



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

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To: JAMES T. STOVALL, PLS  
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR *RWM*  
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS  
STEVE GEBEKE - DEPARTMENT OF PLANNING  
PETER LOWENSTEIN - DEPARTMENT OF PLANNING  
BEAZER HOMES HOLDINGS CORP  
TANEY ENGINEERING  
PRE RANCHO CRAIG L L C - % R MURPHY

Date: March 22, 2018

RE: **PARCEL MAP 72870 - RANCHO & JONES**

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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**860549 CURRENT PL Status: Conditional Approval March 22, 2018**

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 blueline Parcel Map, subject to the changes, comments and corrections noted as follows:

1. The file number "PMP-72870" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Please revise the Planning Director's Certificate of Approval to replace the existing certificate with the following:

"CERTIFICATE OF DIRECTOR OF PLANNING"

"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\_\_."

ROBERT SUMMERFIELD, AICP  
DIRECTOR OF PLANNING  
CITY OF LAS VEGAS

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**860547 DEVCO Status: Conditional Approval March 22, 2018**

If you have any questions regarding the following Development Coordination comments please call 229-6327

This two-lot Parcel Map is for the purpose of separating the commercial portion of the lot from a future residential portion. Off-site improvements are required per the previously approved Site Development Review SDR-66476 and Tentative MAP-60902; however no improvements are

required prior to the recordation of this Parcel Map.

Future improvements will be required when the site develops therefore we have no objection to the recordation of this Parcel Map.

**CONDITIONS OF APPROVAL:**

1. Identify the existing Regional Transportation Commission (RTC) easement 20160607-2766 and the pedestrian access easement per plat 151-100.
2. Provide a note on this Parcel Map that states that all subdivided parcels comprising this Parcel Map shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
3. Provide "PMP 72870" on Sheet 1 above the recording information.
4. 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.

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**860550 SURVEY Status: Denied March 20, 2018**

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

Modify the City Surveyor and the Planning Director Certificates as shown. Provide a statement of the total area to be divided per NRS 278.466 2(a). Add the Las Vegas Valley Water District Note to match the verbiage contained within the LVVWD Jurat Application or will serve letter. Neither was submitted with this application.

Please remove the setting of monuments at the extension of the boundary with the abutting road centerlines. Show setting of boundary monuments sufficient to enable retracement. Saw cutting of curb is acceptable for those locations abutting exiting curb and gutter.

Verify the curve data and radials R18-R23 abutting Rancho Drive as the original ROW dedication per Book 151, Page 100 of Plats were tangent curves. Incorporate the existing CLV pedestrian access and RTC bus shelter easements. Verify the different radials R7 / R9 at the PRC of C9 / C10. Also radial R8 is a duplicate of R6.

Please correct miscellaneous minor errors, typos or omissions as noted on the attached red lines.

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End of Comments.