, such as Peaceful Ridge Phase 6, shall record prior to this Final Map to provide legal access.
2. Verify the assessor parcel number to the west of this lot. Our records indicate it is 137-02-000-003.
3. In the legend on sheet 2, replace the note for "S3" to read: "Public Sewer Easement Hereby Granted to the City of Las Vegas, Surface to be Privately Maintained".
4. In the legend on sheet 2, "D" is indicated to be in Peaceful Ridge at Lone Mountain and Puli Phase 6 (FMP-59215). These easements must match what is recorded on FMP-59215 and the recorders information must be filled out prior to the recordation of this Final Map.
5. In the legend on sheet 2, "S1" is indicated to be in Peaceful Ridge at Lone Mountain and Puli Phase 2 (FMP-58603) and Phase 6 (FMP-59215). These easements must match what is recorded on FMP-58603 and FMP-59215 and the recorders information must be filled out prior to the recordation of this Final Map.
6. 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.
7. A Traffic Signal contribution of \$1,944.80 shall be paid prior to the recordation of this Final Map.
8. Include the Final Map number, FMP-71034, 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 the Peaceful Ridge Tentative Map (TMP-57011).

848677 SURVEY Status: Conditional Approval July 06, 2017

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

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures and ensure that all recording information is complete prior to returning the mylar for final CLV approval.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.

Otherwise, the map is technically correct as submitted.

End of Comments.