

**City of Carson City
Agenda Report**

Date Submitted: October 2, 2015

Agenda Date Requested: October 15, 2015

Time Requested: 15 minutes

To: Mayor and Supervisors

From: Community Development – Planning Division

Subject Title: For Possible Action: To approve a Final Subdivision Map known as Canyon Vista, from Divinni NV, LLC resulting in the creation of 18 residential lots on property zoned Single Family One Acre (SF1A), located east of Hillview Drive between Clearview Drive and East Appion Way, APNs 010-194-07 and -08, which fully complies with all of the conditions of approval as contained in the Canyon Vista Tentative Subdivision Map staff report pursuant to the requirements of Carson City Municipal Code. (FSM-15-087) (Susan Dorr Pansky, spansky@carson.org)

Summary: The Board of Supervisors granted approval of the Tentative Subdivision Map for Canyon Vista on June 18, 2015. 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 Canyon Vista Tentative Subdivision Map on June 18, 2015 with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a Final Subdivision Map known as Canyon Vista from Divinni NV, LLC resulting in the creation of 18 residential lots on property zoned Single Family One Acre, located east of Hillview Drive between Clearview Drive and East Appion Way, APNs 010-194-07 and -08, which fully complies with all of the conditions of approval as contained in the Canyon Vista Tentative Subdivision Map staff report 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


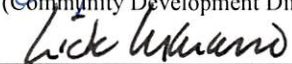
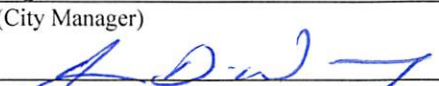

Funding Source: N/A

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

Supporting Material:

- 1) Final Map Staff Memo
- 2) Final Map Copy

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: 	Date: <u>10.5.15</u>
(Community Development Director)	
	Date: <u>10/6/15</u>
(City Manager)	
	Date: <u>10-6-2015</u>
(District Attorney's Office)	
	Date: <u>10/6/15</u>
(Finance Director)	

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 October 15, 2015

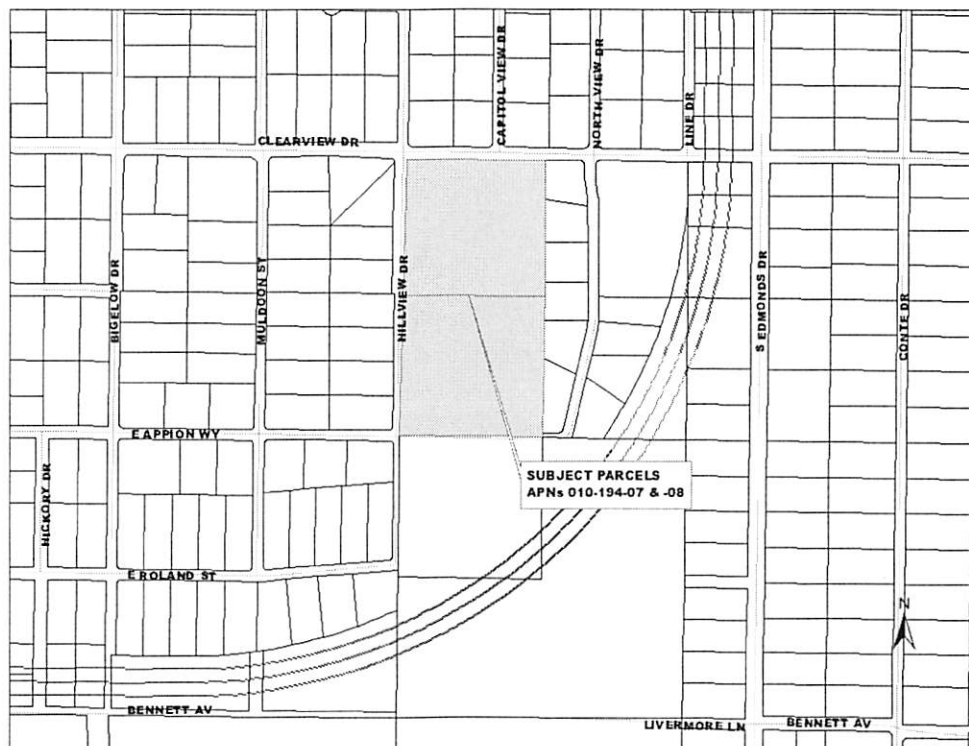
TO: Mayor and Board of Supervisors

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

DATE: October 6, 2015

SUBJECT: To approve a Final Subdivision Map known as Canyon Vista from Divinni NV, LLC resulting in the creation of 18 residential lots on property zoned Single Family One Acre (SF1A), located east of Hillview Drive between Clearview Drive and East Appion Way, APNs 010-194-07 and -08, which fully complies with all of the conditions of approval as contained in the Canyon Vista Tentative Subdivision Map staff report 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-15-036, a Tentative Map for the Canyon Vista Subdivision, have been reviewed by staff and satisfied by the applicant.



The following are general conditions of approval:

1. *The applicant must sign and return the Notice of Decision including 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 applicant provided the signed Notice of Decision on June 30, 2015.

2. *Prior to submittal of the any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.*

Response: Final improvement drawings have been reviewed and approved by the Engineering Division.

3. *Individual homes will require application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.*

Response: The applicant has agreed to adhere to this condition.

4. *A Site Improvement Permit will be required for all roadway and drainage improvements intended to serve the entire site.*

Response: A Site Improvement Permit has been issued and on site improvements are in the process of being constructed.

5. *Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building 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: The applicant has agreed to adhere to this condition for all improvements.

6. *A Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved must be approved by the Board of Supervisors for recording within four years after the approval of a Tentative Map unless a longer time is provided for in an approved development agreement with the City.*

Response: The applicant has submitted the Final Map for approval within the four year timeframe.

7. *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 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 Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.*

Response: The applicant has entered into an improvement agreement with the City and provided a 150 percent bond as required by this condition.

8. *Lots not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.*

Response: The applicant has agreed to adhere to this condition.

The following shall be included in the design of the Improvement Plans:

9. *Placement of all utilities shall be underground within the subdivision.*
10. *The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.*
11. *Appion Way must be improved enough to provide a minimum 20 foot wide paved area for two way traffic. Hillview Drive must have half street improvements meeting Development Standards and Standard Details for Public Works Construction, as adopted by Carson City.*
12. *In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.12.*
13. *Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.*

Response: The applicant has adhered to Conditions 9 through 13 in the design of the improvement plans.

The following shall be conditions to be completed prior to obtaining a Construction Permit or Final Map:

14. *Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.*

Response: The applicant has adhered to this condition in the design of the improvement plans.

15. *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: The applicant has satisfied this condition.

16. *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: The applicant has satisfied this condition.

The following must be submitted or included with the Final Map:

17. *All Final Maps shall be in substantial conformance with the approved Tentative Map.*

Response: The Final Map is in substantial conformance with the approved Tentative Map.

18. *The following 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 accordance with the Canyon Vista Tentative Map (TSM-15-036).*
- C. *The parcels created with this Final Map are subject to the Residential Construction Tax payable at the issuance of Building Permits for residential units.*

Response: Notes A through C have been placed on the Final Map.

19. *A copy of the signed Notice of Decision shall be provided with the submission of any Final Map.*

Response: A copy of the Notice of Decision was provided with the submission of this Final Map.

20. *The applicant shall provide evidence to the Planning Division indicating the all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.*

Response: All agencies' concerns and/or requirements have been satisfied as indicated by the agencies' signatures on the Final Map.

21. *All streets within the boundary of the subdivision shall be named in accordance with Carson City Development Standards, Division 22 – Street Naming and Address Assignment. Street names shall be reviewed and approved by Carson City GIS and shall be shown on the Final Map.*

Response: The applicant worked with both the Assessor's Office and Fire Department to satisfy this condition.

22. *The District Attorney shall review any CC&Rs prior to recordation of the Final Map.*

Response: This condition has been satisfied.

FINAL MAP OF CANYON VISTA

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING THE WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: Mark Swablian 9/21/2015
DATE
MARK SWABLIAN
DIVISION OF WATER RESOURCES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP HAS BEEN 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 THE PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

BY: Nick Brothers, B.S. 9/18/15
DATE
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER POLLUTION CONTROL

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND CARSON CITY UTILITY DEPARTMENT.

BY: [Signature] 9/23/15
DATE
SIERRA PACIFIC POWER COMPANY
D/B/A NV ENERGY
BY: NATHAN HASTINGS
TITLE: SR. Right of Way Agent

BY: [Signature] 9-23-15
DATE
NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA
BY: LUKE COOPER
TITLE: MGR OSP PLANNING ENGINEERING

BY: [Signature] 9-23-15
DATE
CHARTER COMMUNICATIONS
BY: Scott N. N. N.
TITLE: Designer

BY: [Signature] 9/18/15
DATE
SOUTHWEST GAS CORP.
BY: LARRY GIBSON
TITLE: ENGR. P.E.D.

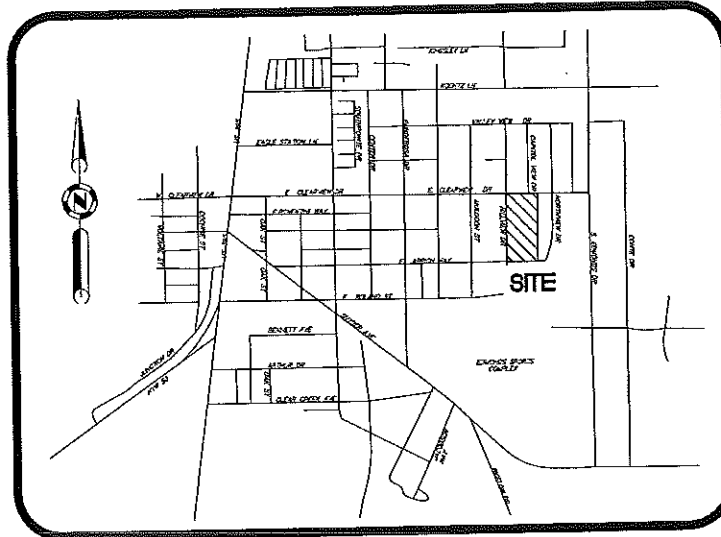
BY: _____ DATE _____
CARSON CITY UTILITY DEPARTMENT
TITLE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DIVINI NV, LLC., A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS A RECORD OF SECURITY INTEREST IN SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS AS OF 9/25 2015.

BY: Maya Dimonore 9/25/15
DATE
WESTERN TITLE COMPANY
TITLE: V.P. Regional Manager Western Title Co.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DIVINI NV, LLC., A NEVADA 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 STREETS, AVENUES, AND PUBLIC PLACES SHOWN FOR DEDICATION 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/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAME.

I CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

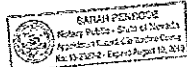
DIVINI NV, LLC., A NEVADA LIMITED LIABILITY COMPANY.

BY: Scott Smith 9-23-15
DATE
TITLE: Managing Member Divini NV, LLC

STATE OF Nevada } s.s.
COUNTY OF Washoe

ON THIS 23 DAY OF September 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE PERSONALLY APPEARED Scott Smith OF DIVINI NV, LLC., A NEVADA 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.

BY: [Signature]
NOTARY PUBLIC
(MY COMMISSION EXPIRES 8-10-2019)



PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP, TSM-15-036, AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

BY: _____ DATE _____
LEE FLEMMEL, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF NRS 278.010 TO 278.630 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THIS FINAL MAP IS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2015.

BY: _____ DATE _____
MAYOR ROBERT L. CROWELL

THE RIGHT-OF-WAYS AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE HILLVIEW DRIVE, CANYON VISTA COURT, CANYON HOLLOW COURT AND EAST APPION WAY (2.22± ACRES) AS SHOWN ON SHEET 2 OF 2.

CLERK'S CERTIFICATE

THE BOARD OF SUPERVISORS HAS APPROVED THIS MAP AND ACCEPTED FOR DEDICATION THE STREETS AND PUBLIC PLACES SHOWN HEREON.

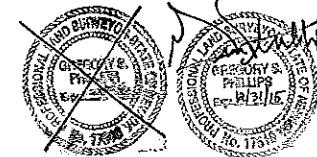
BY: _____ DATE _____
CLERK

SURVEYOR'S CERTIFICATE

I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DIVINI NV, LLC.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NW 1/4 OF SECTION 33, T.15 N., R.20 E., M.D.M., CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 28, 2015.
- 3) THIS PLAT COMPLIES WITH 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 THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 15, 2016 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GREGORY S. PHILLIPS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 17616



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.

BY: _____ DATE _____
CITY ENGINEER
DANIEL L. ROTTER, P.E.

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LANDS PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N.'S 010-194-07 AND 010-194-08.

BY: _____ DATE _____
TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS _____ DAY OF _____, 2015, AT _____ MINUTES PAST _____ O'CLOCK _____ M., IN BOOK _____ AT PAGE _____ OF OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ BY: _____
CLERK - RECORDER

FILE NUMBER: _____ BY: _____

**FINAL MAP
OF
CANYON VISTA**
FSM-15-087

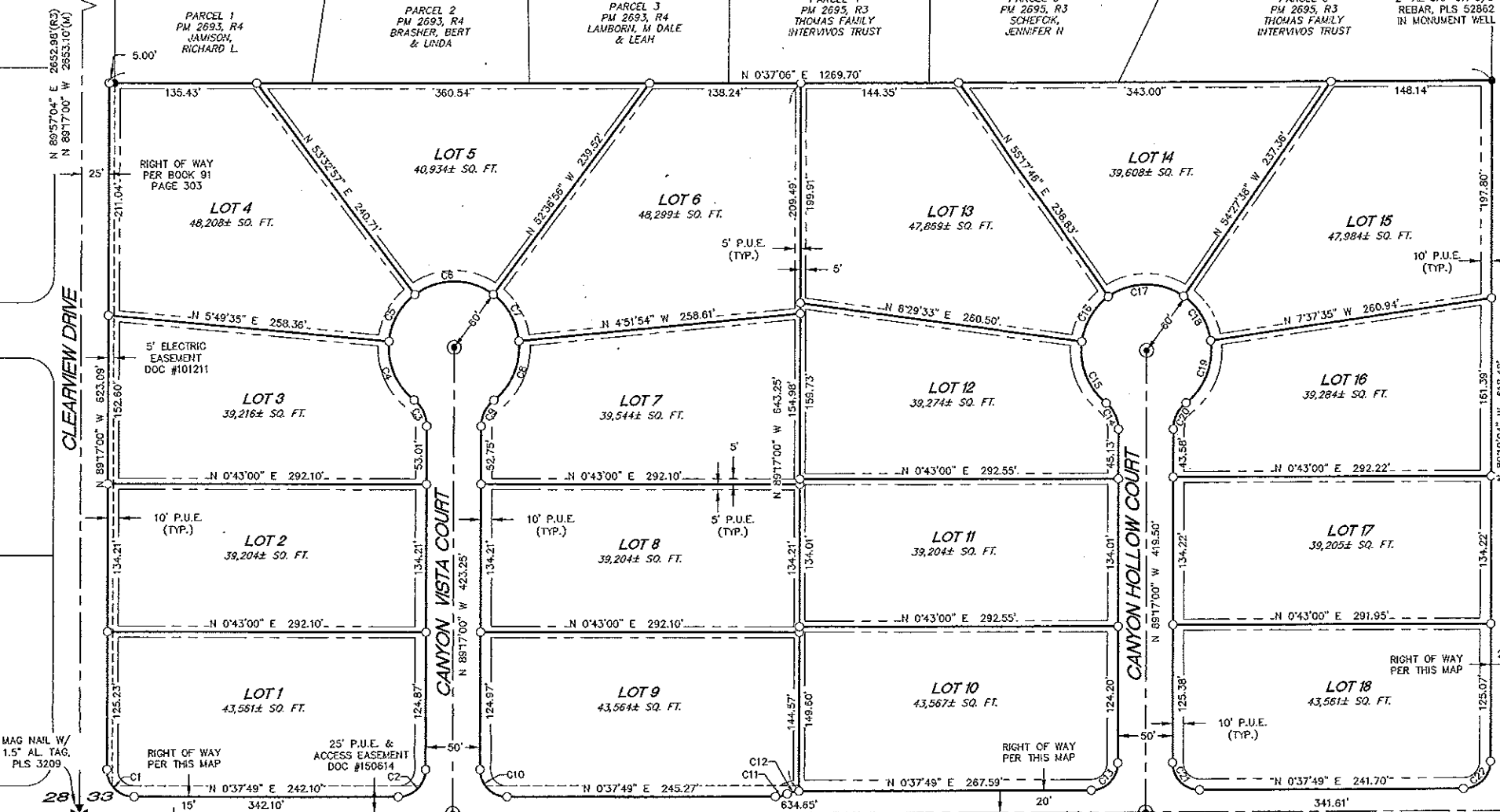
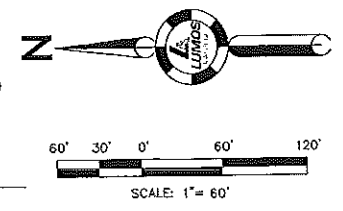
BEING A MERGER AND RE-DIVISION OF PARCELS DESCRIBED IN DOCUMENT NUMBER'S 455603 & 455604
LOCATED WITHIN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA

600 E. COLLEGE PARKWAY
CARSON CITY, NV 89705
TEL (775) 633-7077
FAX (775) 633-7114

Drawn By: GSP
Date: SEPT. 2015
Job No.: 8747.001
Dwg No.: 8747001 FM.dwg

28 33
3" BLM BRASS
CAP, 1963



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	90°05'11"	39.31'
C2	25.00'	89°54'49"	39.23'
C3	30.00'	52°19'48"	27.40'
C4	60.00'	57°26'23"	60.15'
C5	60.00'	47°43'21"	49.98'
C6	60.00'	73°50'07"	77.32'
C7	60.00'	47°45'02"	50.00'
C8	60.00'	57°54'43"	60.65'
C9	30.00'	52°19'48"	27.40'
C10	25.00'	90°05'11"	39.31'
C11	25.00'	25°50'31"	11.28'
C12	25.00'	25°50'31"	11.28'
C13	25.00'	89°54'49"	39.23'
C14	30.00'	52°19'48"	27.40'
C15	60.00'	60°06'21"	62.94'
C16	60.00'	46°48'13"	49.01'
C17	60.00'	70°14'36"	73.56'
C18	60.00'	46°50'04"	49.04'
C19	60.00'	60°40'23"	63.54'
C20	30.00'	52°19'48"	27.40'
C21	25.00'	90°05'11"	39.31'
C22	25.00'	89°47'53"	39.18'

DOC. No. 381738
R.P.P. LEASE
CARSON CITY PARKS

FND 5/8" REBAR, 2"
BELOW AC, ACCEPTED AS
THE 1/16TH CORNER PER
R1 & R2, REPLACED

29 32
N 44°25'44" E
67.64' (1E)

CC 038 PER R5
N=14722358.57
E=2293601.84
GROUND
COORDINATES

CC 069 PER R5
N=14721812.16
E=2250971.74
GROUND
COORDINATES

NOTES

- SUBJECT PROPERTY LIES WITHIN ZONE X PER FEMA FIRM MAP NO. 3200010094E DATED JANUARY 16, 2009.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL LOTS SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CCMC 12.01 AND 12.05.
- RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP ARE: HILLVIEW DRIVE, CANYON VISTA COURT, CANYON HOLLOW COURT, AND EAST APPION WAY (2.22± ACRES).
- ALL DEVELOPMENT SHALL BE IN ACCORD WITH CANYON VISTA TENTATIVE MAP (TSM-15-036).
- ZONING DISTRICT IS SINGLE FAMILY ONE ACRE (SF1A).
- MASTER PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR).
- THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.

- A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL INTERIOR AND REAR LOT LINES PER THIS MAP.
- CABLE TELEVISION IS CONSIDERED A PUBLIC UTILITY AND INCLUDED IN THE PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION PER THIS MAP.
- THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SW GAS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.
- THE LOTS CREATED ON THIS FINAL MAP WILL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED AS A SEPARATE DOCUMENT.

REFERENCES

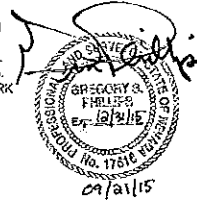
- (R1) PARCEL MAP, FILE NO. 98428, IN BOOK 4, AT PAGE 835.
 - (R2) FINAL MAP OF SOUTH VALLEY ESTATES, FILE NO. 161436, IN BOOK 7, AT PAGE 2058.
 - (R3) PARCEL MAP, FILE NO. 381341, IN BOOK 10, AT PAGE 2695.
 - (R4) PARCEL MAP, FILE NO. 381339, IN BOOK 10, AT PAGE 2693.
 - (R5) RECORD OF SURVEY - 2010 CARSON CITY CONTROL NETWORK FILE NO. 403435, IN BOOK 10, AT PAGE 2749
- OFFICIAL RECORDS OF CARSON CITY, NEVADA.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5286
 - SET 5/8" REBAR WITH ALUMINUM CAP, PLS 17616
 - ⊙ A STREET CENTERLINE MONUMENT WITH 2" ALUMINUM CAP STAMPED, "PLS 17616" WILL BE SET AT THE EXISTING LOCATION OF THE FOUND STREET MONUMENTS SHOWN HEREON.
 - (M) MEASURED COURSE AND DISTANCE
 - (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
 - (C) CALCULATED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/84, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.



**FINAL MAP
OF
CANYON VISTA
FSM-15-087**

BEING A MERGER AND RE-DIVISION OF PARCELS DESCRIBED IN
DOCUMENT NUMBER'S 455603 & 455604
LOCATED WITHIN THE NW¼ OF THE NW¼ OF SECTION 33,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY, NEVADA

600 E. COLLEGE PARKWAY
CARSON CITY, NV 89709
TEL (775) 683-7077
FAX (775) 633-7114

Drawn By: GSP
Date: SEPT. 2015
Job No.: 8747.001
Dwg No.: 8747001 FM.dwg

SHEET 2 OF 2