



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: April 20, 2017

Staff Contact: Hope Sullivan, Planning Manager (hsullivan@carson.org)

Agenda Title: For Possible Action: To approve a Final Subdivision Map known as Arbor Villas Phase 1 from Arbor Villas LLC resulting in the creation of 54 residential lots and common area on property zoned Multi-Family Apartment (MFA), located on the north side of Little Lane, APN 004-021-15, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-16-023, pursuant to the requirements of Carson City Municipal Code (FSM-16-101). (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Board of Supervisors granted approval of a Tentative Subdivision Map for Arbor Villas on June 16, 2016. Since that time, the applicant has obtained a Site Improvement Permit and begun installation of the infrastructure necessary to serve the proposed lots. Per Carson City Municipal Code 17.06.005, the Board has the authority to approve a Final Map, and may direct that it be recorded and entered as a legal document in the records of Carson City.

Agenda Action: Formal Action/Motion

Time Requested: 15 minutes

Proposed Motion

I move to approve a Final Subdivision Map known as Arbor Villas Phase 1 from Arbor Villas LLC resulting in the creation of 54 residential lots and common area on property zoned Multi-Family Apartment, located on the north side of Little Lane, APN 004-021-15, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-16-023, pursuant to the requirements of Carson City Municipal Code.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

At its meeting of June 16, 2016, the Board approved the Tentative Subdivision Map for Arbor Villas by a vote of 5 - 0.

Background/Issues & Analysis

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 States. All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

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)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

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 items.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(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 April 20, 2017

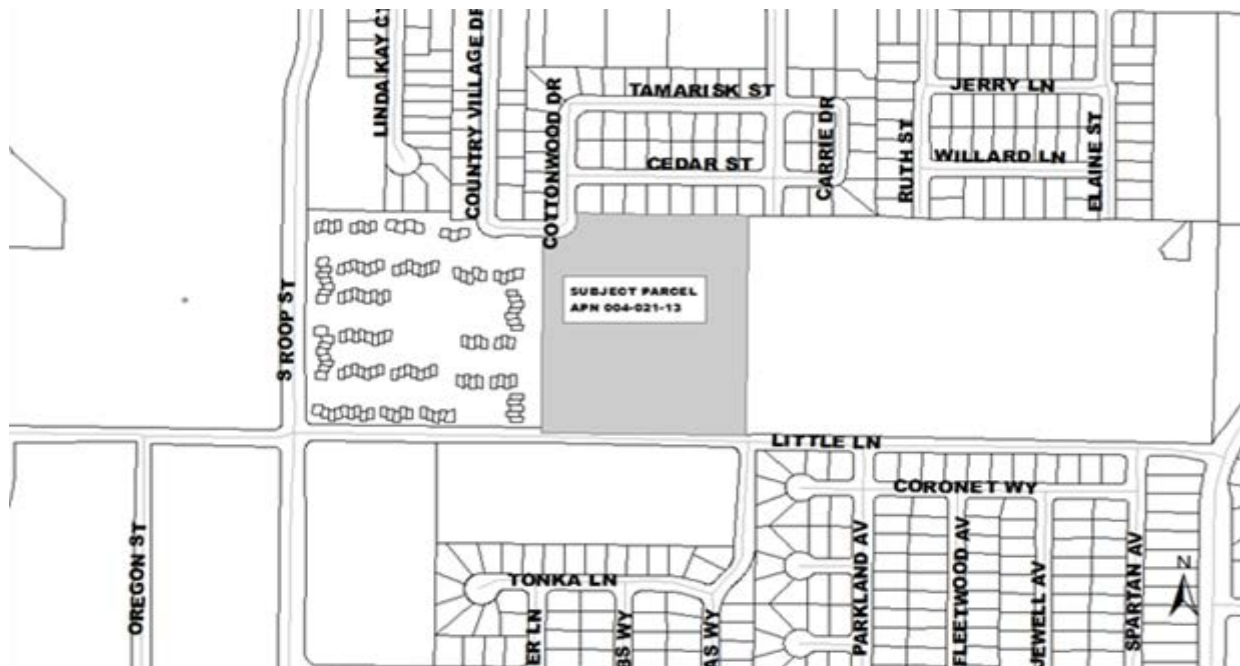
TO: Mayor and Board of Supervisors

FROM: Hope Sullivan, AICP, Planning Manager
Planning Division

DATE: April 6, 2017

SUBJECT: To approve a Final Subdivision Map known as Arbor Villas Phase 1 from Arbor Villas LLC resulting in the creation of 54 residential lots and common area on property zoned Multi-Family Apartment (MFA), located on the north side of Little Lane, APN 004-021-15, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-16-023, pursuant to the requirements of Carson City Municipal Code (FSM-16-101).

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-16-023, a Tentative Map for Arbor Villas, have been reviewed by staff and satisfied by the applicant as indicated in this report.



At its meeting of June 16, 2016, the Board of Supervisors approved Tentative Map TSM-16-023 by a vote of 5-0 and subject to the following conditions. Compliance with each of these conditions is addressed below.

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.

The Conditions of Approval were signed by the owner and received back in the Planning Division on July 14, 2016.

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.

A site improvement permit for all required on-site and off-site improvements consistent with the soils and geotechnical report was approved on September 22, 2016.

3. The 2009 International Energy Code (IECC) will no longer be accepted after June 30, 2016. All Building Division applications received after July 1, 2016 have to be designed in accordance with the 2012 International Energy Efficient Code.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

4. The Building Department can record a Master; the first application will be submitted clearly identifying the master and options. All truss and engineering for those options have to be submitted. The second submittal will be the application with site plan detailing options selected. The site plan would have to show house location with selected options, drainage, utilities, easement, and access, finish grade and finish floor height. The second submit application will be 80 percent of the permit fee.

This condition is a reference to the building permit processes, and will be implemented at the time building permit applications are received.

5. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

6. Improvements, repairs, replacements and alterations must comply with 2012 International Residential Code for Townhome Construction, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

7. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.

The site improvement plans reflect in compliance with the 2012 IFC and Northern Nevada Fire Code Amendments. Improvements executed to date are consistent with the applicable codes.

8. Due to street width, no on street parking will be allowed. There must be either a red curb or fire lane signs posted.

The required improvement is reflected in the site improvement permit.

9. Hydrant and road improvements must be in place prior to bringing combustible materials onto the building sites.

Improvements are under construction. Combustible materials have not been placed on building sites.

10. Phasing of the hydrants and roads will be allowed, but they must be in place as required by the IFC for each building project.

Approved phasing is consistent with International Fire Code.

11. Before the building permit for the 31st dwelling unit is issued, the secondary access must be constructed connecting to Parkland. This must meet International Fire Code requirements and a 20 foot wide pavement section. Before the building permit for the 74th dwelling unit is issued, the fully improved secondary access must be constructed as shown on the tentative map. Parcel map PM-16-041 is required to be updated to include: 1. An offer for dedication to Carson City for the property which includes the northern most one-third of the proposed extension of Parkland Avenue (60 foot ROW) as shown on the tentative map, and 2. A relocatable public utility and access easement for the remaining southernmost two-thirds of the proposed extension of Parkland Avenue (60 foot ROW), to ensure the ultimate connectivity of the existing stub streets.

This condition will be implemented during construction.

12. Hydrants must be installed at locations per Appendix C of the 2012 IFC.

Hydrant locations as shown on the approved improvement plans are consistent with the applicable code.

13. The project will need to meet all applicable codes found in Title 12.06 and Appendix 18 division 15.5 of the CCMC and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

As applicable, the approved improvement plans demonstrate compliance with the applicable codes.

14. A Site Improvement Permit will be required for all site improvements intended to serve the entire site.

A site improvement permit has been issued.

15. The city will not be responsible for the maintenance of any drainage / open space areas and the common landscape areas within the development.

Note 8 on page 3 of the final map states "All common areas, as well as all landscaped areas within the street right-of-ways, are to be maintained by the Homeowners Association."

16. 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.

Construction of the improvements have been consistent with the construction hours. These hours will continue to be implemented during the building construction process.

17. Along the northern property line, buildings will be limited to three unit clusters. These same buildings will have a building separation of 25 feet minimum. Landscaping will be installed between the buildings along the northern property line and the northern property line to help with screening. There will be a limited use of balconies in the units along the northern property line so that no more than 25 percent of the units have balconies.

The improvements along the northern property line are not included in this map.

18. In accordance with NRS 278.360, a Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved, or the first of the series of final maps covering a portion of the approved tentative map, 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.

The final map is being presented to the Board ten months after the approval of the tentative map.

19. 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.

The applicant has secured for the incomplete improvements, and provided the City with a proper surety in the amount of 10% of the engineer's estimate.

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

20. A landscape plan in compliance with Carson City Development Standards, Division 3 – Landscaping, shall be submitted with the Improvement Plans for the proposed project.

The applicant submitted a landscape plan with the improvement plans.

21. Provide information on proposed exterior lighting including specification sheets for review with the improvement plans. All exterior lighting shall be in compliance with Carson City Development Standards, Division 1.3.

The applicant submitted a specification sheet on the proposed exterior lighting.

22. The Improvement Plans shall include dedication of the right of way on the north side of Little Lane to meet the full 60 foot width. This construction shall include a 5 foot sidewalk offset from the curb by 2 feet, a 2 foot buffer constructed to the approval of the Public Works Director, curb / gutter / drainage improvements, asphalt paving to tie with the existing edge of pavement, and striping for bike lanes in both directions.

The improvement plans include the noted improvements.

23. The construction plans must demonstrate turning radii for the fire road around the new buildings of a minimum of 30 feet inside and 50 feet outside.

The improvement plans reflect the required turning radii.

24. The Final Map shall demonstrate compliance with a 30 foot building setback on the rear (north) property line.

The phase addressed in the subject final map does not include the area along the rear (north) property line.

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

25. 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-5.1.9 and C-5.1.9.1.

The pavement sections addressed in the improvement plans are consistent with this requirement.

26. 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.

The approved improvement plans are consistent with this requirement.

27. 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.

The approved improvement plans are consistent with this requirement.

28. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.

The developer has implemented a dust and erosion control plan during this project.

29. If the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

The applicant is in compliance with this requirement.

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

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

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

31. 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 Arbor Villas Tentative Map (TSM-16-023).
- 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.

Each of these three notes appears on the Final Map.

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

A copy of the signed Notice of Decision is on file.

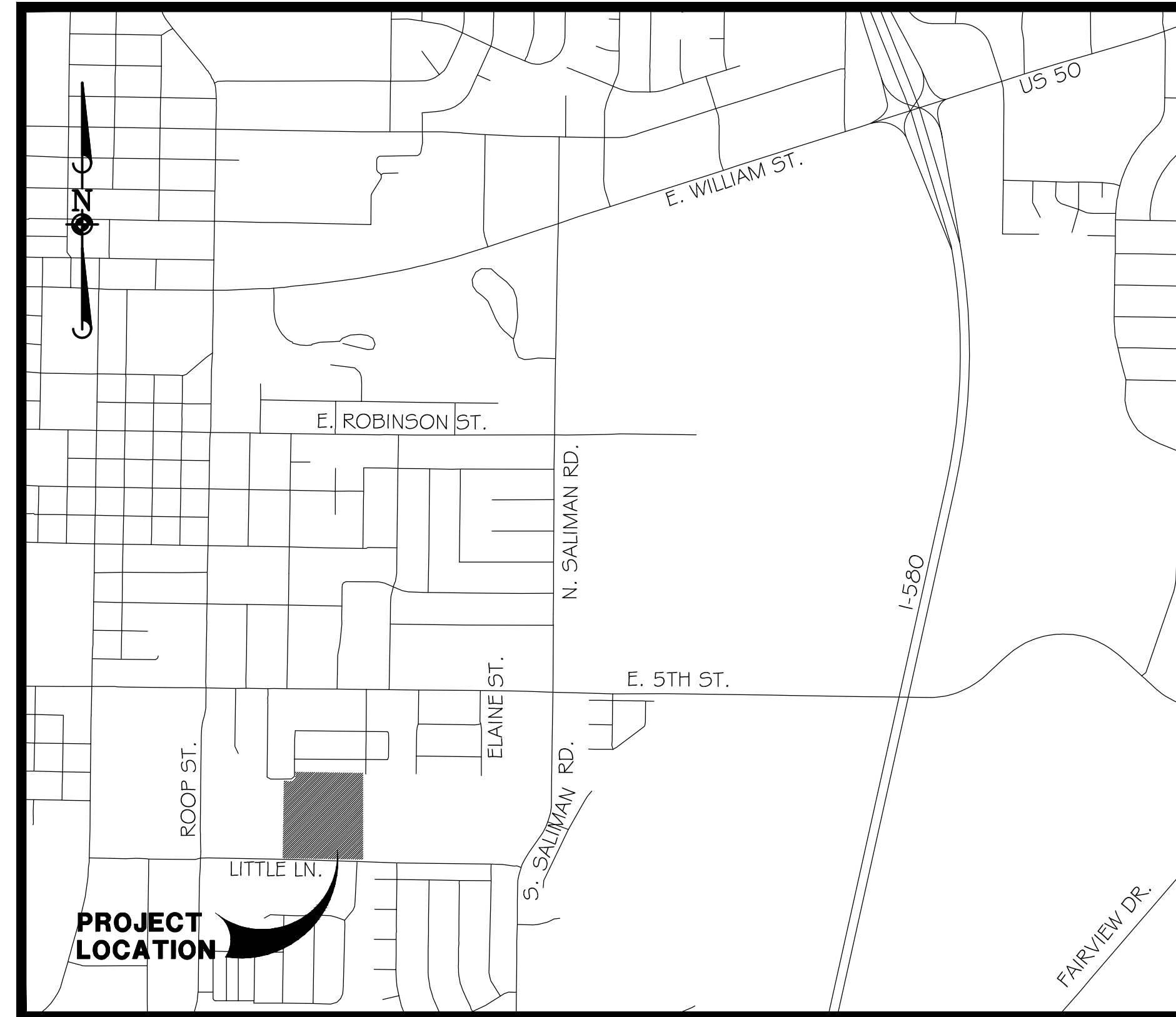
33. The applicant shall provide evidence to the Planning Division indicating all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.

Each of the conditions of approval have been met.

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

The draft CC&Rs have been provided to the District Attorney's office for review.

FINAL MAP OF ARBOR VILLAS PHASE 1



VICINITY MAP
1"=1000'

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ARBOR VILLAS 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 COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE 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.

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

ARBOR VILLAS LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF NEVADA }
COUNTY OF CARSON CITY } SS

ON THIS ____ DAY OF _____, 2016, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ OF ARBOR VILLAS 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.

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT _____ OF ARBOR VILLAS LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNERS OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; 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 OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

TICOR TITLE OF NEVADA, INC.

BY: _____
RON BREAZEALE, TITLE OPERATIONS MANAGER _____ 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

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 AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

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

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 004-021-15

BY: _____
TREASURER _____ DATE

ATTEST

CARSON CITY CLERK

THE CITY HAS APPROVED THE MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ANY PARCELS OF LAND OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CITY CLERK _____ DATE

CITY ENGINEER'S CERTIFICATE

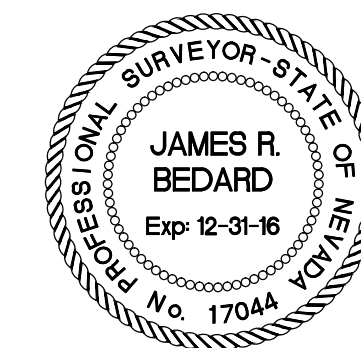
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT. THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER 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, CITY ENGINEER _____ DATE

SURVEYOR'S CERTIFICATE:

I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ARBOR VILLAS LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE S1/2 OF THE SE1/4, OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON AUGUST 24, 2016.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 1, 2018, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



JAMES R. BEDARD, P.L.S. NEVADA CERTIFICATE NO. 17044

UTILITY COMPANIES' CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY dba NV ENERGY _____ DATE

NAME/TITLE (PRINT)

NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA _____ DATE

NAME/TITLE (PRINT)

CHARTER COMMUNICATIONS _____ DATE

NAME/TITLE (PRINT)

SOUTHWEST GAS CORPORATION _____ DATE

NAME/TITLE (PRINT)

CARSON CITY UTILITY DEPARTMENT _____ DATE

NAME/TITLE (PRINT)

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 PLEMEL, AICP, COMMUNITY DEVELOPMENT DIRECTOR _____ DATE

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

CLERK-RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 201____, AT

____ M. IN BOOK _____, PAGE _____, OF THE OFFICIAL RECORDS OF

CARSON CITY, NEVADA, AT THE REQUEST OF ARBOR VILLAS LLC, A NEVADA

LIMITED LIABILITY COMPANY.

RECORDING FEE: _____ FILE No. _____

BY: _____
CLERK-RECORDER _____ DATE

FSM-16-101

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FINAL MAP FOR
ARBOR VILLAS PHASE 1
A DIVISION OF PARCEL A OF PM No. 2866
SITUATE WITHIN A PORTION OF THE S 1/2 OF THE SE 1/4
SEC. 17, T.15N., R.20E., MDM

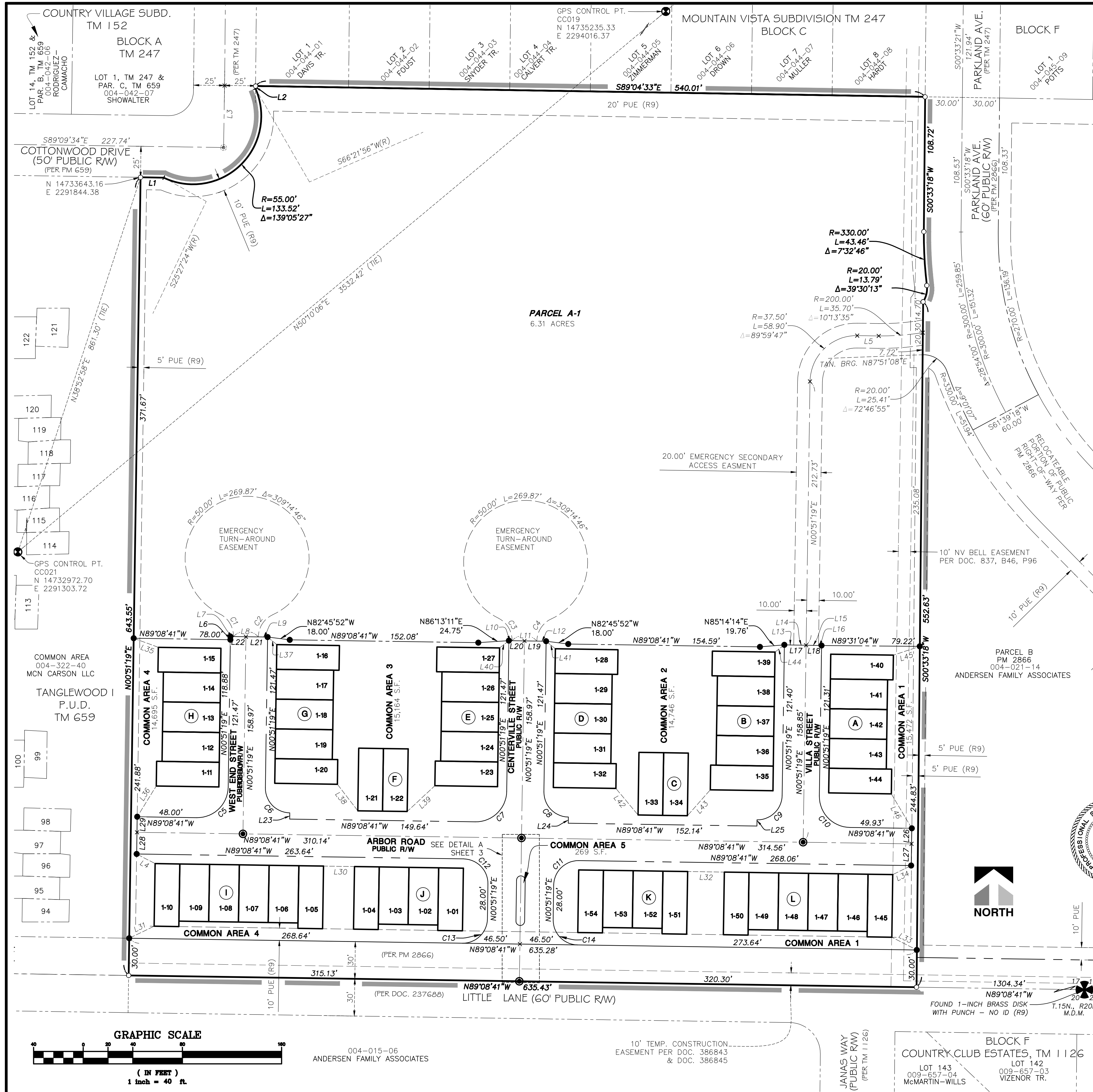
CARSON CITY NEVADA

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JRB
DATE: 11/09/2016
PROJ. CODE: CICCNV
PROJ. #: 01.03

SHEET
1 OF **3**



- ### REFERENCES
- TRACT MAP FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1959 AS FILE No. 23937, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - TRACT MAP OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE No. 46555, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - TRACT MAP OF MOUNTAIN VISTA SUBDIVISION, RECORDED JANUARY 28, 1965 AS FILE No. 86596, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - TRACT MAP OF TANGLEWOOD I PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1978 AS FILE No. 80286 IN BOOK 3, PAGE 659, OFFICIAL RECORDS OF CARSON CITY, NEVADA, AND AMENDED BY THAT ADDENDUM RECORDED JUNE 8, 1979 AS FILE No. 88469 IN BOOK 255, PAGE 398, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - PARCEL MAP FOR THOMAS ROEN & MARGIE M. ROEN, RECORDED MAY 25, 1982 AS FILE No. 11341 IN BOOK 4, PAGE 929, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - TRACT MAP OF COUNTRY CLUB ESTATES, RECORDED MARCH 7, 1985 AS FILE No. 34063 IN BOOK 4, PAGE 1126, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - RECORD OF SURVEY MAP FOR NEWMAN CONSTRUCTION, LTD., RECORDED AUGUST 7, 1985 AS FILE No. 38122 IN BOOK 4, PAGE 1155, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - RECORD OF SURVEY IN TO ACCOMPANY A BOUNDARY LINE ADJUSTMENT FOR JABA, LLC AND THE ANDERSEN FAMILY ASSOCIATES, RECORDED JANUARY 29, 1999 AS FILE No. 229442 IN BOOK 8, PAGE 2304, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 - PARCEL MAP FOR ANDERSEN FAMILY ASSOCIATES, RECORDED JULY 20, 2016 AS FILE No. 466342 IN BOOK 10, PAGE 2866, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°09'34"E	18.72'
L2	N00°33'18"W	2.17'
L3	N00°56'54"E	50.00'
L4	N62°34'47"W	16.77'
L5	N89°08'54"W	17.39'
L6	N00°51'19"E	2.60'
L7	N89°08'41"W	2.50'
L8	N89°08'41"W	20.00'
L9	N89°08'41"W	7.50'
L10	N89°08'41"W	2.50'
L11	N89°08'41"W	20.00'
L12	N89°08'41"W	7.50'
L13	N88°57'28"W	7.50'
L14	N88°57'28"W	10.00'
L15	N88°57'28"W	10.00'
L16	N88°57'28"W	2.50'
L17	N88°57'28"W	17.50'
L18	N88°57'28"W	12.50'
L19	N89°08'41"W	17.50'
L20	N89°08'41"W	12.50'
L21	N89°08'41"W	17.50'
L22	N89°08'41"W	12.50'
L23	N00°51'19"E	5.00'
L24	N00°51'19"E	5.00'
L25	N00°51'19"E	5.00'
L26	N00°51'19"E	12.50'
L27	N00°51'19"E	17.50'
L28	N00°51'19"E	17.50'
L29	N00°51'19"E	12.50'
L30	N89°08'41"W	24.97'
L31	N64°17'09"E	22.36'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	22.56'	64°37'23"
C2	20.00'	22.56'	64°37'23"
C3	20.00'	22.56'	64°37'23"
C4	20.00'	22.56'	64°37'23"
C5	25.00'	39.27'	90°00'00"
C6	20.00'	31.42'	90°00'00"
C7	25.00'	39.27'	90°00'00"
C8	20.00'	31.42'	90°00'00"
C9	20.00'	31.42'	90°00'00"
C10	25.00'	39.27'	90°00'00"
C11	20.00'	31.42'	90°00'00"
C12	20.00'	31.42'	90°00'00"
C13	20.00'	31.42'	90°00'00"
C14	20.00'	31.42'	90°00'00"
C15	3.50'	5.50'	90°00'00"
C16	3.50'	5.50'	90°00'00"
C17	3.50'	5.50'	90°00'00"
C18	3.50'	5.50'	90°00'00"

TABLES CONTINUED ON SHEET 3

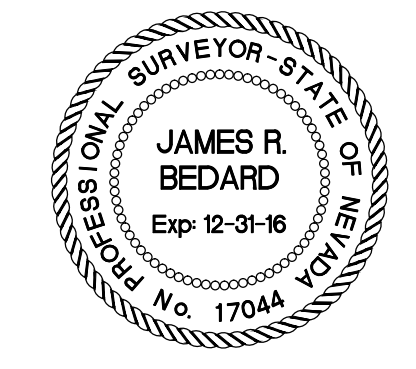
BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES IN U.S. FEET.

- ### LEGEND
- FOUND 5/8" REBAR W/ CAP "PLS 12140" UNLESS OTHERWISE NOTED
 - SET STANDARD STREET CENTERLINE MONUMENT
 - ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
 - ⊙ SET 5/8" REBAR W/ CAP "PLS 17044" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
 - × DIMENSION POINT, NOTHING FOUND OR SET
 - (R) RADIAL
 - (R#) PER REFERENCE NUMBER
 - (B) BUILDING BLOCK, SEE DETAILS ON SHEET 3



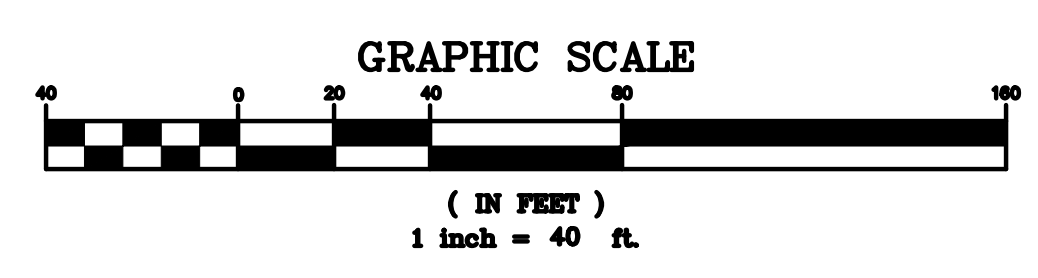
FINAL MAP FOR
ARBOR VILLAS PHASE 1
 A DIVISION OF PARCEL A OF PARCEL MAP NO. 2866
 SITUATE WITHIN A PORTION OF THE S 1/2 OF THE SE 1/4 OF
 SEC. 17, T.15N., R.20E., MDM

CARSON CITY NEVADA

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DRAWN BY: JRB
 DATE: 11/09/2016
 PROJ. CODE: CCCCNV
 PROJ. #: 01.03

SHEET 2 OF 3



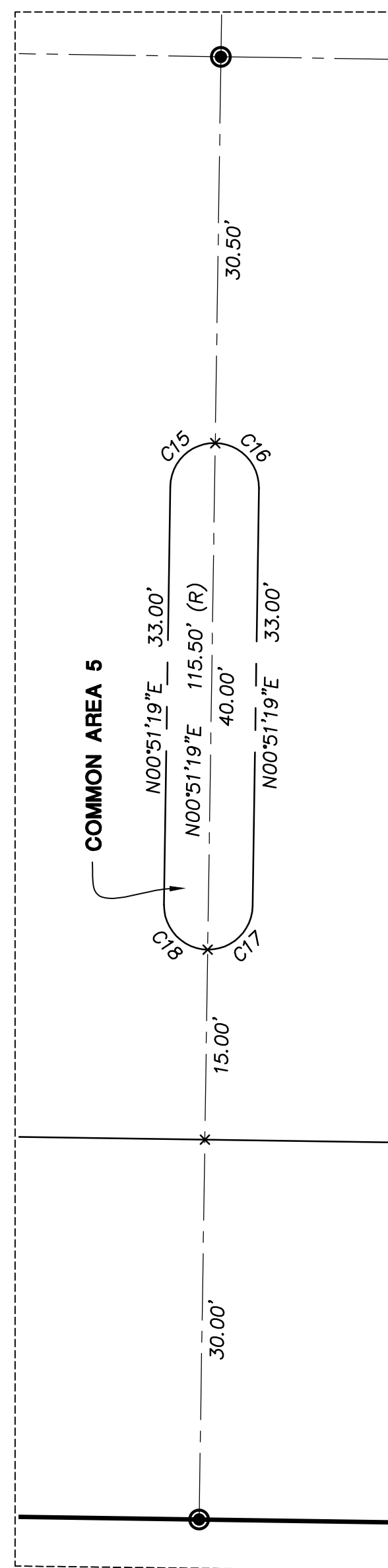
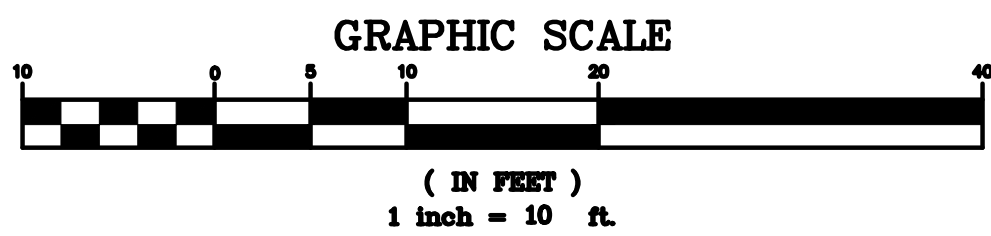
004-015-06
 ANDERSEN FAMILY ASSOCIATES

10' TEMP. CONSTRUCTION
 EASEMENT PER DOC. 386843
 & DOC. 386845

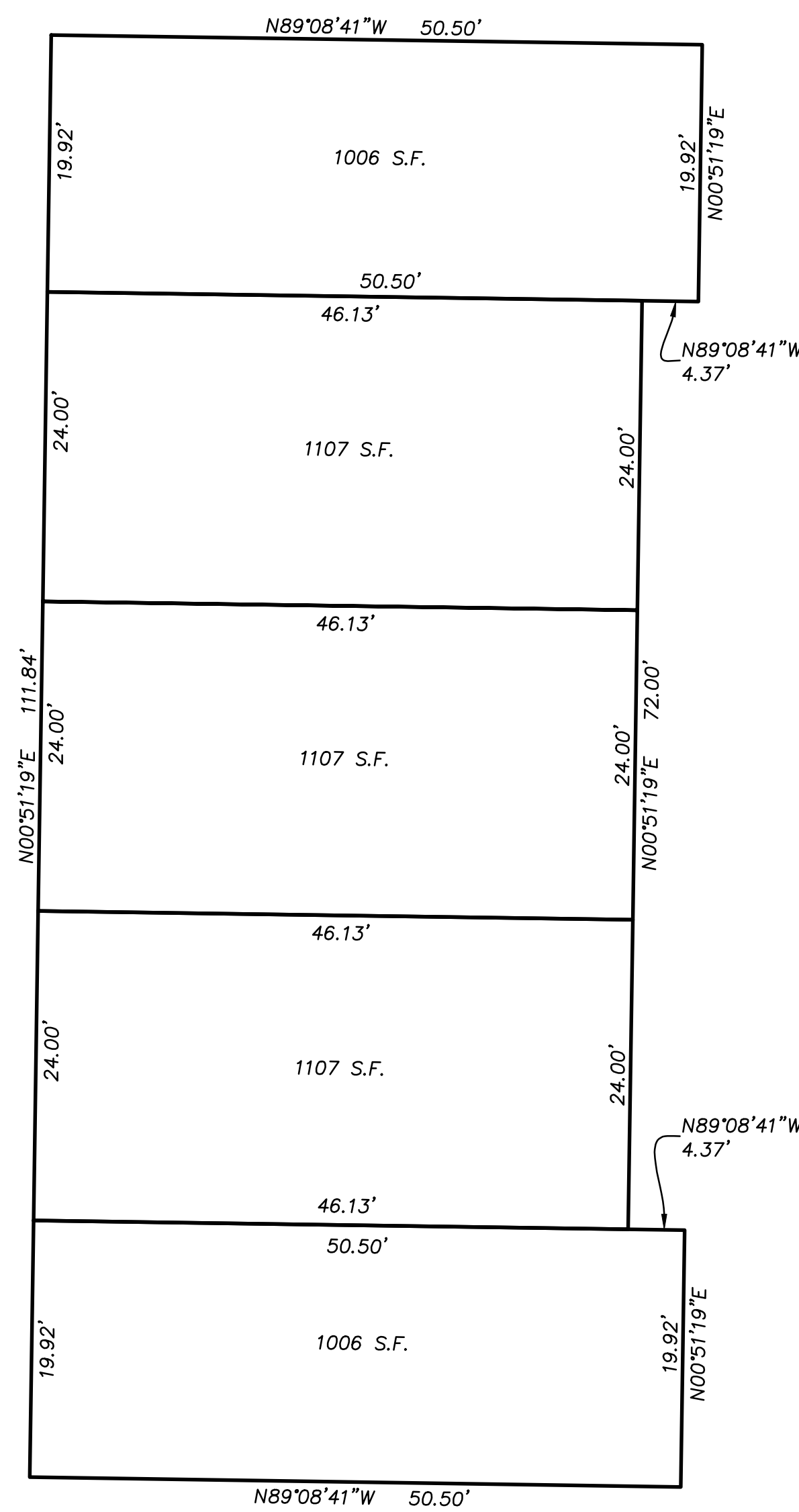
JANAS WAY
 (PUBLIC R/W)
 (PER TM 1126)

BLOCK F
 COUNTRY CLUB ESTATES, TM 1126
 LOT 143
 009-657-04
 McMARTIN-WILLS
 LOT 142
 009-657-03
 VIZENOR TR.

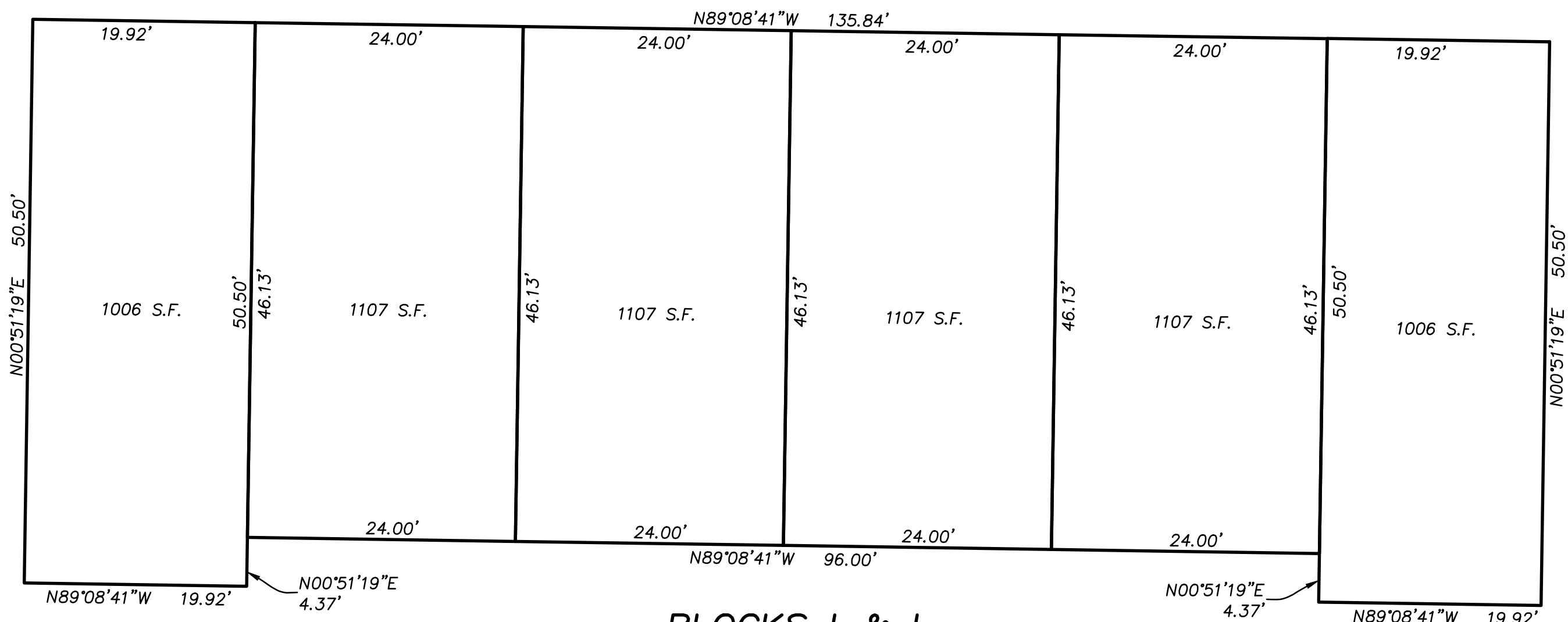
November 9, 2016 - 09:56 Day Name: P:\Cobcon\01\ang\Surv\Final Drawings\Plot of Subdivision\UTLLINE_Plot.FM.dwg Updated By: Bedard



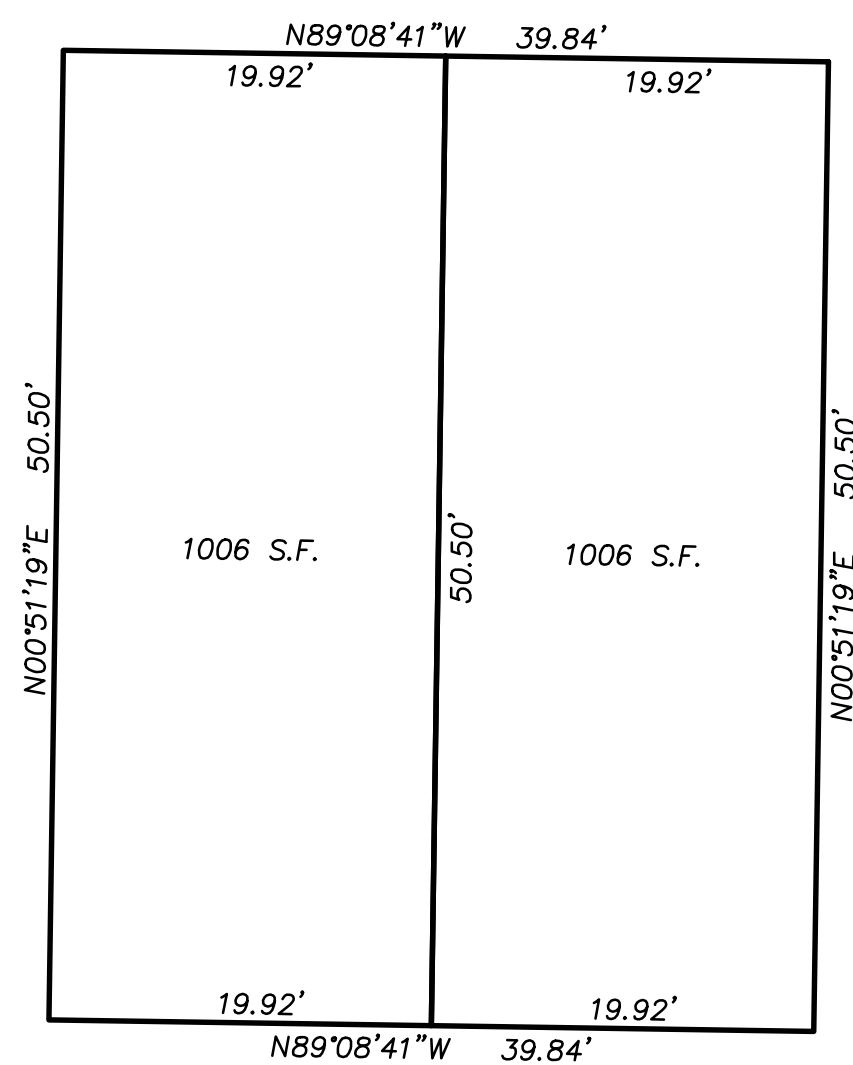
DETAIL A



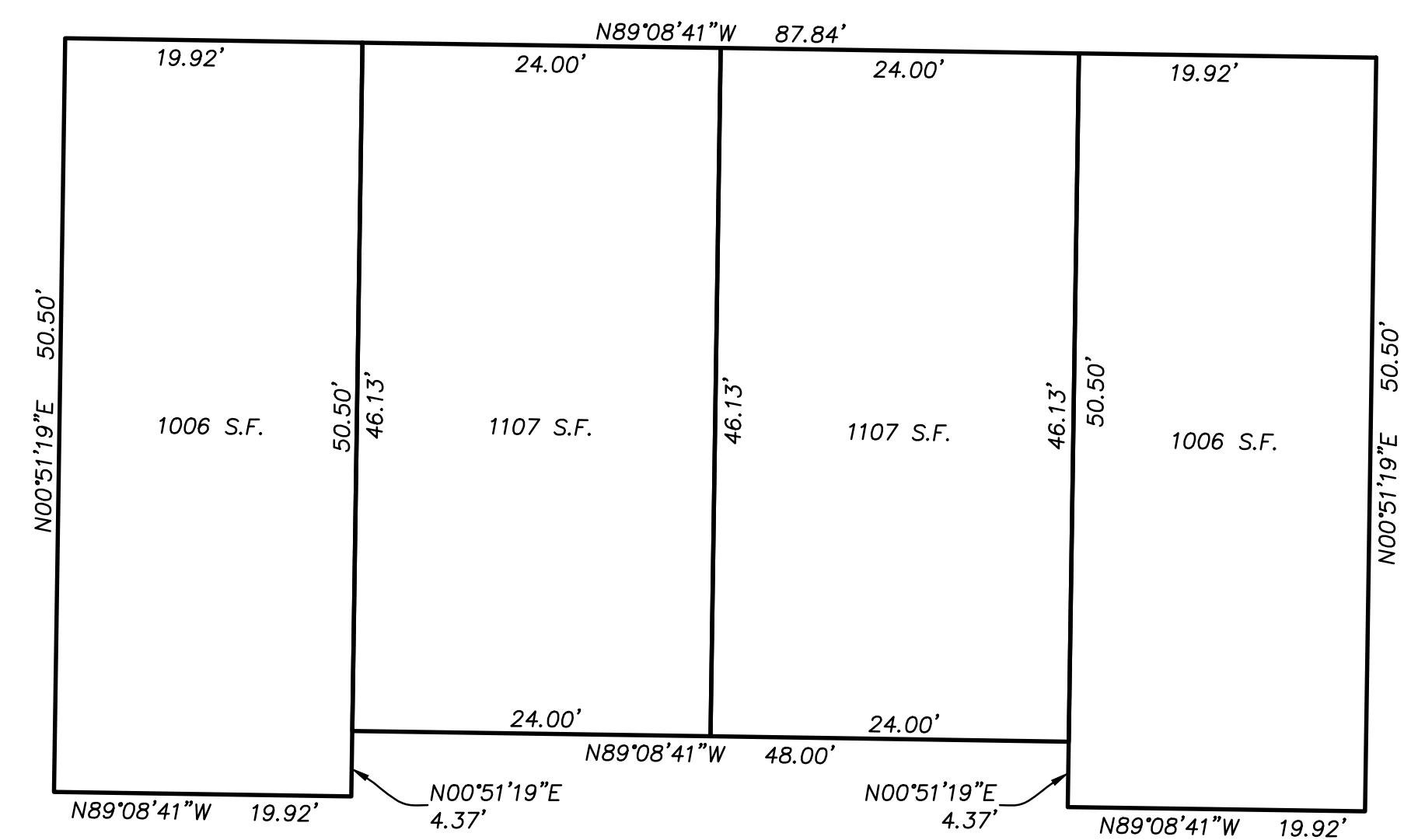
BLOCKS A, B, D, E, G & H



BLOCKS I & L



BLOCKS C & F



BLOCKS J & K

LOT DIMENSIONS

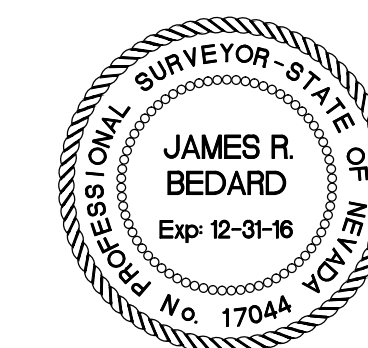
LINE	BEARING	LENGTH
L32	S89°08'41\"E	29.60'
L33	S62°59'50\"E	22.69'
L34	N63°58'19\"E	16.59'
L35	N69°51'17\"W	21.19'
L36	S31°46'38\"W	29.19'
L37	S50°29'06\"E	9.60'
L38	S37°37'39\"E	27.00'
L39	N47°00'05\"E	30.51'
L40	N52°11'44\"E	9.60'
L41	S50°29'06\"E	9.60'
L42	S39°48'06\"E	27.86'
L43	N41°30'44\"E	27.86'
L44	N52°30'05\"E	9.56'
L45	N71°35'30\"E	22.48'
L46	S30°41'10\"E	32.35'

NOTES:

1. THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTY IS MULTI-FAMILY APARTMENT (MFA).
2. THE CURRENT MASTER PLAN DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).
3. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
4. ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
5. 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 OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
6. 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.
7. A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
8. ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ARBOR VILLAS TENTATIVE MAP (TSM-16-023).
10. THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
11. A COPY OF THE SIGNED NOTICE OF DECISION SHALL BE PROVIDED WITH THE SUBMISSION OF ANY FINAL MAP.
12. THE EMERGENCY TURN-AROUND AND SECONDARY ACCESS EASEMENTS SHALL TERMINATE UPON CONSTRUCTION OF CONNECTING PUBLIC STREETS IN FUTURE PHASES OF DEVELOPMENT.
13. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE PROPERTY.
14. THIS SUBDIVISION IS SUBJECT TO THE PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, 2016, AS DOCUMENT NO. _____, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
15. ALL PUBLIC RIGHTS-OF-WAY SHOWN ARE OFFERED FOR DEDICATION TO CARSON CITY. ALL COMMON AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS.

LAND USE SUMMARY

54 RESIDENTIAL LOTS	= ±1.32 ACRES
REMAINDER PARCEL A-1	= ±6.31 ACRES
6 COMMON AREAS	= ±1.38 ACRES
RIGHT-OF-WAY	= ±1.28 ACRES
TOTAL AREA	= ±10.29 ACRES



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DRAWN BY: JRB
DATE: 11/09/2016
PROJ. CODE: CCICNV
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3 SHEET OF 3