



# 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  
LAS VEGAS CIVIL ENGINEERING  
RANCHO VERDE APARTMENTS L L C  
BOYDEN NELSON - NELSON SURVEYING, LLC  
CC: BART ANDERSON, P.E. - Engineering Project Manager  
Date: November 28, 2012  
RE: **PARCEL MAP 47237 - RANCHO VERDE APARTMENTS LLC**

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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**523966 CURRENT PL Status: Denied October 30, 2012**

If you have any questions regarding the following Planning comments please call 229-6301  
Department of Planning staff has administratively DENIED the technical review of the subject parcel map. At a minimum, a Site Development Plan Review is required to ensure conformance with Title 19 requirements for the proposed lots. This map shall be denied pending approval of the necessary entitlement(s).

In addition to the above, please note below technical changes and corrections to be made to the map:

1. The previously reviewed Parcel Map (PMP-46617) on this site shall be expired upon approval of this parcel map (PMP-47237).
2. The parcel file number "PMP-47237" shall be placed above the box in the lower right hand corner of the cover sheet.
3. Provide an approved site plan with this map showing to scale the proposed lot lines, future development area, and location of existing structures, parking and landscaped areas on this site demonstrating conformance to Title 19 requirements.
4. The map shall indicate to scale the location and footprint of all existing structures nearest lot lines, including shade structures. Only the portions of the structure(s) nearest property lines need to be indicated.
5. Correct the signature block for the Director of Planning as follows:  
"Flinn Fagg, AICP"

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**523964 DEVCO Status: Conditional Approval November 05, 2012**

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

1. Sheet 1 should have a title at the top of the page describing what kind of map this is (i.e. "Rancho Verde Apartments Parcel Map").
2. On sheet 1, note #3 needs to state who the easements are being granted to or in favor of.
3. The easement granted over Parcel 2 shall be a Private Sewer Easement in favor of Parcel 1 granted per this map. The easement granted over Parcel 3 shall be a Private Sewer Easement in favor of Parcels 1 and 2 granted per this map. We note that Note 2 on the submitted map eliminates the need to define a boundary for a Private Access Easement.
4. Add a new note on the Mylar which states "Each Parcel shall have its own independent sewer connection to a public sewer main."
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.

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**523967 SURVEY Status: Conditional Approval November 28, 2012**

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

Please remove unused symbols from the legends or plot them on the Map as appropriate.

Please ensure that all text meets the minimum size requirement of 0.1 inches.

The line shown as the "Bonanza Road Alignment" we believe is actually the "Washington Avenue Alignment", please revise.

Please correct the line types. We note that several of the alignments shown are not centerlines but bear the centerline line type.

Please properly identify the found monumentation as marked on the redline.

We note that the south sixteenth center section corner on Martin Luther King is identified as a monument that has been gone for sometime. Please verify that the measurement is to the new monument.

Please set a Type 3 monument at the center of the cul de sac on Mesquite Avenue as marked. This will require reference monuments on top of curb and a subsequent monument tie map.

Please also correct the City Surveyor's Certificate and the Surveyor Certificate to reflect the language for the financial bond. In lieu of this, you may set the reference monuments now and show the tie distances thereby dispensing with the requirement to file a bond and file a subsequent monument tie map.

Please correct all spelling and typographical errors, typos, or omissions as shown on the redlines.

End of Comments.