



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JAMES STOVALL, PLS  
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR.*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE GEBEKE - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
ELISHA SCROGUM TANEY ENGINEERING  
LONE MOUNTAIN ESTATES L L C

Date: May 13, 2019

RE: **FINAL MAP 76364 - LONE MOUNTAIN ESTATES AREA4**

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.**

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**883928 CURRENT PL Status: Conditional Approval May 08, 2019**

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-76364" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Lone Mountain Estates Area4 (TMP-74627).

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**883929 DEVCO Status: Conditional Approval May 09, 2019**

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not approved yet and is awaiting concurrence from Clark County Regional Flood Control concurrence.

**CONDITIONS OF APPROVAL:**

1. Condition #7 of TMP-74627 requires the applicant to meet with the Environmental Health Division of the Southern Nevada Health District for temporary individual sewage disposal system requirements yet the note on this Final Map indicates a community system for disposal of sewage. Revise the note on the Final Map or submit revised civil improvement drawings that show individual lot connections to a public sewer line.
2. The submitted Drainage Plan and Technical Drainage Study shall be approved prior to recordation of this Final Map.

3. Include the Final Map number, FMP-76364, above the Recorder's Block on the cover sheet.
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all applicable conditions of approval for the Lone Mountain Estates Area 4 Tentative Map (TMP-74627) and all other applicable site-related actions.

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**883930 SURVEY Status: Denied May 07, 2019**

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

Revise the language within the Owner's Certificate to make reference to Common Element Lots to mimic what is being created within the map sheet.

Revise paragraph 4 within the Surveyor's Certificate and remove language from the City Surveyor's Certificate as monument bonding is not required.

Verify that line types shown on the map sheet match the line types identified within the Legend.

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End of Comments.

AB.