



Memorandum

Department of Public Works
City Engineer Division
Survey Section

Phone (702) 229-6217
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To: JAMES T. 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
RYLAND HOMES NEVADA L L C
TANEY ENGINEERING
T H M ENTERPRISES INC

Date: January 31, 2017

RE: **FINAL MAP 68402 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PHASE 3.1**

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.**

815140 CURRENT PL Status: Conditional Approval January 04, 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 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 Peaceful Ridge Tentative Map (TMP-57011).
2. 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.
3. 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).
4. The file number "FMP-68402" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
5. Access to a lot or lots by a private drive or access easement (C.E. "W") must be defined on the map as permanent and perpetual easement. The change shall be applied on all applicable sheets and instances.
6. The lot numbers for the submitted Final Map (FMP-68402) must correspond with the approved Tentative Map (TMP-57011), especially for phased maps.

7. Provide a note stating the following: "Direct vehicular access to Kersee Street from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.

8. The street names "Stunning Vista" is not an approved street name. Please contact Erv Kral or Linda Goodrie of Las Vegas Fire and Rescue, Communications Division to resolve this issue prior to mylar submittal.

9. The street suffix for Diamond Castle, shall be changed to "Avenue." Correct on all affected sheets and instances.

10. 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_.

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

815141 DEVCO Status: Conditional Approval January 26, 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. Per Condition #9 of TMP-57011, add a note to this Final Map that states "No trees or vegetation higher than 3 feet shall be allowed within any Public Sewer Easement.
2. On sheet 3, Detail 3, grant the required Public Drainage Easement on this Final Map, to be privately maintained by the homeowner's association.
3. On sheet 3, the Detail boxes for 2 and 3 are reversed and the map references Detail 4, which does not exist.
4. Revise the match line sheet references on sheets 3 and 4.

5. In the legend on sheet 4, add "Public Sewer Easement" to note " * ".
6. Include the Final Map number, FMP-68402, 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 SDR-57012 and the Peaceful Ridge Tentative Map (TMP-57011) and all other applicable site-related actions.

815142 SURVEY Status: Conditional Approval January 19, 2017

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

On Sheet 1 there are two LVVWD water commitment notes. Please remove one of the duplicate notes.

Please correct the Detail numbers and the Match line Sheet numbers as shown on the red lines.

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

Otherwise, the map is technically correct as submitted.

A handwritten signature in black ink, appearing to be the initials 'A.' with a stylized flourish.

End of Comments.