

**City of Carson City
Agenda Report**

Date Submitted: July 18, 2014

Agenda Date Requested: August 7, 2014

Time Requested: 10 minutes

To: Mayor and Supervisors

From: Community Development – Planning Division

Subject Title: For Possible Action: To approve a Final Subdivision Map known as Schulz Ranch, Phase 1 from Schulz Ranch, LLC resulting in the creation of 100 residential lots on property zoned Single Family 6,000 – Specific Plan Area (SF6-SPA), located at 7001 Center Drive, APNs 009-311-65, 67 and 68, which fully complies with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map staff report and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code. (FSM-14-015) (Susan Dorr Pansky)

Summary: The Board of Supervisors granted approval of the Tentative Subdivision for the Schulz Ranch Common Open Space Development on October 20, 2005 and subsequently approved a Development Agreement on September 1, 2011 and Development Agreement Amendment on April 3, 2014. A Final Subdivision Map must be approved by the Board of Supervisors prior to subdividing the property.

Type of Action Requested:

- Resolution
 Formal Action/Motion

- Ordinance
 Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Prior Board Action: Approved the Schulz Ranch Common Open Space Development Tentative Map on October 20, 2005 with a vote of 5 Ayes and 0 Nays, approved the Schulz Ranch Development Agreement on September with a vote of 5 Ayes and 0 Nays and approved the Schulz Ranch Development Agreement Amendment on April 3, 2014 with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a Final Subdivision Map known as Schulz Ranch, Phase 1 from Schulz Ranch, LLC resulting in the creation of 100 residential lots on property zoned Single Family 6,000 – Specific Plan Area, located at 7001 Center Drive, APNs 009-311-65, 67 and 68, which fully complies with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map staff report and Schulz Ranch Development Agreement pursuant to the requirements of the Carson City Municipal Code.

Explanation for Recommended Board Action: Final Subdivision 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 Nevada Revised Statutes. All conditions of approval must be met.

Applicable Statute, Code, Policy, Rule or Regulation: Carson City Municipal Code, Section 17.06 (Final Maps); Carson City Municipal Code, Section 18.02.050 (Reviews)

Fiscal Impact: N/A

Explanation of Impact: N/A


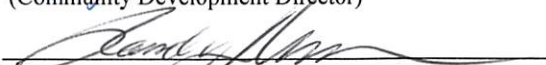


Funding Source: N/A

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

Supporting Material:

1. Final Map Application
2. Final Map Copy

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: <u></u> (Community Development Director)	Date: <u>7-29-14</u>
<u></u> (District Attorney's Office)	Date: <u>7/29/14</u>
<u></u> (Finance Director)	Date: <u>7/29/14</u>
<u></u> (City Manager)	Date: <u>7/29/14</u>

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
www.carson.org
www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of August 7, 2014

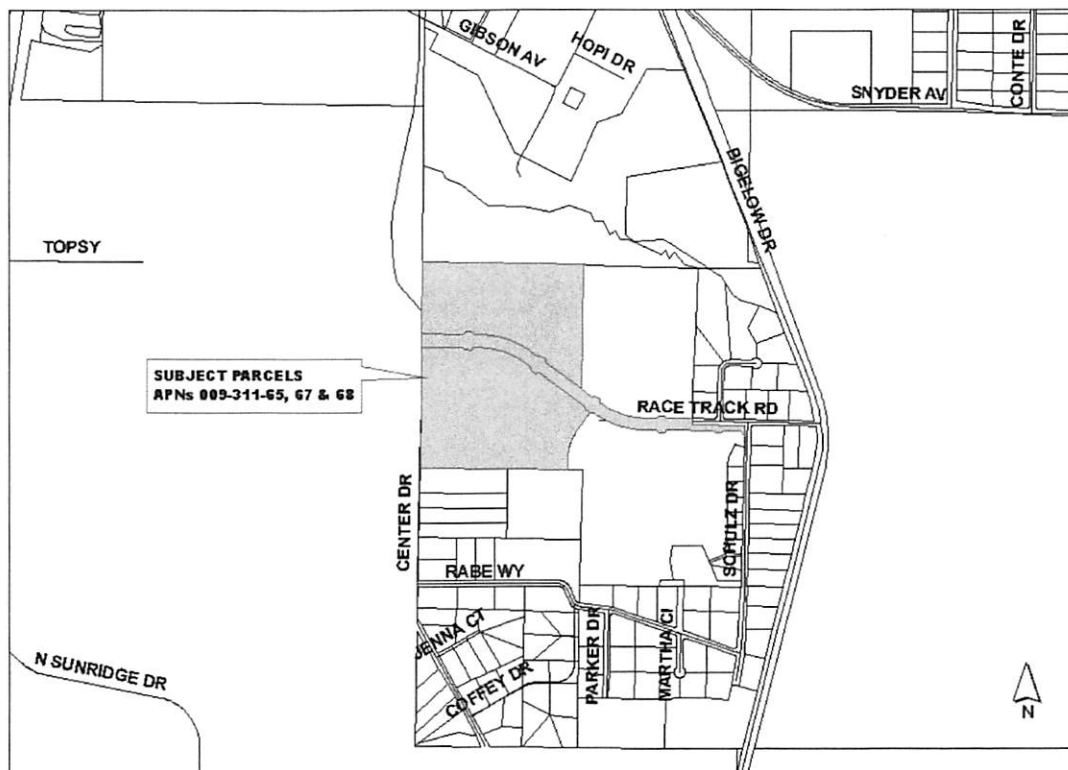
TO: Mayor and Board of Supervisors

FROM: Susan Dorr Pansky, AICP, Planning Manager
Planning Division

DATE: July 15, 2014

SUBJECT: To approve a Final Subdivision Map known as Schulz Ranch, Phase 1 from Schulz Ranch, LLC resulting in the creation of 100 residential lots on property zoned Single Family 6,000 – Specific Plan Area (SF6-SPA), located at 7001 Center Drive, APNs 009-311-65, 67 and 68, which fully complies with all of the conditions of approval as contained in the Tentative Map staff report and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code.

In order for the Board of Supervisors to consider approval of a Final Subdivision Map, the status of fulfillment of the conditions of approval must be reviewed. The conditions of approval associated with TSM-05-144, a Tentative Map for the Schulz Ranch Common Open Space Development and the Schulz Ranch Development Agreement have been reviewed by staff and satisfied by the applicant.



1. The applicant must sign and return the Notice of Decision / conditions of 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 consideration.

Response: The Notice of Decision was signed and returned with the original approval of the Tentative Map.

2. Any issues involving downstream users of existing irrigation ditches shall be resolved prior to improvement plans or submittal of the first final map.

Response: A 15" Irrigation Pipe is being constructed with Phase 1 that will convey all irrigation flows through the Schulz Ranch project.

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

- a) The tentative water analysis identifies the requirement to provide a looped system from the existing City system to the north of the project site. In addition to the looped water improvements proposed by the tentative water analysis by the applicant, additional off-site improvements will be required on a phased basis to accommodate the development. These improvements are based on city-wide system modeling resulting in the need to provide additional conveyance to this section of the city system.

Response: A looped water system has been provided for in the design of Phase 1. No off-site improvements have been identified by Carson City staff for the Phase 1 portion of the project.

- b) The tentative sewer analysis provides flows for a future regional sewer collection facility to assure force main and line sizing to ultimately accommodate possible sewage collection in the area surrounding the project site. The interim sewer pump station for the project shall be designed to gravity to the regional facility in the future. In addition, as identified in the tentative sewer analysis, improvements are required to the existing lift station on Bigelow Drive to accommodate the build-out of the proposed development and possible future sewage collection in the area surrounding the project site.

Response: The sewer system has been designed without an interim sewer lift station. The entire project site will gravity flow to the existing lift station on Bigelow Drive. An analysis of the existing lift station on Bigelow drive has shown that there is capacity for Phase 1 of the project without any additional improvements.

- c) The tentative drainage analysis provides a summary of the project hydrology including sizing of detention basins to assure post-development peak discharges meet pre-development conditions as required by the City. In addition, the analysis identifies the location of the existing Clear Creek 100- year floodplain outside of all lot areas with the proposed north detention/park site being within the 100-year floodplain. The construction of the basin will be at an elevation that will allow discharge of the 100-year floodplain through the detention/park site unimpeded. In addition, all improvements will meet "Best Management Practices" and NPDES

requirements for storm drainage discharge as required by the City to assure safe discharge to the Clear Creek system.

Response: The north detention/water quality basin has been designed outside of the 100 year floodway and not to impede the 100 year floodplain.

- d) Construction of Topsy Lane will be required from U.S. 395 to Center Drive as two lanes with on-street bike lanes. In addition, the traffic analysis provides recommendations for off-site intersection improvements at the intersection of Snyder Avenue and Bigelow Drive as well as Snyder Drive and Edmonds Drive. These improvements include widening to accommodate left hand turn lanes. Bigelow Drive from the site to Snyder Avenue will be required to be upgraded to two lanes with on-street bike lanes to provide upgraded access to the Snyder collector. Pedestrian crossing signage and striping will be required at off-site controlled intersections including Center/Topsy and Center/Clear Creek to assure safe pedestrian crossing in these areas. The traffic study analyzes the cumulative impacts including development of the Douglas County area to the east of the site as well as projecting to post- freeway development in developing the recommendations for the project.

Response: The Topsy Lane improvements have been submitted to Douglas County for review and approval concurrently with the Phase 1 plans and final map. Per the Phasing Plan in the Amended Development Agreement, the pedestrian improvements at Center Drive / Clear Creek are included with Phase 1. The updated Traffic Analysis for the project no longer recommends improvements at the Snyder/Bigelow and Snyder/Edmonds intersections. Any other required improvements will be designed and installed at the appropriate phase as identified.

4. 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.

Response: Two Copies of the updated Soils Investigation have been provided with the submittal of the Civil Improvement Plans.

5. 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.

Response: The plans have been designed to meet all of the required standards.

6. 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.

Response: These required permits will be obtained prior to the commencement of construction.

7. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer.

Response: The revised Tentative Map was reviewed and signed by the Planning Director and City Engineer in 2006.

The following shall be completed prior to submittal of any final map:

8. Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements.

Response: On-site and off-site improvements associated with Phase 1 have been submitted and have been approved by City staff.

9. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

Response: Will serve letters were NDEP as part of the submittals for final map review and approval.

10. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase 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 one hundred fifty percent (150 %) of the engineers 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 ten percent (10 %) of the engineers 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.

Response: Bonds have been provided to the City for both on-site and off-site improvements associated with the project.

The following shall be included with the submittal of construction/improvement plans or submittal of a final map:

11. The plans and final map shall reflect 10 foot wide Public Utility Easements along all street frontages and 5 foot wide Public Utility Easements along all side and rear lot lines.

Response: The required PUEs are provided on the final map.

12. The plans and final map shall show the East side of Center Drive to be improved to urban standards from the southerly project boundary to the northerly boundary including that portion fronting BLM property.

Response: These improvements are required with Phase 2 per the Amended Development Agreement.

13. The map shall show a six foot wide pedestrian connection from Juniper Peak Drive to Center Drive between lots 17 and 18.

Response: These improvements will be designed and constructed with Phase 2 per the Amended Development agreement.

14. All streets including Center Drive shall include street lights, pursuant to City Standards. The map shall reflect their proposed positions.

Response: Street lights are shown on the civil improvements plans for Phase 1 of the project.

15. The map shall show a six foot wide pedestrian connection from Arc Dome Drive to Center Drive between Lots 15 and 17.

Response: These improvements will be designed and constructed with Phase 2 per the Amended Development agreement.

16. Each phase of the development will be required to submit a set of improvement plans for all on-site and off-site improvements necessary to complete that specific phase.

Response: Improvement plans have been submitted for all required on-site and off-site improvements for Phase 1 per the Amended Development Agreement.

17. The map shall show a watermain extending from Sugarloaf Peak Drive between lots 10 and 11 to the south running next to the temporary sewer pump station.

Response: These improvements will be designed and constructed with Phase 3 per the Amended Development agreement.

18. The applicant will provide on-site bus stops that will be incorporated in the site planning of the proposed project per Carson City School District regulations.

Response: The developer has been working with the Carson City School District on locations of school bus stops. At this time, it appears that the Carson City School District does not require school bus stops.

19. Placement of all utilities shall be underground within the development.

Response: All utilities will be designed and constructed to be underground in the project.

20. Improvement plans for the final map phase that includes the 251st residential lot shall include all remaining improvements for open space, park areas and paths for the entire development. Park, open space and path improvements shall be constructed or bonded for prior to recording the final map; however, a notice of completion for all park, open space and path improvements must be issued prior to issuance of building permits for the 251st or subsequent residential lots.

Response: The Amended Development Agreement addresses this condition. Phase 1 does not trigger these improvements.

21. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.

Response: Fencing will meet all required codes.

22. All landscaping proposed within the subdivision on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.

Response: The landscaping designed in conjunction with Phase 1 meets all required codes.

23. No improvements shall begin within the limits of the special flood hazard area of Clear Creek without first obtaining City authorization from the Floodplain Manager and following the provisions of CCMC 12.09.

Response: The developer will obtain the necessary authorization prior to beginning any construction activities in the floodplain.

24. The North Douglas County Specific Plan identifies bike lanes on both Topsy Lane and Center Drive. These bike lanes shall be incorporated with the improvements to Topsy Lane and Center Drive.

Response: The Topsy Lane plans have bike lanes incorporated into the design. Center Drive will be submitted with Phase 2 of the project.

25. Separation requirements between proposed sewer and storm drain lines and Douglas County's new well should be considered in the proposed development by the applicant.

Response: These improvements will be with Phase 2, as the Douglas County well is adjacent to the Center Drive improvements.

26. Street trees shall be provided along Race Track Road/Topsy Lane connections between Schulz Drive and Center Drive, spaced on average at 40 foot intervals. Species grouping and diversity is mandatory and to be approved by the Planning Division Staff.

Response: Landscape plans have been designed for this portion of road and reviewed by Carson City staff.

27. An east-west linear park pathway system will be provided adjacent to Topsy Lane/Race Track Road. This will provide connectivity for bicycle circulation via five foot on street lanes and pedestrian connectivity via an eight foot pathway on the south side of the roadway system. The eight foot pathway will be provided with a 30 foot area to allow for a landscaped linear park. The 30 foot width may be reduced near intersections where additional width is required. A 10 foot wide landscape area will be provided on the north side of the roadway to provide landscape continuity.

Response: The civil improvements plans have been designed to incorporate the required improvements in condition 27.

28. North-South circulation between the neighborhood park and the detention basin parks shall be provided adjacent to neighborhood streets with a 10 foot landscaped parkway and six foot sidewalk which will be incorporated into the parks system to provide linear connectivity and continuity.

Response: These improvements will be provided for in future phases 3 and 4.

29. The Clear Creek flood plain in the northeast portion of the SR-SPA area shall be retained in open space as part of the development, and may be incorporated into the project

storm-water and water quality control facilities. The development shall meet all local, state and federal requirements for drainage, storm-water maintenance and water quality control.

Response: The Clear Creek floodplain is within Phase 4 of the project and will not be in any lot. A water quality basin has been designed as a part of Phase 1 to handle the discharge from Phase 1, Phase 2 and Phase 4.

30. The developer must meet all applicable local, state and federal environmental standards in the removal and clean up of the race track facilities.

Response: The race track facilities will be removed with the development of Phase 4.

31. Municipal water and sewer facilities, as well as natural gas, electric and cable television services shall be extended to serve the development.

Response: All facilities necessary to provide service to Phase 1 will be extended to service the development.

The following must be submitted or included with the final subdivision map:

32. The map shall reflect that any landscaped area, as well as within the right-of-way, is to be maintained by Carson City and paid for by a neighborhood landscape maintenance district.

Response: A note has been placed on the final map to reflect this.

33. Notes shall be added to the final map:

- A. "All shared access driveways are privately maintained."
- B. "Individual driveway access onto Topsy Lane/Race Track Road and Center Drive is prohibited."
- C. "Lots at the perimeter of the SR-SPA area adjacent to existing residential parcels shall be limited to the development of one-story homes."
- D. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
- E. "All development shall be in accord with Tentative Map (TSM-05-144)."

Response: The above notes that are appropriate to Phase 1 have been added to the final map.

34. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.

Response: The street names on the final map have been approved by the Carson City GIS department.

35. All final maps shall be in substantially in accordance with the approved tentative map.

Response: The final map is in compliance with the approved tentative map.

36. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.

Response: The final map and civil improvement plans comply with all other conditions.

37. A copy of the signed Notice of Decision.

Response: A copy of the signed Notice of Decision was attached to the final map application.

38. 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.

Response: The Fire Department has review and approved the hydrant locations. The Health Department had no comments on the final map or improvement plans.

39. A variety of home models shall be provided and proposed house models shall be submitted pursuant to SPA policy SR-3.1.

Response: Home models will be provided by the developers of each Neighborhood as provided for in the Amended Development Agreement.

40. Homes shall be oriented as to not have rear yards on streets, excluding Topsy Lane and Center Drive. Individual driveway access onto Topsy Lane/Race Track Road and Center Drive are prohibited.

Response: The lot layout conforms to this condition and the appropriate note has been added to the final map.

41. A minimum of three typical landscape schemes for each neighborhood shall be submitted. Front yard landscaping and irrigation shall be provided by the developer(s). Landscaping will include a minimum of two trees (1 1/2 inch caliper deciduous or five foot high evergreen) and 12 five gallon mix of evergreen and deciduous shrubs. Evergreen trees depending on species shall be planted a minimum of 10 feet from back of sidewalks. Turf and/ or ground cover area shall also be provided in the landscape alternatives.

Response: Landscape schemes will be provided to the City pursuant to the Amended Development Agreement.

The following are general conditions of approval:

42. Any lots and/or phased areas not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed.

Response: Mass Grading has been shown on the Phase 1 plans for the Phase 2 area. This grading is shown to make sure that the proper grading is constructed adjacent to the phase.

43. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.

Response: All grading will comply with the State and City regulations.

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

Response: The developer will comply with this condition at the time it is appropriate.

45. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 am. to 5:00 p.m. on Saturday, no construction on Sunday. If the hours of construction are not adhered to, the Carson City Building and Safety Division will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

Response: A note has been added to the plans with this restriction.

46. A Final Subdivision Map for the property must be recorded within 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 with 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.

Response: The Amended Development Agreement has the most up to date timing for submittal and approval of the first final map and subsequent maps. The first final map is being submitted for approval and recordation prior to the Tentative Map expiration date of August 21, 2014.

47. All structure development within the project must fully meet the policies of the Schulz Ranch Specific Plan Area (SR-SPA).

Response: This condition does not apply to the final map or civil improvement plans but will be adhered to with the development of structures.

48. Should the applicant or his/her contractors uncover historic or pre-historic archeological remains, they are required to cease all ground disturbances or construction activities in the immediate area and immediately (that day) contact the State Department of Cultural Affairs, Cultural Office of the Washoe Tribe and the State Historic Preservation Office for instructions regarding proper handling and disposition.

Response: A note has been added to the plans with this language.

49. The Schulz Ranch Development shall provide a noise and odor easement on behalf of the adjacent one acre residential parcels to the City for review and approval; to be recorded against the subdivision. As part of the easement and sales disclosure, the applicant shall disclose that the surrounding properties have the privilege to have animals, fowl etc. associated with the primary permitted uses on site.

Response: A note has been added to the final map for this condition.

STIPULATIONS:

1. "Along the northeastern border of the Schulz Ranch Development the applicant will work with the Washoe Tribe on acceptable fencing treatments.

Response: Phase 1 of the project is not adjacent to the tribe boundary.

2. The developer will provide an archeological report to staff and the Washoe Tribe prior to the commencement of grading and trenching of the subject site and

during grading and trenching, the developer shall have a archeological monitor on site to review the activities.

Response: This report will be provided to the City and the Tribe prior to any construction activities. Evidence has been provided to the City of a contract for archeological monitoring during grading activities.

3. The noise and odor easement as referenced in condition #49 must be included in the developments Conditions, Covenants, and Restrictions (CC & R's) recorded documents.

Response: The easement will be included in the CC&R's for the project.

RECOMMENDATION: "I move to approve a Final Subdivision Map known as Schulz Ranch, Phase 1 from Schulz Ranch, LLC resulting in the creation of 100 residential lots on property zoned Single Family 6,000 – Specific Plan Area, located at 7001 Center Drive, APNs 009-311-65, 67 and 68, which fully complies with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map staff report and Schulz Ranch Development Agreement pursuant to the requirements of the Carson City Municipal Code."

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SCHULZ RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE COMMON AREAS, STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.

SCHULZ RANCH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

NOTARY PUBLIC

STATE OF _____ S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, 2014, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF SCHULZ RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST AMERICAN TITLE INSURANCE COMPANY DATE
BY: _____

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

SIERRA PACIFIC POWER COMPANY DATE
DIBA NV ENERGY

SOUTHWEST GAS DATE

FRONTIER COMMUNICATIONS COMPANY DATE

CHARTER COMMUNICATIONS DATE

CARSON CITY UTILITY DEPARTMENT DATE

DIVISION OF WATER RESOURCES

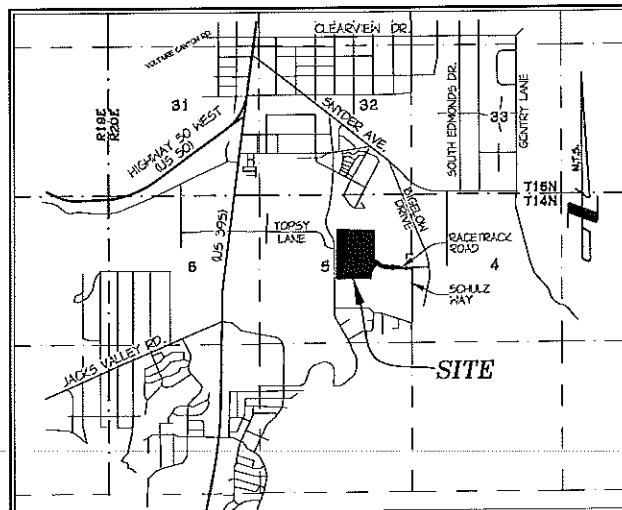
THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES DATE

DOCUMENT NO:

OFFICIAL PLAT OF
**SCHULZ RANCH SUBDIVISION
PHASE I**

A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP

LAND USE SUMMARY

100 RESIDENTIAL LOTS = ± 18.09 ACRES
PARCEL A = ± 9.51 ACRES
PARCEL B = ± 14.28 ACRES
PARCEL C = ± 2.20 ACRES
2 COMMON AREAS = 5,927 S.F.
RIGHT-OF-WAY = ± 9.52 ACRES
TOTAL AREA = ± 53.75 ACRES

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS T1141 AND 230103L, USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON, COMBINED GROUND TO GRID SCALE FACTOR: 0.9997922943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES. TO TRANSLATE FROM NAD27 TO NAD83/04 MOVE GRID COORDINATES NORTH 09° 1' 43" EAST A DISTANCE OF 13,294.177, 17 FEET.

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

LEE FLEVEL, ACP, DATE
COMMUNITY DEVELOPMENT DIRECTOR

REFERENCES

1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1969.
2. PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
3. PARCEL MAP NO. 2657, RECORDED JUNE 27, 2007.
4. PARCEL MAP NO. 2664, RECORDED AUGUST 3, 2007.

SEE SHEET 4 OF 4 FOR GENERAL NOTES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY (INDIVIDUAL WELLS) AND A COMMUNITY SYSTEM (INDIVIDUAL SEWAGE DISPOSAL SYSTEMS) FOR DISPOSAL OF SEWAGE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL, DATE

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

DANIEL ROTTER, PE, DATE
CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

MAYOR DATE

CITY CLERK DATE

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N.'s 09-311-65; 67 & 68.

TREASURER DATE

SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, 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 INSTANCE OF SCHULZ RANCH, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GERALD D. JUAREZ P.L.S.
NEVADA CERTIFICATE NO. 12140

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2014 AT _____.

IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF SCHULZ RANCH, LLC.

RECORDING FEE: \$ _____

FILE NO: _____

CLERK RECORDER DATE

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE I
BEING A MERGER AND RESUBDIVISION OF
PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF
PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

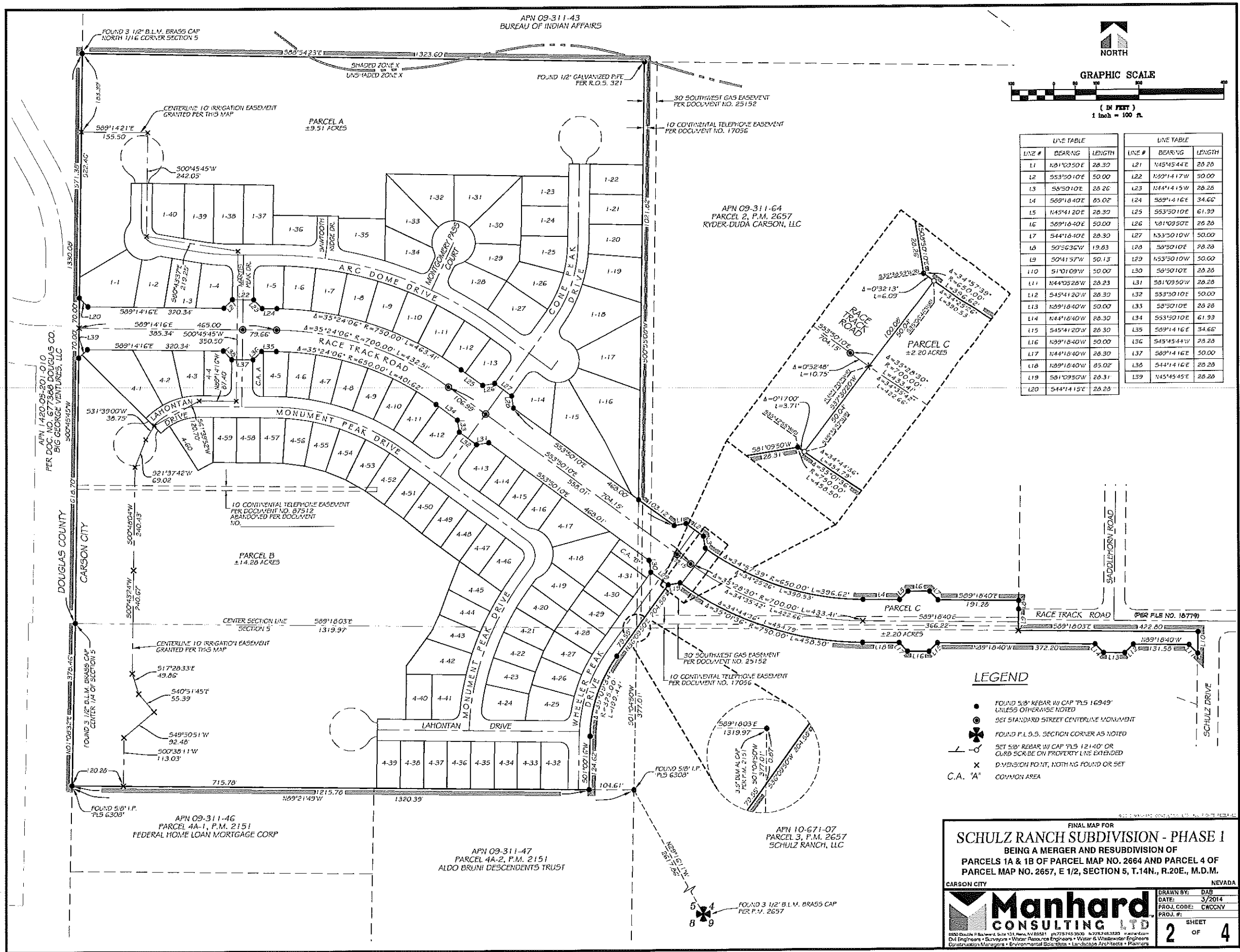
CARSON CITY NEVADA

Manhard CONSULTING LTD

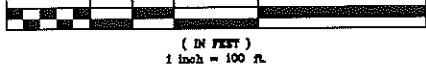
DRAWN BY: DAB
DATE: 3/2014
PROJ. CODE: CWCCNV
PROJ. #:
SHEET 1 OF 4

8550 Dodge # 2nd Floor, Suite 101, Reno, NV 89521 970.797.4330 970.797.4330
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SUBDIVISION MAP



GRAPHIC SCALE



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N81°00'50"E	28.30	L21	N45°45'44"E	28.28
L2	S53°50'10"E	50.00	L22	N30°14'17"W	50.00
L3	S8°50'10"E	28.26	L23	N44°14'15"W	28.26
L4	S89°18'40"E	85.02	L24	S89°14'16"E	34.66
L5	N45°41'20"E	28.30	L25	S53°50'10"E	61.93
L6	S89°18'40"E	50.00	L26	N81°09'50"E	28.28
L7	S44°18'40"E	28.30	L27	N33°50'10"W	50.00
L8	S0°56'35"W	19.83	L28	S8°50'10"E	28.28
L9	S0°41'57"W	50.13	L29	N53°50'10"W	50.00
L10	S1°01'09"W	50.00	L30	S8°50'10"E	28.28
L11	N44°05'28"W	28.23	L31	S81°09'50"W	28.28
L12	S45°41'20"W	28.30	L32	S53°50'10"E	50.00
L13	N89°18'40"W	50.00	L33	S8°50'10"E	28.28
L14	N44°18'40"W	28.30	L34	S53°50'10"E	61.93
L15	S45°41'20"W	28.30	L35	S89°14'16"E	34.66
L16	N89°18'40"W	50.00	L36	S45°45'44"W	28.28
L17	N44°18'40"W	28.30	L37	S89°14'16"E	50.00
L18	N89°18'40"W	85.02	L38	S44°14'16"E	28.28
L19	S81°09'50"W	28.31	L39	N45°45'45"E	28.28
L20	S44°14'15"E	28.28			

LEGEND

- FOUND 5/8" REBAR W/ CAP PLS 16949' UNLESS OTHERWISE NOTED
- SET STANDARD STREET CENTERLINE MONUMENT
- ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
- ⊕ SET 5/8" REBAR W/ CAP PLS 12140' OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- ⊕ DIVISION POINT, NOTHING FOUND OR SET
- C.A. 'A' COMMON AREA

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 1
BEING A MERGER AND RESUBDIVISION OF
PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF
PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

CARSON CITY, NEVADA

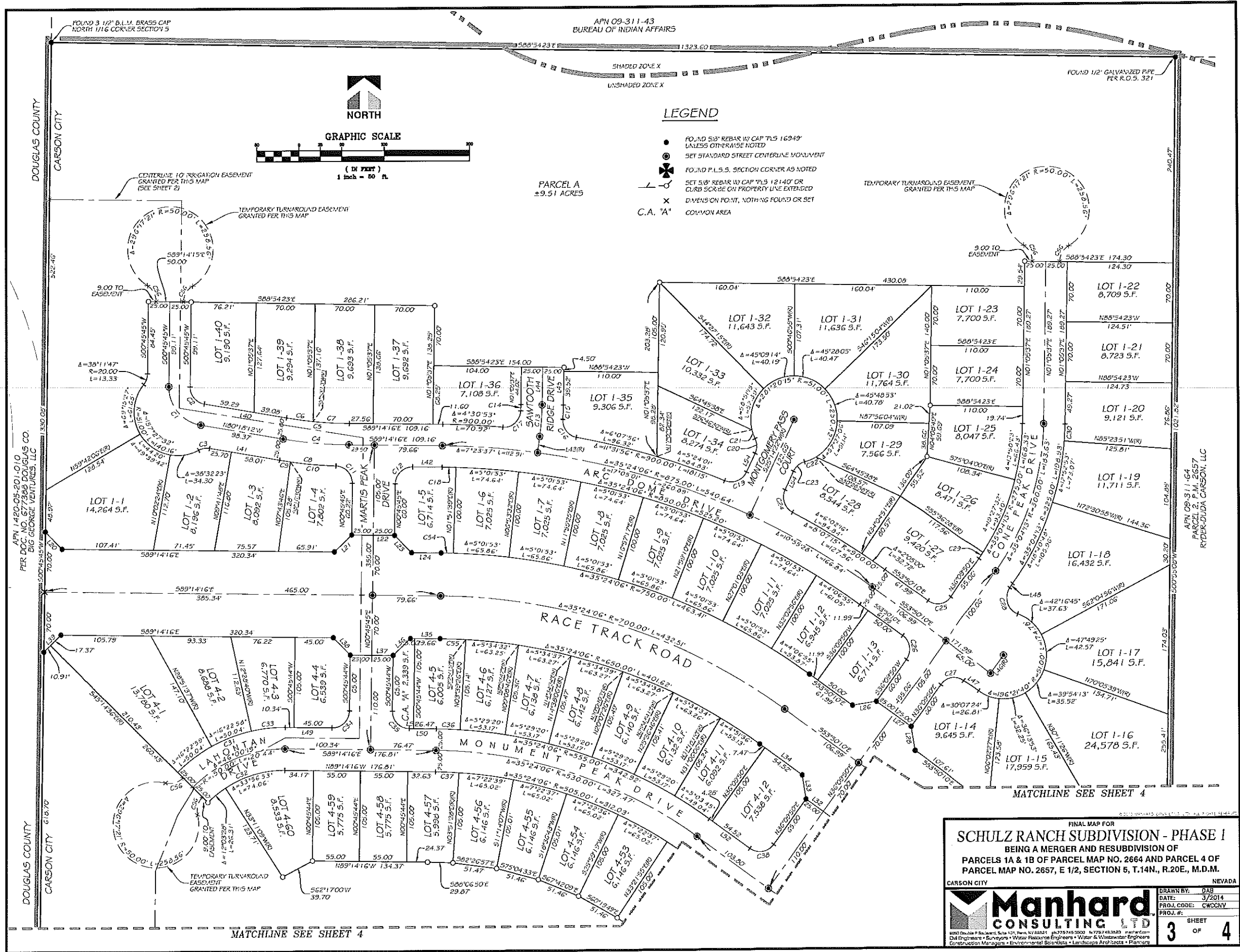
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 DATE: 3/2014
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 PROJ. #:

SHEET **2** OF **4**

SUBDIVISION MAP



FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 1
 BEING A MERGER AND RESUBDIVISION OF
 PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF
 PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

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DRAWN BY: DAB
 DATE: 3/2014
 PROJ. CODE: CWCCNV
 PROJ. #:

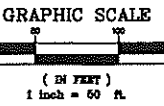
SHEET **3** OF **4**

SUBDIVISION MAP

MATCHLINE SEE SHEET 3

LEGEND

- FOUND 5/8" REBAR W/ CAP PLS 16349 UNLESS OTHERWISE NOTED
- SET STANDARD STREET CENTERLINE MONUMENT
- ✱ FOUND P.L.S. SECTION CORNER AS NOTED
- ⊥ SET 5/8" REBAR W/ CAP PLS 12140 OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- × DIMENSION POINT, NOTHING FOUND OR SET
- C.A. "A" COMMON AREA



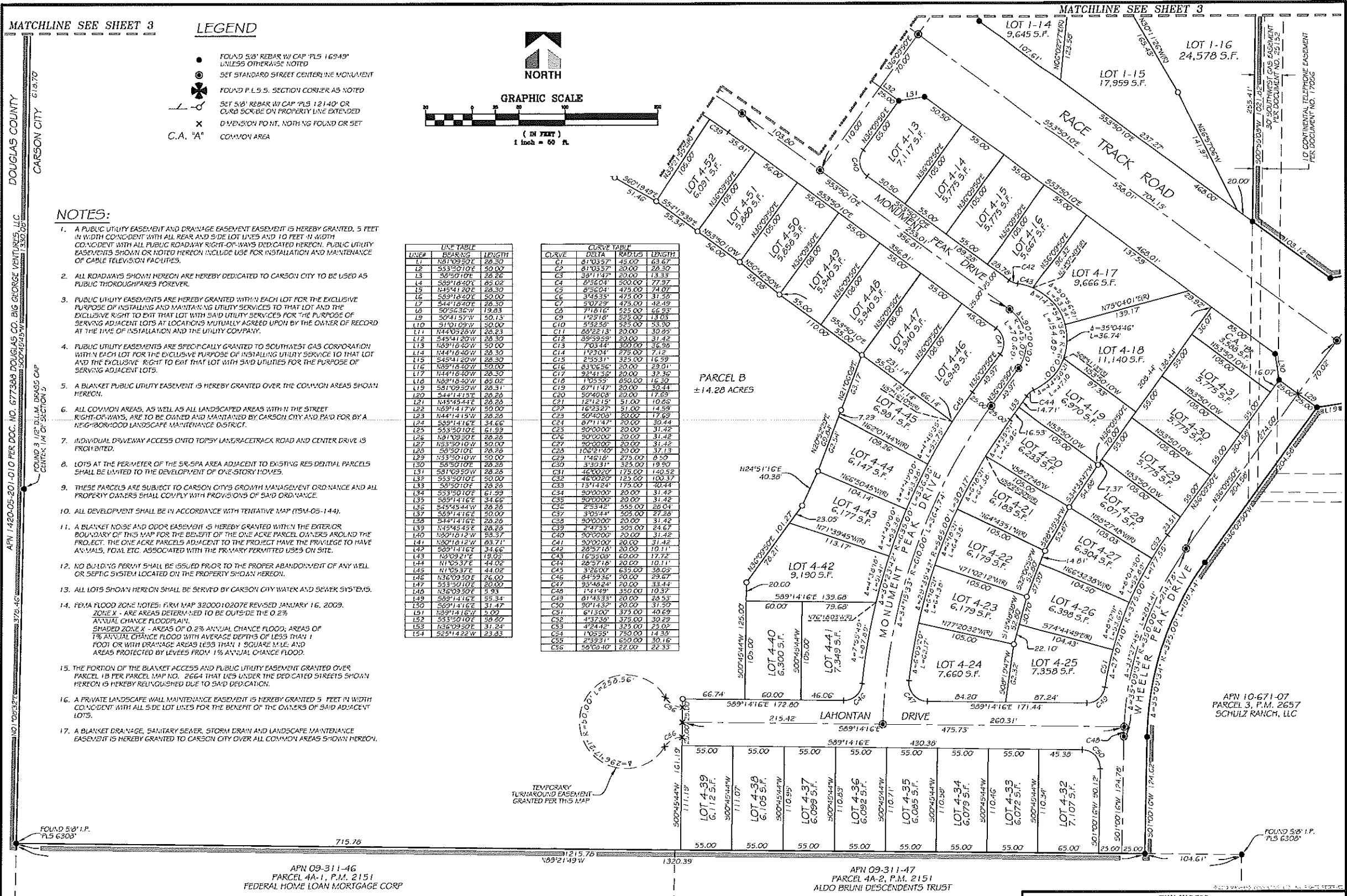
NOTES:

- A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH COINCIDENT WITH ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- ALL ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND PAID FOR BY A NEIGHBORHOOD LANDSCAPE MAINTENANCE DISTRICT.
- INDIVIDUAL DRIVEWAY ACCESS ONTO TOPSY LAKE/RACE TRACK ROAD AND CENTER DRIVE IS PROHIBITED.
- LOTS AT THE PERIMETER OF THE SPA AREA ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-05-144).
- A BLANKET NOISE AND ODOR EASEMENT IS HEREBY GRANTED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP FOR THE BENEFIT OF THE ONE ACRE PARCEL OWNERS AROUND THE PROJECT. THE ONE ACRE PARCELS ADJACENT TO THE PROJECT HAVE THE PRIVILEGE TO HAVE ANIMALS, POULTRY, ETC. ASSOCIATED WITH THE PRIMARY PERMITTED USES ON SITE.
- NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- FEMA FLOOD ZONE NOTES: FIRM MAP 3200010207E REVISED JANUARY 16, 2009. ZONE X - ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.
- THE PORTION OF THE BLANKET ACCESS AND PUBLIC UTILITY EASEMENT GRANTED OVER PARCEL 1B PER PARCEL MAP NO. 2664 THAT LIES UNDER THE DEDICATED STREETS SHOWN HEREON IS HEREBY RELINQUISHED DUE TO SAID DEDICATION.
- A PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT IS HEREBY GRANTED 5 FEET IN WIDTH COINCIDENT WITH ALL SIDE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
- A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.

LINE#	BEARING	LENGTH
L1	N81°09'07"E	29.30
L2	S53°50'10"E	50.00
L3	S53°50'10"E	29.30
L4	S89°14'16"E	85.02
L5	N45°41'20"E	29.30
L6	S89°14'16"E	50.00
L7	S44°14'12"E	29.30
L8	S03°54'36"W	19.83
L9	S04°41'57"W	50.13
L10	S1°01'09"W	50.00
L11	N44°05'28"W	29.30
L12	S89°14'16"E	29.30
L13	N89°14'16"E	50.00
L14	N44°14'15"W	29.30
L15	S44°14'12"E	29.30
L16	N89°14'16"E	50.00
L17	N44°14'15"W	29.30
L18	N89°14'16"E	85.02
L19	S81°09'59"W	29.30
L20	S44°14'12"E	29.30
L21	N45°41'20"E	29.30
L22	N89°14'17"W	50.00
L23	N44°14'15"W	29.30
L24	S89°14'16"E	34.66
L25	S53°50'10"E	61.99
L26	N81°09'59"E	29.30
L27	S53°50'10"W	50.00
L28	S89°14'16"E	29.30
L29	N33°50'10"W	50.00
L30	S89°14'16"E	29.30
L31	S81°09'59"W	29.30
L32	S53°50'10"E	50.00
L33	S53°50'10"E	29.30
L34	S53°50'10"E	61.99
L35	S89°14'16"E	34.66
L36	S45°45'44"W	29.30
L37	S89°14'16"E	50.00
L38	S44°14'16"E	29.30
L39	N45°45'45"E	29.30
L40	N89°14'12"E	53.37
L41	N80°14'12"E	83.71
L42	S89°14'16"E	34.66
L43	N89°09'21"E	19.05
L44	N1°05'37"E	44.02
L45	N1°05'37"E	44.02
L46	N36°09'50"E	26.00
L47	S53°50'10"E	20.00
L48	S89°14'16"E	59.34
L49	S89°14'16"E	5.93
L50	S89°14'16"E	31.47
L51	S89°14'16"E	5.00
L52	S53°50'10"E	39.20
L53	N36°09'50"E	31.24
L54	S25°14'22"W	23.83

CURVE	DELTA	RADIUS	LENGTH
C1	81°03'37"	45.00	63.67
C2	81°03'37"	20.00	29.30
C3	39°11'42"	20.00	13.31
C4	83°26'04"	500.00	77.97
C5	85°26'04"	475.00	74.07
C6	34°55'35"	475.00	31.58
C7	34°55'35"	475.00	42.49
C8	71°18'16"	525.00	66.33
C9	12°29'18"	525.00	13.03
C10	81°52'58"	525.00	53.30
C11	82°22'13"	20.00	30.84
C12	89°59'59"	20.00	31.42
C13	7°03'44"	300.00	36.98
C14	1°39'04"	275.00	7.12
C15	255°31'	325.00	16.38
C16	83°35'56"	20.00	30.01
C17	92°41'36"	20.00	32.36
C18	1°05'55"	650.00	16.20
C19	87°11'47"	20.00	30.44
C20	89°40'03"	20.00	12.69
C21	12°12'15"	51.00	10.68
C22	16°23'27"	51.00	14.59
C23	50°45'03"	20.00	17.69
C24	87°11'47"	20.00	30.44
C25	80°00'00"	20.00	31.42
C26	80°00'00"	20.00	31.42
C27	80°00'00"	20.00	31.42
C28	130°21'29"	20.00	17.69
C29	1°46'16"	275.00	8.50
C30	330°31'	325.00	19.30
C31	46°00'00"	175.00	150.59
C32	46°00'00"	125.00	100.34
C33	13°14'24"	175.00	20.44
C34	80°00'00"	20.00	31.42
C35	80°00'00"	20.00	31.42
C36	283°42'	355.00	28.04
C37	330°44'	505.00	27.26
C38	80°00'00"	20.00	31.42
C39	2°47'35"	505.00	24.67
C40	80°00'00"	20.00	31.42
C41	80°00'00"	20.00	31.42
C42	285°16'	20.00	10.11
C43	16°55'05"	60.00	17.72
C44	285°16'	20.00	10.11
C45	326°07'	635.00	30.65
C46	84°59'36"	20.00	29.67
C47	85°48'24"	20.00	33.44
C48	14°14'59"	350.00	10.37
C49	81°43'33"	20.00	33.53
C50	80°14'32"	20.00	31.50
C51	6°15'00"	375.00	40.69
C52	43°2'36"	375.00	30.29
C53	49°44'21"	325.00	23.62
C54	1°05'55"	750.00	14.39
C55	2°59'31"	650.00	30.16
C56	58°28'40"	22.00	22.33

PARCEL B ± 14.28 ACRES



FOUND 5/8" I.P. PLS 6308

APN 09-311-46 PARCEL 4A-1, P.M. 2151 FEDERAL HOME LOAN MORTGAGE CORP

APN 09-311-47 PARCEL 4A-2, P.M. 2151 ALDO BRUNI DESCENDENTS TRUST

APN 10-671-07 PARCEL 3, P.M. 2657 SCHULZ RANCH, LLC

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 1
 BEING A MERGER AND RESUBDIVISION OF
 PARCELS 1A & 1B OF PARCEL MAP NO. 2664 AND PARCEL 4 OF
 PARCEL MAP NO. 2657, E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

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 SHEET 4 OF 4

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SUBDIVISION MAP