



# Memorandum

Department of Public Works  
City Engineer Division  
Survey Section

Phone (702) 229-6217  
Fax (702) 804-8582  
www.lasvegasnevada.gov

To: TRENT J. KEENAN, 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  
TRENT KEENAN DIAMONDBACK LAND SURVEYING. LLC  
SPARROWHAVEN L L C  
RW BUGBEE & ASSOCIATES

Date: May 23, 2018

RE: **PARCEL MAP 73367 - PARCEL MAP - SPARROWHAVEN 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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**864050 CURRENT PL Status: Conditional Approval May 17, 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-73367" 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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**864048 DEVCO Status: Conditional Approval May 23, 2018**

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

This Parcel Map appears to be for the purpose of expanding the development on Assessor Parcel Number (APN) 163-01-304-004. As such, Title 19.16.04.K requires that the improvement adjacent to the parcel be completed.

We note that an existing bond is on file with the city for all of the El Parque Avenue improvements and a portion of Cimarron Road improvements under project# L17-01062 and a permit was issued for the improvements adjacent to APN 163-01-304-004 in February of this year.

CONDITIONS OF APPROVAL:

1. As indicated on the Parcel Map, dedicate 40-feet of right-of-way for Cimarron Road.
2. Construct all incomplete half streets improvements on El Parque Avenue and Cimarron Road.
3. Show the remaining 33-foot U.S. Government Patent Easements not relinquished by Vacation VAC-24901(on APN 163-01-304-003). Alternatively, record a vacation to relinquish the patent easements prior to recordation of this Parcel Map.
4. 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 Unified Development Code sections 19.02.130.C and 19.02.130.E.
5. Provide "PMP-73367" on Sheet 1 above the recording information.

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**864051 SURVEY Status: Denied May 10, 2018**

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

Remove the blanket public drainage easement grant from within the Owner's Certificate. Also verify the need for dual Owner signatures and if so needed, provide dual Acknowledgements.

Legal descriptions are not required on minor subdivisions (Parcel Maps) therefore you may remove at your discretion. If you choose to provide a legal description, please assure that it describes the gross boundary prior to any dedications.

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures. Provide space for CLV seal.

Label the vesting instrument / identify the Ownership for the adjoining properties.

Setting of monuments at the curb returns along the boundary is not required and may be removed.

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

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End of Comments.

✓ RWM