



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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From: ALAN R RIEKKI, PLS - CITY SURVEYOR  
To: STEVE GEBEKE - DEPARTMENT OF PLANNING  
STEVE SWANTON - DEPARTMENT OF PLANNING  
EWING IRRIGATION PRODUCTS INC  
RCI ENGINEERING  
WILLIAM STOUT  
WILLIAM STOUT  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: September 21, 2011  
RE: **PARCEL MAP 43098 - EWING IRRIGATION**

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.**

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**462195 CURRENT PL Status: Denied September 15, 2011**

If you have any questions regarding the following Planning comments please call 229-6301  
Department of Planning staff has denied the subject parcel map. Please submit three revised blue-line copies of the map with the changes and corrections noted as follows:

1. The parcel file number "PMP-43098" shall be placed above the box in the lower right hand corner of the cover sheet.
2. The map shall indicate to scale the location and footprint of all existing structures.
3. The CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT shall be revised to read "CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL."
4. The Certificate of Director of Planning Approval shall be revised to read as follows:  
"I certify that this parcel map was approved and the parcels herein were accepted for dedication by the Director of Planning on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_."
5. The signature block for the Director of Planning shall be revised to read as follows:  
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Flinn Fagg, AICP \_\_\_\_\_ Date  
Director of Planning  
City of Las Vegas, Nevada"

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**462193 DEVCO Status: Conditional Approval September 14, 2011**

If you have any questions regarding the following Development Coordination comments please call 229-6578

1. Provide "PMP 43098" on Sheet 1 above the recording information.
2. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace

with new improvements meeting current City Standards concurrent with on-site development activities.

4. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

5. Prior to the recordation of this Parcel Map or the submittal of any construction drawings, a Drainage Plan and Technical Drainage Study, such as DS4536, must be submitted to and approved by the Department of Public Works. No building or grading permit can be issued until this drainage plan/study is received and approved. The drainage plan/study is required at this time to determine what elevation structures should be built at to achieve a minimum protection from floodwater damages, and also to determine what drainage easements, if any, are necessary and are needed to be noted on this parcel map prior to recordation. Provide and improve all drainageways as recommended in the City of Las Vegas Neighborhood Drainage Studies and in the approved drainage plan/study.

6. Prior to the recordation of this parcel map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with City of Las Vegas Municipal Code Sections 19.02.130.

7. 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.

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**462196 SURVEY Status: Conditional Approval September 21, 2011**

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

Please correct the name of the Director of Planning. Also the title of the jurat as marked.

Please add total acreage of the parcel being divided under the legal description. If possible, please tie to the substantial monuments on Rancho Drive North and South of the project.

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End of Comments.

