



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: MICHAEL A. LATHAN, 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
HORTON D R INC

Date: December 21, 2016

RE: **FINAL MAP 68007 - BLM SITE 11- TROPICAL PKWY / ALPINE 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.**

809872 CURRENT PL Status: Conditional Approval December 12, 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 blue-line 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 BLM SITE 11 Tentative Map (TMP-63100), Waiver (WVR-63099), Variance (VAR-63259) and Variance (VAR-63098).
2. Pursuant to Condition #5 of Tentative Map (TMP-63100), 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.
3. Pursuant to Condition #5 of (TMP-63100), provide proof that a statement of obligation of compliance with the DPMR is included within the Covenants, Codes and Restrictions (CC&R).
4. Please note that the U.S. Postal Service has a conflict with the street name "Fortress Ridge Ct." as it conflicts with their addressing guidelines. For more information on this issue, please contact Jade Payne the Manager for Address Management Systems for the Las Vegas Area division of the USPS.
5. The file number "FMP-68007" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
6. Provide a note stating the following: "Direct vehicular access to Tropical Parkway and Alpine Ridge Way from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

7. 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 _____, 201_.

809873 DEVCO Status: Conditional Approval December 21, 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. Include the Final Map number, FMP-68007, above the Recorder's Block on the cover sheet.
2. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
3. Site development to comply with all applicable conditions of approval for the BLM Site 11 Tentative Map (TMP-63100) and all other applicable site-related actions.

809874 SURVEY Status: Conditional Approval December 19, 2016

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

Verify the right-of-way dedication area for Fortress Ridge Court.

Please add a note regarding no vehicular access across Common Lots.

Otherwise, the map appears technically correct as submitted.

End of Comments.

