

CONDITIONS OF APPROVAL:

1. Dedicate an additional 10 feet of right-of-way (where such does not exist) for a continuous right turn lane on Rampart Boulevard adjacent to this site. Additionally, dedicate the right-of-way necessary for the existing bus turn out on Alta Drive. No construction is required at this time; construction may be required concurrent with future on-site development activities.
2. Private sewer easements and private storm drain easements shall be delineated on and granted with this Map over all existing facilities in use by neighboring parcels to the south.
3. Provide a note on the map that guarantees that off-site storm water from the adjacent private parcels shall be allowed to drain to this Site. Alternatively, A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
4. Recordation of this Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previous Commercial Subdivision Map, and shall remain in effect unless and until such rights are relinquished by their holders via separate action.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

436688 SURVEY Status: Conditional Approval April 11, 2011

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

Please correct the bearing call in the fifth line of the legal description reading south 00 degrees 19 minutes 21 seconds west. We believe this should read south east.

Minor grammatical error in the legal description as marked.

Please remove the language in the City Surveyor's Certificate having to do with merger and resubdivision.

Please correct L14 in the table as marked.

Please place a note on the map calling attention to the reciprocal ingress egress access easement which was granted per the original Peccole Ranch Town Center Plat, Book 86, Page 23.

Easements granted per this original map are still in effect.

End of Comments.

