

Issue #8



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PRIVATE

PUBLIC

ENVIRONMENTAL  
CivilWorksInc<sup>3</sup>

## SERVICES: Land Surveying

Developers—Want to avoid the costly pitfalls and valuable time delays with the last minute discovery of encroachments or easements on your property? Then get a land survey!

Developers need to be keenly aware of any encumbrances such as easements, deed restrictions, sewer lines, drainage channels, and

power lines, before they can consider developing any property, as they can have a huge impact on any project.

In most cases, these easements are recorded. However, many times they are not. These are referred to as "Unrecorded Easements" and can wreak havoc on a project! Our team of professionals

physically walk the property from perimeter to perimeter to perform inspections. They have located unrecorded hidden sewer lines, water wells, and even obscure dirt roads that have rights and cannot be built over.

To avoid the unexpected, call us today to get your land survey project started.

## SPOTLIGHT: Ron Erskine With Red Rock Sports



CivilWorksInc client, Ron Erskine of Red Rock Sports, was inspired by the personal trainer hired for him where he used to work. The regular outings to the Red Rock area for biking and other forms of exercise planted the idea of, some day, building a fitness facility. In 1987, Ron established Red Rock Sports, purchasing 15 acres of land from the Gypsum mine, along Highway 159. Over the years, he subdivided it into smaller parcels. Currently, Ron

is down to the final parcel, and it is here that Red Rock Recreational Center will stand. It is in collaboration with partner, Mel Spicer, whom Ron met 5 years ago, that his dream is turning into reality.

Ron's direct involvement in the fitness industry was preceded by a different career. Ron, born and raised in the Santa Ana, California area; came to Las Vegas in 1975 to attend UNLV for a degree in Hotel Administration. After graduation, Ron began a 25-year career at the lower management level, working his way up to upper management by the time he left the hotel industry. Ron has become owner/developer of the 5 acres for Red Rock Recreational Center. "CivilWorksInc got us to the point

where we are today," says Ron. "We have a high-end, quality project, using every square foot. CivilWorksInc developed the site plan for that." Any complications with the County have been resolved through CivilWorksInc's efforts. Once the last drainage study issue is taken care of, the *civils* (improvement plan set) will be submitted, and work will begin with NDOT on the right-of-way. Within a few months, he hopes to secure the building permit.

Ron also expects Red Rock Sports to create "an ultra successful reputation, in Las Vegas and internationally", with a second facility to be built in the Lake Las Vegas area.

CivilWorksInc has enjoyed helping Red Rock Sports realize their first dream and would be more than happy to facilitate the second!

## THE UNUSUAL: Survey Findings

While walking a property our surveyors have had many unusual findings. Some of the more interesting finds include archeological sites that contained Native American petroglyphs and burial grounds near Red Rock Canyon.

In North Las Vegas, just south

of the 215, they have discovered dinosaur bones from the Cretaceous Period.

In the Southwest area, they stumbled upon rare and protected flowers called the "Las Vegas Bearpoppy" that forced portions of the 215 Beltway to be relocated.

