



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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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
T H M ENTERPRISES INC

Date: August 29, 2017

RE: **FINAL MAP 71427 - FMP-71427 - FINAL MAP FOR PEACEFUL RIDGE PHASE 3.3**

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.**

850768 CURRENT PL Status: Conditional Approval August 29, 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 at Lone Mountain & Puli Tentative Map (TMP-57011).
2. The file number "FMP-71427" 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. Revise the signature block of the Department of Planning certificate to read:

DIRECTOR OF PLANNING
CITY OF LAS VEGAS

850769 DEVCO Status: Conditional Approval August 28, 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 3.2, shall record prior to or immediately concurrent with this Final Map.
2. Grant a Public Sewer Easement over Common Lots "CE-TT" and "CE-YY" (note "S"). Additionally, grant Public Sewer Easements over remainder lot C2 if public sewer lines are shown on this lot on the approved construction drawings.
3. Correct the recorded document number in General note #3. Verify that the recorded document number should be 20160127:03431.
4. Include the Final Map number, FMP-71427, above the Recorder's Block on the cover sheet.
5. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
6. Site development to comply with all applicable conditions of approval for the Peaceful Ridge Tentative Map (TMP-57011).

850770 SURVEY Status: Conditional Approval August 23, 2017

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

Revise the legal description to fully describe the map which created Lot 2B.

The recording of several phases of Peaceful Ridge at Lone Mountain & Puli are required prerequisites to this Phase 3.3 plat. Please fill in the numerous blank recording spaces when these recordings occur.

Otherwise, the map is technically correct as submitted.

End of Comments.

R.