

Planning & Development Department
Scanning Cover Sheet

Case No PM-1-80

APN ?

Location SEE BELOW

Applicant WILLIAM O. AND VELMA DENSON - AMENDED

Subject

AMENDED PARCEL MAP FOR PROPERTY LOCATED
BETWEEN DONALD ROAD AND DORRELL LANE, WEST
OF DECATUR BLVD



1 2 3 4 5 6

CAUSEY ENGINEERING SERVICE

DAVID F. CAUSEY

Engineers - Planners - Surveyors
Post Office Box No. 14846
Las Vegas, Nevada 89114
Phone 702 - 733-5850

April 19, 1984

7914-1

City of Las Vegas
Department of Community Planning
Second Floor - City Hall
Las Vegas, Nevada 89101

Attn: Mr. Robert Genzer

Re: William O. Denson
Amended Parcel Map PM 1-80
Our File 7914-1

Dear Mr. Genzer:

On April 4, 1973, we filed the captioned Amended Parcel Map with your office for review, approval, and release for recording. It was accompanied by our letter of March 31, 1983 (copy attached), and receipt No. 34576 was issued for the filing fee.

At the request of Mr. Jenson of Public Services, a letter dated April 16, 1983, was prepared, signed by the owner, and delivered to the City. A copy of this letter is also attached.

Since that date, a year ago, we have not had any other response from the City, except a verbal information that the map was being reviewed by the staff of the City Attorney.

As we understand the provisions of the Nevada Revised Statutes, a parcel map is considered approved if it is not approved or rejected by the City within a period of thirty days; it appears that this period expired some eleven months ago.

Please forward the map to us or the Recorder for recording; the recording fee will be sent to the County Recorder to effect this action, so that Mr. Denson will be able to take further action on his property. If you have any questions, please advise.

Sincerely yours,



David F. Causey, P.E.

cc - Mr. William O. Denson

THIS IS NOT A BUSINESS
LICENSE. LICENSE WILL BE
ISSUED UPON APPROVAL OF
YOUR APPLICATION.

7914-1 CITY OF LAS VEGAS
General Receipt

DATE 4/4/83
No. 34576

FUND/ORG.	ACCT.	TASK	OPT.	ACT/WA	AMOUNT \$
1120	12709				25.00
1120	12709				25.00

FOR ATTENDED 2024-2025 - 4-1-83

RECEIVED FROM DONOR 4-1-83 \$ 50.00

CAUSEY ENGINEERING SERVICE

DAVID F. CAUSEY

Engineers - Planners - Surveyors

Post Office Box No. 14846

Las Vegas, Nevada 89114

Phone 702 - 871-6806 733-5850

March 31, 1983

City of Las Vegas
Community Planning Dept
Second Floor - City Hall
Las Vegas, NV 89101

Attn: Mr. Robert Genzer

Re: William O. Denson
Amended Parcel Map PM 1-80
Our File 7914-1

Dear Mr. Genzer:

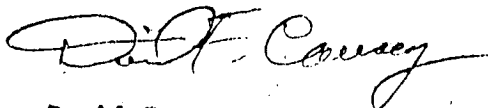
Confirming our conversation, we have transmitted to you the original and seven prints of the proposed amended parcel map for Mr. Denson, prepared at his request, to show the location of the corners for his property based on the original corners as noted on a number of prior surveys in this section and which match the useage that has been established by the majority of owners over the past many years. We believe that this is the most likely location of the property corners after an extensive review of the records, and this useage has been used on our prior surveys and by a number of other surveyors.

We acknowledge that there are differences of opinion, including that of the respected surveyor, Stephen Turner, who prepared the first survey for Mr. Denson. In this instance, we do believe that we are correct in our reasoning and Mr. Turner is in error, based on the antitiquity of the corners used as a basis, and the extensive indications of useage and occupancy. We recognize that the ultimate answer will be for a decision by a court of record, and Mr. Denson is quite aware to this fact.

While Mr. Denson is presently out of town, he has indicated that he is quite interested in having this amended map recorded; since you have advised that there is a filing fee of \$25.00 we are advancing this for the client.

Please advise if anything else is required on this matter, so that it may be promptly acted upon.

Sincerely yours,



David F. Causey, PE

cc - Mr. Denson

5025 South Eastern #16 Box 290F
Las Vegas, Nevada 89119

April 16, 1983

City of Las Vegas
Department of Public Services
P O Box 1900
Las Vegas, Nevada 89101

Attn: Mr. Dennis Jenson, P.E.

Re: Amended Parcel Map PM 1-80
Causey Engineering Service file No. 7914-1

Dear Sir:

At your request, I am writing to confirm my request that the Parcel Map originally prepared be amended as shown on the Amended Map prepared by David F. Causey, a Nevada Registered Land Surveyor, and filed with the Department of Community Planning and Development for approval so that it can be recorded.

When I originally arranged to have my lands surveyed and divided by a parcel map, I was not aware that there were any survey problems and did not understand the import of the note which the original surveyor, Mr. Stephen Turner, placed on the map. However, after the survey was complete and I saw the results, I noticed the corners did not match the ground as it has been occupied for many years. Upon inquiry, I found that all of the surveys that match the occupancy are based on some corners commonly referred to as the "Rassler" corners, having been set or noted on surveys by a surveyor of that name who made surveys for Mr. Jarrett and others; and that the surveys that do not fit the occupancy appear to be based on some corners called the "Sweet" corners, apparently set by a surveyor who worked for the City by that name, and apparently put in without regard to the original surveys or occupancy. I do not know why his corners are so far off the others, but they just don't fit anything out there.

I asked the original surveyor, Mr. Turner, to correct the survey; however, he would not. I talked with the City staff, specifically Mr. Bob Genzer and Mr. Doug Peterson, and they told me that the procedure to get the corners corrected would be to file a map to revert the property back to acreage if I wanted to forget the entire division, or to file a revised or amended map with the correct locations shown. I went to most of the property owners in the area, and found that almost all said their property was on the "Rassler" survey. I gave the City right-of-way for Dorrell Way, and they put the gravel mostly on the right-of-way as shown on the Rassler Survey. The Power Company corrected their pole locations, and, while they won't tell me the basis of the location, it agrees with the Rassler survey.

So that I could correct the locations with the least additional expense, I located Mr. Causey who had made some other nearby surveys, and he stated that his opinion was that the Rassler corners were most likely to be the correct ones, and he was using them for his surveys. He agreed to prepare an amended survey, as was suggested by the City staff; and I had it done. I would like to have this corrected and recorded as soon as possible, as I have a potential sale which might be lost if there are delays.

Sincerely yours,

William O. Denson
William O. Denson

5025 South Eastern #16 Box 290F
Las Vegas, Nevada 89119

April 16, 1983

City of Las Vegas
Department of Public Services
P O Box 1900
Las Vegas, Nevada 89101

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Causey Engineering Service file No. 7914-1

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Sincerely yours,

William O. Denson
William O. Denson

DATE 4-11-83

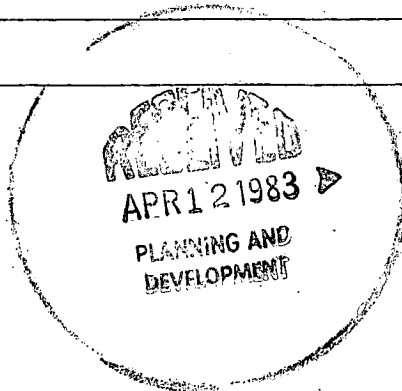
TO: COMMUNITY PLANNING & DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: AMENDED PARCEL MAP PM-1-80
WILLIAM O. DENSON

- ☒ 1. No objections.
- ☒ 2. Fire hydrant(s) to be installed when water is available to area.
- ☒ 3. Fire hydrant to be installed within ⁵⁰⁰~~300~~ feet of the building or existing hydrant.
- ☒ 4. Fire hydrants to be installed in accordance with City Ordinance #2077.
- ☒ 5. Fire flow requirements to be determined when final construction plans are submitted.
- ☒ 6. Hydrants are to be installed and charged with water before construction begins.
- ☐ 7. Two (2) sets of as-builts to be provided this office.
- ☒ 8. Must meet requirements of Uniform Fire Code.
- ☐ 9. Must meet requirements of Uniform Building Code.
- ☐ 10. Building is to conform to the occupancy use requirements.
- ☐ 11. To be approved under permit from the Las Vegas Building Department.
- ☐ 12. If private streets are to be named, names are to be checked by Alarm Office to eliminate duplication.

OTHER: _____



M. Byrne
FIRE PREVENTION OFFICER

INTER-OFFICE MEMORANDUM

April 7, 1983

TO:

PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE
FIRE SERVICES, JIM LONG

FROM:

GV ROBERT S. GENZER
SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

AMENDED PARCEL MAP PM-61-81 -EDWARD C. ADLER
AMENDED PARCEL MAP PM-1-80 -WILLIAM O. DENSON

COPIES TO:

Application has been made for the review of the above referenced parcel maps.
May we have your comments, recommendations, and suggestions no later than April 14,
1983. Please review the amended maps and return to this office, as soon as possible,
with your comments.

RSG:jk

Comment:

Donald Road should be
Donald Ave.

RECEIVED
APR 11 '83
ALARM OFFICE

Don Kilbert
Planning Aide
4-11-83

RECEIVED
APR 12 1983
PLANNING AND
DEVELOPMENT

INTER-OFFICE MEMORANDUM

April 7, 1983

TO:

PUBLIC SERVICES, ADMINISTRATIVE DIVISION
FIRE SERVICES, ALARM OFFICE
FIRE SERVICES, JIM LONG

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SENIOR PLANNER
COMMUNITY PLANNING & DEVELOPMENT

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CAUSEY ENGINEERING SERVICE

DAVID F. CAUSEY

Engineers - Planners - Surveyors
Post Office Box No. 14846
Las Vegas, Nevada 89114
Phone 702 - ~~871-6306~~ 733-5850

March 31, 1983

City of Las Vegas
Community Planning Dept
Second Floor - City Hall
Las Vegas, NV 89101

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Amended Parcel Map PM 1-80
Our File 7914-1

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David F. Causey, PE

cc - Mr. Denson

RECEIPT # 34576

4/4/83

GV

Registered in

NEVADA UTAH NEW MEXICO CALIFORNIA - ARIZONA - TEXAS - WYOMING - ILLINOIS