

Item # 9B

**City of Carson City
Agenda Report**

Date Submitted: August 24, 2006

Agenda Date Requested: September 7, 2006

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04, which fully complies with all of the conditions of approval as contained in the tentative map staff report, pursuant to the requirements of the Carson City Municipal Code. File FSM-06-104.

Staff Summary: The BOS granted approval of the Tentative Subdivision on November 17, 2005, a Final Subdivision Map must be approved by the Board of Supervisors prior to dividing the property.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 6 Ayes 0 Nays and 1 absent at the Planning Commission Meeting of October 26, 2005.

Recommended Board Action: I move to approve a Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04, which fully complies with all of the conditions of approval as contained in the tentative map staff report, pursuant to the requirements of the Carson City Municipal Code. File: FSM-06-104.

Explanation for Recommended Board Action: Final maps must be reviewed and approved by the Board of Supervisors. Approval of the Final Subdivision Map is required to allow the applicant to subdivide the property pursuant to the provisions of the Carson City Municipal Code and NRS. All conditions of approval must be met.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.06 (Final Maps); 18.02.050 (Review);

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: If the applicant has not met the conditions of approval of the Tentative Subdivision Map, 1) deny the Final Subdivision Map or 2) continue the item.

Supporting Material:

Final Map application

Final Map copy

Prepared By: Donna Fuller, Admin. Services Manager

Reviewed By: Walter Sullivan
(Walter Sullivan, Planning Director)

Date: 8-28-06

Andrew Burnham
(Andrew Burnham, Public Works Director)

Date: 8-29-06

Linda Ritter
(Linda Ritter, City Manager)

Date: 8-29-06

Michael T. Suga
(Michael Suga, Senior Deputy District Attorney)

Date: 8-29-06

Board Action Taken:

Motion: _____

1) _____

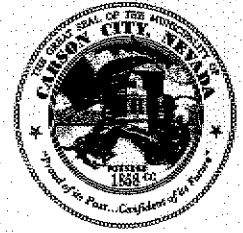
Aye/Nay

2) _____

(Vote Recorded By)

**PUBLIC WORKS
DEPARTMENT**

CARSON CITY NEVADA
Consolidated Municipality and State Capital



■ **ADMINISTRATION**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **CONTRACTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **FLEET SERVICES**
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

■ **OPERATIONS**
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

■ **TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**DEVELOPMENT
SERVICES**

■ **BUILDING and SAFETY
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

■ **DEVELOPMENT ENGINEERING**
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

■ **PLANNING**
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

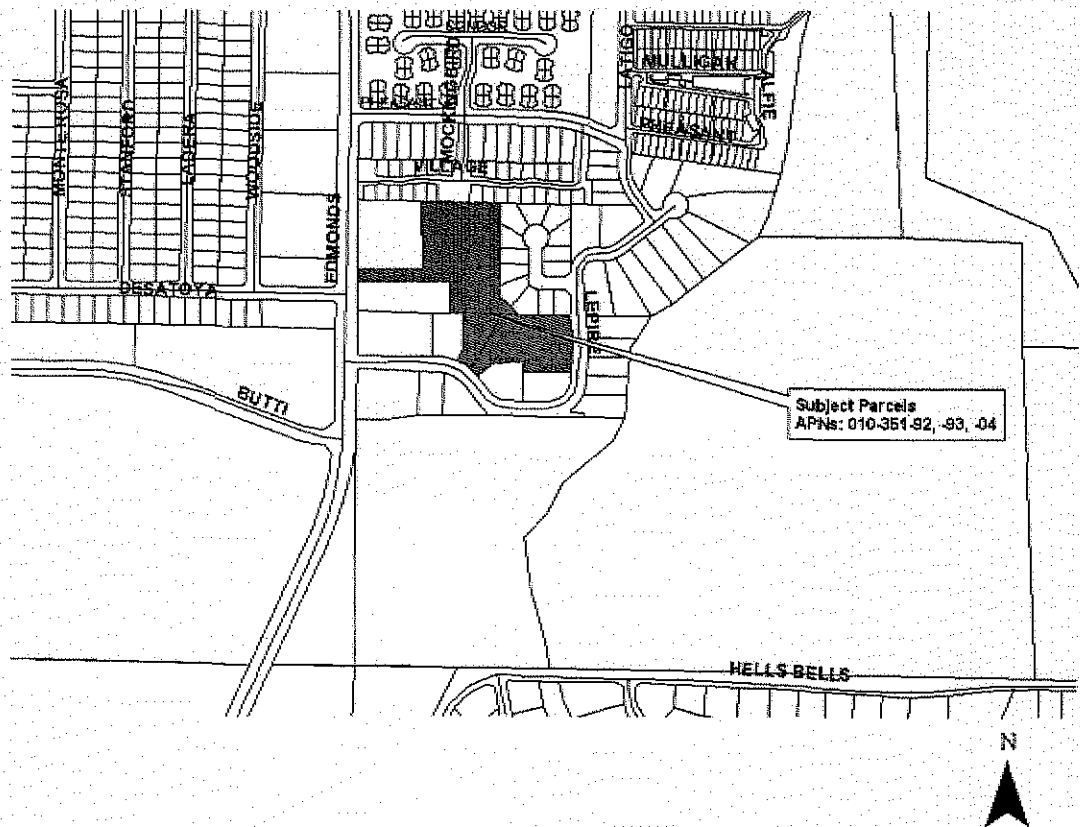
MEMO TO: Mayor and Board of Supervisors

FROM: Planning and Community Development Department

DATE: September 7, 2006

SUBJECT: FSM-06-104, A Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04.

In order for the Board of Supervisors to consider approval of the final map, the status of fulfillment of the conditions of approval must be reviewed. Tentative Map TSM-05-160 conditions of approval have been reviewed by staff and satisfied by the applicant.



TENTATIVE SUBDIVISION MAP RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to submittal of construction/improvement plans or final map. These are specific revisions to the Tentative Map:

1. The revised map must be reviewed and signed by the Planning Director and City Engineer.

The revised Tentative Map has been reviewed and signed by the Planning Director and City Engineer

2. The map shall reflect 10 feet wide Public Utility Easements along all street frontages, and 5 foot Public Utility Easements along all side and rear lot lines.

All PUE's have been revised to meet Development Engineering standards and are displayed on the Final Map.

3. The map shall reflect a 20-foot wide right-of-way north of Lot 10 from Etta Place to Lepire Drive. This right-of-way shall be improved with landscaping and a six-foot wide sidewalk with bollards at either end.

The Final Map displays this right of way.

4. The map shall reflect a water main extending from Etta Place to connect to the main in Lepire Drive. This will provide looping in the system to comply with CCDS 15.3.1(f).

This improvement has been implemented into the improvement plans and the Final Map describes the common area that it passes through.

5. The map shall reflect a water main extending from Cassidy Court to connect to the main in Village Drive. This will provide looping in the system to comply with CCDS 15.3.1(f).

This improvement was not completed in the final design and was accepted by the Carson City Public Works. The water main connects with Lepire Drive in two locations at the south and the east of the project.

6. The map shall reflect that any common landscaped area, including those within the right-of-way, are to be maintained by the Homeowners Association unless the areas are accepted for maintenance by the Parks Department.

The Home Owners Association (HOA) will be responsible for maintaining the common areas.

7. All streets include streetlights, per City Standards. The map shall reflect their proposed positions.

The street light layout has been described in the improvement plans and is per City standards.

8. The map shall show a drainage easement 20 feet by 20 feet around the storm drain inlet on lot 32.

This is shown on the Final Map.

9. The proposed street section shall be revised to meet the City's standards street section (Detail C-1.11).

This was reviewed and approved by Development Engineering with the improvement plans.

10. The drainage easement/right-of way next to lot 32 shall be increased to 20 feet wide.

This is shown on the Final Map.

11. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further considerations.

The applicant signed the Notice of Decision and returned via US mail to the Planning Division.

12. The project shall improve Lepire Drive to include Type 1 curb/gutter and 5-foot wide sidewalk along the project's frontages on Lepire Drive.

This improvement has been implemented into the improvement plans.

13. The map shall reflect that the 30-foot drainage easement along the west edge of the development is private.

This is shown on the Final Map.

14. The project shall improve the north side of Lepire Drive from Cassidy Court to North Edmonds Drive to include Type 1 curb/ gutter and 5-foot wide sidewalk.

This improvement has been implemented into the improvement plans.

15. The existing private drainage basin shall be upgraded to City Standards in order to handle the increased flow from the project and include landscaping, fencing and improved maintenance access.

This improvement has been implemented into the improvement plans.

16. Each phase of the development will have complete plans for all on-site and off-site improvements necessary to complete that phase.

This improvement has been implemented into the improvement plans.

17. The map shall reflect that the proposed street currently named Etta Place is named Etta Court.

This is not shown on the Final Map; Etta Place has been accepted by the City.

18. All street names shall be reviewed and approved by Carson City Development Services. The approved names shall be shown on the map.

The street names were reviewed and approved and are displayed on the Final Map.

19. Final water, sewer and traffic reports shall be reviewed and approved by the City Engineer. Recommendations of these reports shall be included in the subdivision improvements.

The three reports listed have been reviewed by the City Engineer.

20. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.

This improvement has been implemented into the improvement plans.

21. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.

This improvement has been implemented into the improvement plans.

22. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

The required NDEP permits were obtained before grading.

23. TSM-05-160 approval is contingent upon both VAR-05-162 and SUP-05-161 being approved as well.

The above three applications were approved.

24. Prior to the recordation of the final map, the associated improvements must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of 150% of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of 10% of the engineer's estimate to secure the developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the City.

The owner will provide 150% and 10% of engineer's estimate at conclusion of final map review by the City.

25. The improvement plans and final map must comply with the recommendations contained in the project soils and geotechnical report.

Soils and geotechnical reports were submitted with applications and all improvements adhere to the requirements of the reports.

26. A "will serve" letter from the City water and wastewater utilities must be requested and obtained by the applicant. The will-serve letter must be provided to the Nevada Division of Environmental Protection prior to approval of the final map. The applicant must meet all the requirements of and obtain approval from the Nevada Division of Environmental Protection for the subdivision.

The "will serve" letter was obtained from the City and provided to NDEP.

27. Each resident must pay the storm drain utility fee at the residential rate.

This requirement will be handled through the HOA.

28. Residential Construction Taxes will be collected from this project to be used for general parks and recreation projects throughout the community.

This will be required upon the building permit phase of the proposed lots.

29. A Lot Line Deletion or reversion to acreage, whichever is applicable, must be recorded for the existing parcels prior to improvement plans submittal.

The final map will be the merger and re-subdivision. This is acceptable to the Planning Division.

30. Any retaining wall higher than four feet must include a non-graffiti coating.

This improvement has been implemented into the improvement plans. The applicant is aware of this condition.

31. Placement of all proposed and existing utilities shall be underground within the subdivision.

This improvement has been implemented into the improvement plans.

32. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

This was completed with the improvement plans.

33. Notes shall be added to the final map:
- A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TSM-05-160)."
 - C. "Lot 25 through Lot 32 shall be required to have a 30-foot setback from the western property line."
 - D. "Lot 1 through Lot 7 shall be required to have a 30-foot setback from the southern property line."

The above mentioned notes have been placed on the Final Map.

34. Hours of construction for site improvement work are limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. Saturday. Inspectors may issue cease work orders for violations of the hours of construction.

The hours of construction have been adhered by the applicant. There have been no issuance of warnings or violations of the construction hours.

35. Building permits for home construction will not be issued until streets and infrastructure improvements are deemed substantially complete by the City.

The applicant is aware of this condition.

36. A Final Subdivision Map for the property must be recorded with two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies to all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval

period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date. All dates are pursuant to CCMC and NRS requirements.

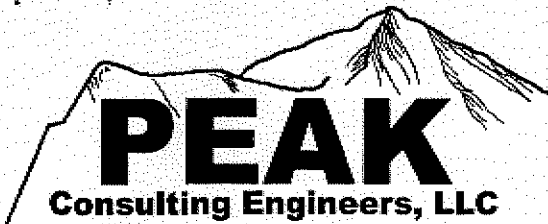
It is the intention of the applicant to record the Final Map within two years of the date of the Tentative Map approval by the Board of Supervisors which was November 17, 2005.

RECOMMENDATION

Staff recommends that the Board of Supervisors "I move to approve a Final Subdivision Map known as Sundance Ridge Phase II from Peak Consulting Engineers, LLC (property owner: Nevada West Land, LLC) resulting in 32 residential lots, on property zoned General Commercial (GC), located at 4024 and 4012 Lepire Drive and 823 North Edmonds Drive, APNs 010-351-92, -93 and -04, which fully complies with all of the conditions of approval as contained in the tentative map staff report, pursuant to the requirements of the Carson City Municipal Code. File FSM-06-104."

JP/
Attachment

FSM-06-104 Sundance Ridge II.wpd



Carson City Development Engineering
2621 Northgate Lane, Suite 54
Carson City, NV 89706

August 23, 2006
File No.:1116-007-000

RE: Sundance Ridge Phase II Subdivision
CCA Permit No. 06-069
Board of Supervisors Agenda Placement Request

Dear Carson City Planning Division:

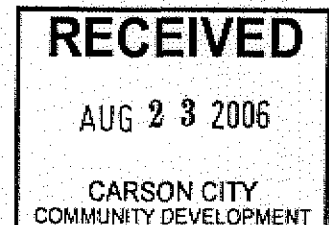
I formally request placement on the board of supervisors meeting agenda on September 7, 2006 for Sundance Ridge Phase II Subdivision.

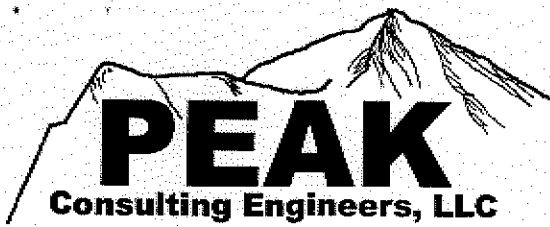
Please do not hesitate to contact me should you have any further questions or require additional information.

Sincerely,
PEAK CONSULTING ENGINEERS, LLC

Birk Jones, E.I.T
Design Engineer

1116-007-000





Carson City Development Engineering
2621 Northgate Lane, Suite 54
Carson City, NV 89706

August 23, 2006
File No.:1116-007-000

RE: Sundance Ridge Phase II Subdivision
CCA Permit No. 06-069
Final Map Submittal

Dear Carson City Planning Division:

The conditions of approval for the 32 lot subdivision known as Sundance Ridge Phase II were implemented onto the improvement plans and final map. The improvement plans have been accepted, a permit was issued, and construction has commenced.

The initial review of the final map dated 7/12/06 by your office requested the addition of four notes. The required notes are from the condition of approval #33 of the TSM-05-160 Notice of Decision for the proposed final map:

- A. "These parcels are subject to Carson City's Growth Management Ordinance and all property shall comply with provisions of said ordinance."
- B. "All development shall be in accord with Tentative Map (TSM-05-160)."
- C. "Lot 25 through Lot 32 shall be required to have a 30 foot setback from the western property line."
- D. "Lot 1 through Lot 7 shall be required to have a 30 foot setback from the southern property line."

These notes were added to page 2 of 3 on the final map.

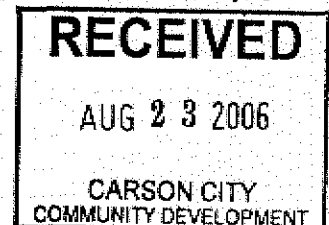
Please do not hesitate to contact me should you have any further questions or require additional information.

Sincerely,
PEAK CONSULTING ENGINEERS, LLC

Birk Jones
Birk Jones, E.I.T.
Design Engineer

Attachments: 11 copies of 11"x17" final map, 2 copies of 24"x32" final map, letter request ..
spot on board of Supervisors meeting on Sep. 7, 2006

FSM - 06 - 104



UTILITY COMPANY CERTIFICATE

BY HEREIN CONTRACTING WITH THE UNDERSIGNED, THE APPLICANT ACKNOWLEDGES THAT THE UNDERSIGNED IS A MEMBER OF THE PUBLIC UTILITY COMMISSION AND IS SUBJECT TO THE REGULATION AND SUPERVISION OF THE PUBLIC UTILITY COMMISSION. THE APPLICANT'S SERVICE SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE REGULATIONS, ORDINANCES AND LAWS OF THE STATE OF NEVADA.

GENERAL PUBLIC POWER COMPANY: DATE: _____
 STATE OF _____: SS
 COUNTY OF _____: _____

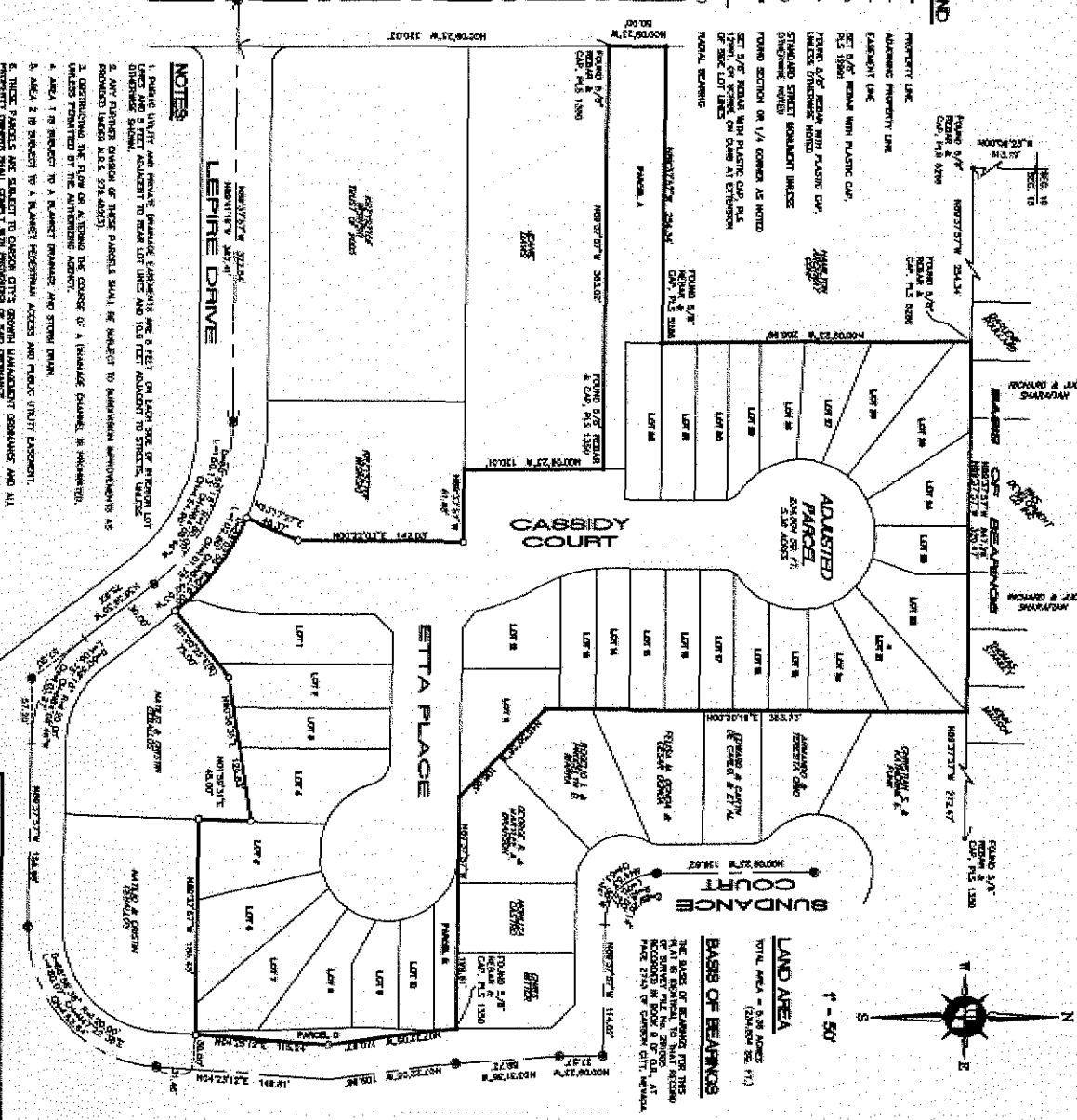
PROPOSED PROJECT:
 PROPERTY LINE:
 ADDRESS: _____
 LOT: _____
 PLAT: _____
 PLANNED BY: _____
 DATE: _____

APPLICANT:
 NAME: _____
 STATE OF _____: SS
 COUNTY OF _____: _____
 ADDRESS: _____
 DATE: _____

NOTARY PUBLIC:
 NAME: _____
 STATE OF _____: SS
 COUNTY OF _____: _____
 ADDRESS: _____
 DATE: _____

REFERENCES:
 (1) RECORDS OF STATE OF NEVADA, OFFICE OF THE ATTORNEY GENERAL
 (2) RECORDS OF STATE OF NEVADA, OFFICE OF THE CLERK OF SUPERIOR COURT
 (3) RECORDS OF STATE OF NEVADA, COUNTY OF CLATSOP
 (4) RECORDS OF STATE OF NEVADA, COUNTY OF CLATSOP
 (5) RECORDS OF STATE OF NEVADA, COUNTY OF CLATSOP
 (6) RECORDS OF STATE OF NEVADA, COUNTY OF CLATSOP

NORTH EDMONDS DRIVE



LAND AREA
 TOTAL AREA - 6.58 ACRES
 (TABLE 20.11)

BASES OF BEAUMONS
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LAND AREA
 TOTAL AREA - 6.58 ACRES
 (TABLE 20.11)

NOTES

1. PUBLIC UTILITY AND SERVICE (ELECTRIC, WATER, AND GAS) SHALL BE PROVIDED TO ALL LOTS IN ACCORDANCE WITH THE REGULATIONS OF THE PUBLIC UTILITY COMMISSION.
2. ANY ENCROACHMENT OF THESE PARCELS SHALL BE SUBJECT TO REMEDIATION MEASURES AS DETERMINED BY THE APPLICANT.
3. THE PARCELS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITY PURPOSES AND ALL EASEMENTS SHALL BE SUBJECT TO THE REGULATIONS OF THE PUBLIC UTILITY COMMISSION.
4. AREA 1 IS SUBJECT TO A RIGHT-OF-WAY AND STORM DRAIN EASEMENT.
5. THESE PARCELS ARE SUBJECT TO EASEMENTS FOR PUBLIC UTILITY PURPOSES AND ALL EASEMENTS SHALL BE SUBJECT TO THE REGULATIONS OF THE PUBLIC UTILITY COMMISSION.
6. ALL ENCROACHMENTS SHALL BE IN ACCORD WITH THE REGULATIONS OF THE PUBLIC UTILITY COMMISSION.
7. ALL ENCROACHMENTS SHALL BE IN ACCORD WITH THE REGULATIONS OF THE PUBLIC UTILITY COMMISSION.
8. LOT 1, THROUGH LOT 7 SHALL BE REQUIRED TO HAVE A 30 FOOT SETBACK FROM THE SOUTHERN PROPERTY LINE.
9. THE BASES OF BEAUMONS FOR THIS PLAT IS DEFINED TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT AND TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT.
10. THE BASES OF BEAUMONS FOR THIS PLAT IS DEFINED TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT AND TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT.
11. THE BASES OF BEAUMONS FOR THIS PLAT IS DEFINED TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT AND TO BE THE BEAUMONS OF THE PLAT AS SHOWN ON THE PLAT.

TRIAL MAP OF SUNDANCE RIDGE PHASE 2 BEING A MEMBER AND REDEVELOPMENT OF BEAUMON PHASE 1 OF SUNDANCE RIDGE SUBDIVISION MAP NO. 2002 AND LOTS 6, 7, 9 & 11 OF EDWARDS INDUSTRIAL PARK MAP NO. 701

NEVADA WEST LAND, LLC
 1419 W. SIERRA AVE.
 CARSON CITY, NEVADA 89406-3416
 (702) 884-1111 • FAX: 702-884-2515

HI STATE SURVEYING, LTD.
 485 EAST LONG STREET
 CARSON CITY, NEVADA 89401-2418
 (702) 662-9411 • FAX: 662-29515

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT NEVADA WEST LAND, LLC IS THE OWNER OF THE TRACT OF LAND DESCRIBED IN THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH THE NEVADA LAND SURVEY ACT AND ALL APPLICABLE STATE STATUTES AND LOCAL ORDINANCES AND THAT THOSE ACCEPTED BY CARSON CITY WILL BE SET APART TO BE USED AS PUBLIC INFRASTRUCTURES FOREVER.

THE SIGNATURES SHOWN HEREON ARE EXECUTED AS PERMANENT ENDORSEMENTS FOR THE STATED PURPOSE.

THE OWNER DECLARES THAT THIS CERTIFICATE WAS EXECUTED FOR THE PURPOSE STATED HEREON.

I, WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME.
NEVADA WEST LAND, LLC

MARK S. PINE, PRESIDENT _____ DATE _____

STATE OF _____ S.S.
COUNTY OF _____

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THE _____ DAY OF _____ 2006 BY MARK PINE FOR NEVADA WEST LAND, LLC.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED TITLE COMPANY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT THIS LAND IS FREE AND CLEAR OF ANY LIENS OR ENCUMBRANCES AND THAT THE DEVELOPER OFFERING THIS MAP IS THE LAST RECORDED TITLE HOLDER OF THE LANDS SHOWN HEREON.

STEWART TITLE COMPANY _____ DATE _____

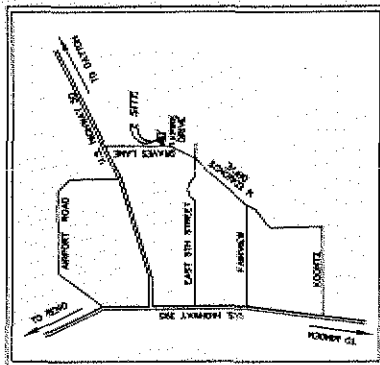
SURVEYOR'S CERTIFICATE

I, CHARLES "BOB" WAINWATER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF NEVADA WEST LAND, LLC.
2. THE LANDS SURVEYED ARE WITHIN THE BOUNDS OF 1/4 OF SEC. 16, T.10N., R.12E., M.D.M., AND THE SURVEY WAS COMPLETED IN MAY, 2006.
3. THIS PLAT CONFORMS WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THIS SURVEYING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS INDICATED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY THE DIMENSIONS AND BE SET OUT WITHIN THE SURVEYING BODY BEFORE RECOMMENDATION TO BE MADE, THE INSTALLATION OF THE MONUMENTS.

CHARLES "BOB" WAINWATER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 13091

**FINAL MAP
OF
SUNDANCE RIDGE
PHASE 2
BEING A MERGER AND RESUBDIVISION**



VICINITY MAP
NO SCALE

PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS AND THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE APPROVAL HAS BEEN SATISFIED. THE FINAL MAP OF THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THE _____ DAY OF _____, 2006.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

BUREAU OF SAFE DRINKING WATER CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL CONSERVATION. THE PLAT IS IN COMPLIANCE WITH THE NEVADA WATER POLLUTION CONTROL ACT AND APPROVAL CONSIDERS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREPARED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

BUREAU OF SAFE DRINKING WATER _____ DATE _____

CITY ENGINEERS CERTIFICATE

I, LOS NEVADO COUNTY ENGINEER, HAVE EXAMINED THE SURVEYOR'S DRAWING ON THIS PLAT AND CERTIFY THAT THE SURVEY IS IN COMPLIANCE WITH THE NEVADA LAND SURVEY ACT AND ALL LOCAL ORDINANCES. I HAVE ALSO REVIEWED THE PLAT AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS IN COMPLIANCE WITH THE NEVADA WATER POLLUTION CONTROL ACT AND APPROVAL CONSIDERS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREPARED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

CITY ENGINEER _____ DATE _____

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF N.E.S. 27A.040 TO 27A.040 INCLUSIVE, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED BY THE CARSON CITY BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 2006.

BOARD MEMBER _____ DATE _____

CITY CLERK _____ DATE _____

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FEES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND INDICATED BY THIS FINAL MAP, AS RELATES TO APPLM 10-251-0710-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520.

TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2006, AT _____ AM, IN BOOK _____ PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF _____

RECORDING FEE: _____ FILE NUMBER: _____

CLOCK-RECORDED _____

FINAL MAP OF SUNDANCE RIDGE PHASE 2 BEING A MERGER AND RESUBDIVISION OF REMAINDER PARCELS OF SUNDANCE RIDGE SUBDIVISION MAP NO. 2552 AND LOTS 6, 7, 10 & 11 OF EDMONDS INDUSTRIAL PARK MAP NO. 701

NEVADA WEST LAND, LLC
BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 20 EAST, M.D.M. CARSON CITY

TRI STATE SURVEYING, LTD.
435 EAST LORING STREET
CARSON CITY, NEVADA 89708-2418
(775) 387-8911 * FAX # 387-9915



SHEET 1
OF 3

RECEIVED
AUG 23 2006
CARSON CITY

FSM - 06 - 104

RECEIVED
 AUG 23 2006
 CARSON CITY
 COMMUNITY DEVELOPMENT

FM-06-104

TABLE 1

CHAINS	DELTA	LENGTH	BEARING	CHAINS	BEARING
C1	25.11	20.91	S 15.00° E	M1	S 85.52° W
C2	20.91	20.91	S 45.00° E	M2	S 75.00° W
C3	20.91	20.91	S 00.00° E	M3	S 60.00° W
C4	20.91	20.91	N 45.00° E	M4	S 45.00° W
C5	20.91	20.91	N 90.00° E	M5	S 30.00° W
C6	20.91	20.91	N 135.00° E	M6	S 15.00° W
C7	20.91	20.91	N 180.00° E	M7	S 00.00° W
C8	20.91	20.91	N 135.00° W	M8	S 15.00° E
C9	20.91	20.91	N 90.00° W	M9	S 30.00° E
C10	20.91	20.91	N 45.00° W	M10	S 45.00° E
C11	20.91	20.91	N 00.00° W	M11	S 60.00° E
C12	20.91	20.91	N 45.00° E	M12	S 75.00° E
C13	20.91	20.91	N 90.00° E	M13	S 85.52° W

TABLE 2

CHAINS	DELTA	LENGTH	BEARING	CHAINS	BEARING
C14	20.91	20.91	N 135.00° W	M14	S 15.00° E
C15	20.91	20.91	N 90.00° W	M15	S 30.00° E
C16	20.91	20.91	N 45.00° W	M16	S 45.00° E
C17	20.91	20.91	N 00.00° W	M17	S 60.00° E
C18	20.91	20.91	N 45.00° E	M18	S 75.00° E
C19	20.91	20.91	N 90.00° E	M19	S 85.52° W
C20	20.91	20.91	N 135.00° E	M20	S 15.00° W
C21	20.91	20.91	N 180.00° E	M21	S 00.00° W
C22	20.91	20.91	N 135.00° E	M22	S 15.00° W
C23	20.91	20.91	N 90.00° E	M23	S 30.00° W
C24	20.91	20.91	N 45.00° E	M24	S 45.00° W
C25	20.91	20.91	N 00.00° E	M25	S 60.00° W
C26	20.91	20.91	N 45.00° W	M26	S 75.00° W
C27	20.91	20.91	N 90.00° W	M27	S 85.52° W
C28	20.91	20.91	N 135.00° W	M28	S 15.00° W
C29	20.91	20.91	N 180.00° W	M29	S 00.00° W
C30	20.91	20.91	N 135.00° W	M30	S 15.00° W

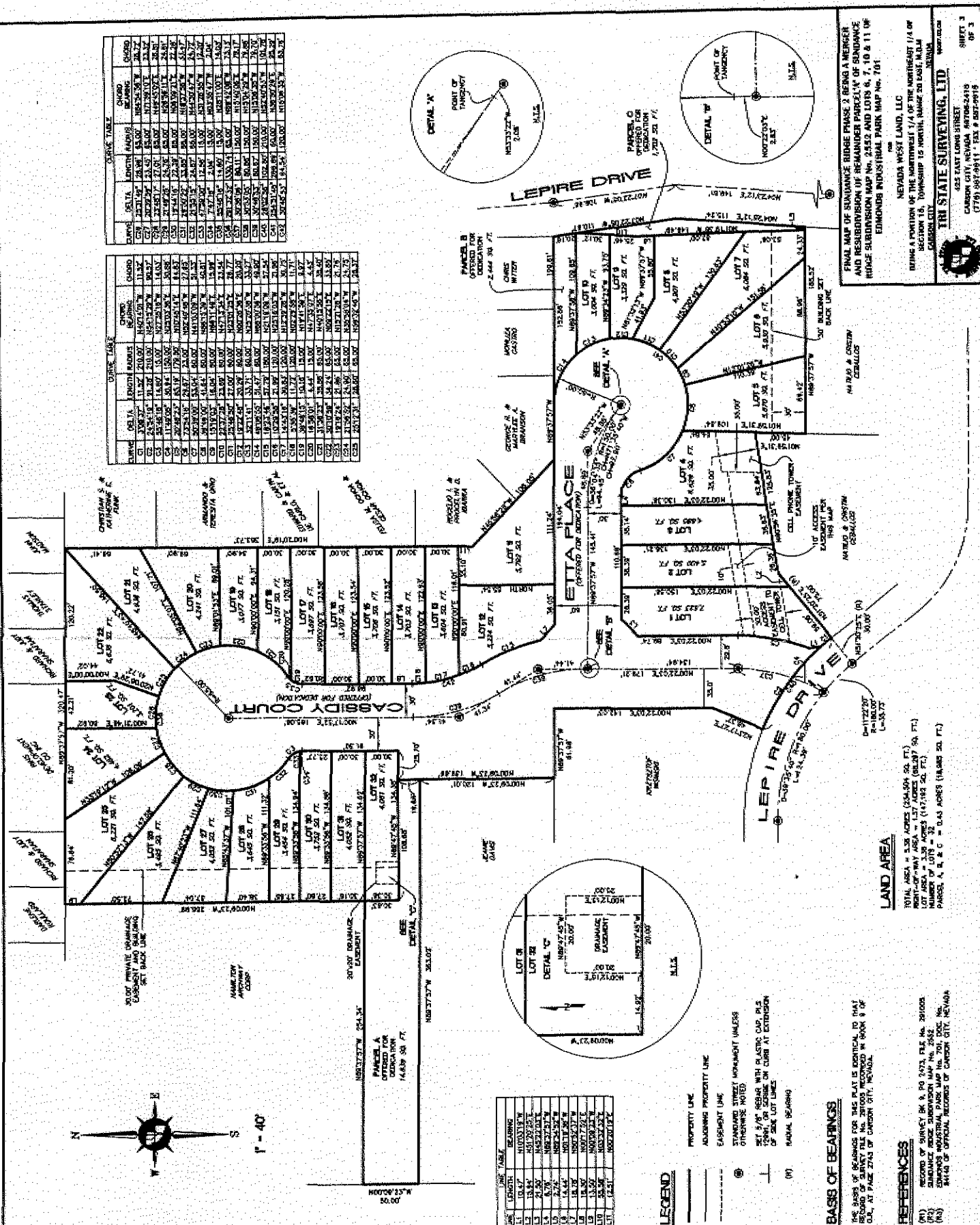


TABLE 3

CHAINS	DELTA	LENGTH	BEARING
C31	20.91	20.91	N 135.00° W
C32	20.91	20.91	N 90.00° W
C33	20.91	20.91	N 45.00° W
C34	20.91	20.91	N 00.00° W
C35	20.91	20.91	N 45.00° E
C36	20.91	20.91	N 90.00° E
C37	20.91	20.91	N 135.00° E
C38	20.91	20.91	N 180.00° E
C39	20.91	20.91	N 135.00° E
C40	20.91	20.91	N 90.00° E
C41	20.91	20.91	N 45.00° E
C42	20.91	20.91	N 00.00° E
C43	20.91	20.91	N 45.00° W
C44	20.91	20.91	N 90.00° W
C45	20.91	20.91	N 135.00° W
C46	20.91	20.91	N 180.00° W
C47	20.91	20.91	N 135.00° W
C48	20.91	20.91	N 90.00° W
C49	20.91	20.91	N 45.00° W
C50	20.91	20.91	N 00.00° W

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- ⊙ STANDARD STREET MOUNTMENT UNLESS OTHERWISE NOTED
- ⊙ SET 3" OF REBAR WITH PLASTIC CAP, P.L.S. 12" FROM CURB ON CURB AT EXTENSION OF CURB LOT LINE.
- (M) RADIAL BEARING

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS IDENTICAL TO THAT OF THE RECORD MAP FOR THE SUBDIVISION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REFERENCES

(01) RECORD OF SURVEY BK 9, PG 2473, FILE NO. 261005
 (02) SUBDIVISION MAP NO. 2552
 (03) SUBDIVISION MAP NO. 2552
 (04) OFFICIAL RECORDS OF CARSON CITY, NEVADA

FINAL MAP OF SUBDIVISION RIDGE PHASE 2 BEING A MERGER AND RESUBDIVISION OF REMAINDER PARCEL 'A' OF BOUNDANCE RIDGE SUBDIVISION MAP NO. 2552 AND LOTS 6, 7, 10 & 11 OF EDMONDS INDUSTRIAL PARK MAP NO. 701

NEVADA WEST LAND, LLC
 BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, N.M.P.M. CARSON CITY, NEVADA

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SHIRT 3
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