



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 21, 2019

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Sierra Skyways, Inc. Phase 1, resulting in the creation of six condominium hangar units and common area on property zoned Public Regional (PR), located at 2600 E. College Parkway, APN 005-091-19. (FSM-19-163). (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors granted approval of the Tentative Subdivision Map for the Sierra Skyways, Inc. condominium hangars on October 18, 2018. The Tentative Map consists of 18 condominium hangar units and common area parcels. Per Carson City Municipal Code, Section 17.06.015 (Time Limit for Recording), the first in a series of final maps must be approved by the Board of Supervisors within four years after approval of a tentative map. This is the first phase of the development. The successive maps must be approved by the Board of Supervisors within two years of recordation of the preceding map for the Tentative Map to remain valid.

Agenda Action: Formal Action / Motion **Time Requested:** 10 Minutes

Proposed Motion

I move to approve a Final Subdivision Map, known as Sierra Skyways, Inc. Phase 1, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-18-123, pursuant to the requirements of Carson City Municipal Code.

Board's Strategic Goal

Economic Development

Previous Action

At its meeting of October 18, 2018 the Board of Supervisors approved a Tentative Subdivision Map to create 18 condominium hangar units and common area parcels, in three phases.

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 Statutes. In order for the Board 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-18-123 have been reviewed by staff and satisfied by the applicant as indicated in the attached memorandum from staff.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.06 (Subdivision Final Maps)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

1. Deny the request finding that the applicant has not met the conditions of approval of the Tentative Subdivision Map; or
2. Continue the item and request additional information.

Attachments:

[Memo to BOS.pdf](#)

[Applicant Condition of Approval response letter.pdf](#)

[FSM-19-163.pdf](#)

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 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of November 21, 2019

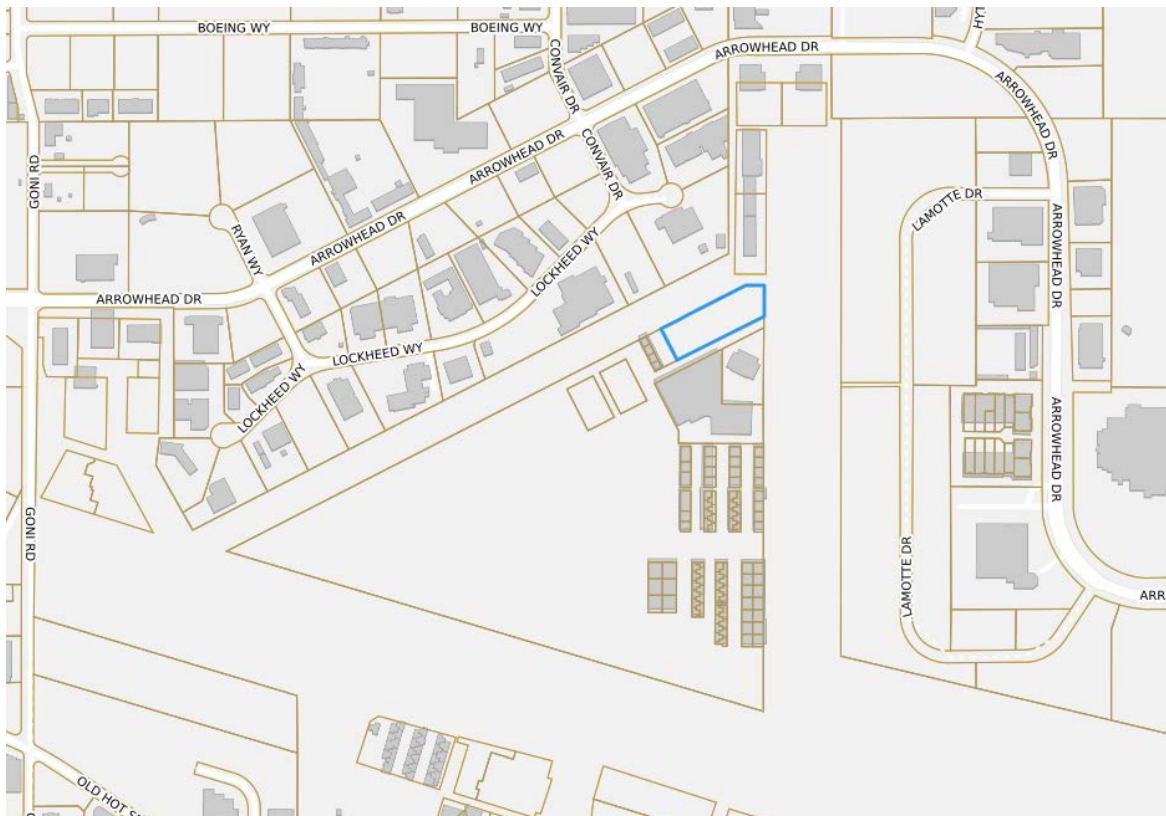
TO: Mayor and Board of Supervisors

FROM: Heather Ferris, Associate Planner
Planning Division

DATE: November 6, 2019

SUBJECT: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Sierra Skyways, Inc. Phase 1, resulting in the creation of six condominium hangar units and common area on property zoned Public Regional (PR), located at 2600 E. College Parkway, APN 005-091-19. (FSM-19-163).

VICINITY MAP:



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-18-123, a Tentative Map for Sierra Skyways, Inc., have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of October 18, 2018, the Board of Supervisors approved Tentative Subdivision Map TSM-18-123 by a vote of 5-0, subject to the following conditions. Compliance with each of these conditions is addressed below.

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.

The final map for Phase 1 of the Sierra Skyways Inc. subdivision is in substantial compliance with the tentative map approved by the Board of Supervisors on October 18, 2018.

2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department 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.

Site improvement plans were submitted along with the building permits for the condominium hangars. Development Engineering reviewed the plans for conformance with this condition of approval. The site improvements have been constructed in substantial compliance with the tentative map and the required geotechnical report. Development Engineering issued a Notice of Completion for the Site Improvement Permit on September 4, 2019.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not 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.

Phase 1 of the project has been constructed. All other portions of the parcel have been left undisturbed.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.

All lot areas and lot widths are in compliance with the zoning requirements. Phase 1 consists of six condominium hangars with common areas, consistent with the Tentative Subdivision Map approval.

5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said

correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.

Staff has received confirmation from the Fire Department as well as the Building Division that all concerns have been addressed.

6. The following note shall be placed on all final maps stating:
"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

This note is shown on the final map for Phase 1 (see note 2, page 3).

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.

Utilities have been installed consistent with the approved tentative map and approved site improvement plans.

8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The applicant signed and returned the Notice of Decision within 10 days of the Board of Supervisors meeting approving the tentative map.

9. 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 Department 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.

The construction of the hangars has been completed. Construction was completed in compliance with all applicable standards.

10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.

Development Engineering has reviewed and approved the site improvement plans and Phase 1 of the project has been constructed in compliance with City and state requirements. A Notice of Completion was issued for the Site Improvement Permit. Remaining phases of the project will be reviewed for compliance with this condition at the time site improvement plans are submitted.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection, as applicable. The site grading must incorporate proper dust control and erosion control measures.

Prior to beginning the site work, the developer obtained the appropriate dust control permit from the Nevada Department of Environmental Protection (NDEP) .

12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department, for the purposes of sizing, prior to approval of a final map.

Site improvement plans were submitted along with the building permits for the condominium hangars. Development Engineering reviewed the plans for conformance with this condition of approval. The water and storm drain systems for Phase 1 have been constructed and approved by the City. A Notice of Completion was issued for the Site Improvement Permit on September 4, 2019.

13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson 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 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 ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.

All improvements for Phase 1 have been completed; therefore, a bond or security is not required. Improvements have been designed, permitted, and constructed consistent with the conditions of this tentative map and in compliance with city requirements. A Notice of Completion was issued for the Site Improvement Permit on September 4, 2019.

14. 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.

A will serve letter has been provided. The final map has been signed by the NDEP and the Department of Water Resources.

15. An Owners Association or similar entity shall be formed to maintain the common area and limited common area. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

CC&R's have been reviewed by staff. The CC&R's were recorded on August 30, 2019, Document #497890.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

16. 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 construction at the site has been completed and a Notice of Completion issued on September 4, 2019. Landscaping is consistent with other projects located at the airport.

17. 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.

Exterior lighting was reviewed and approved at the time of building permit. The lighting complies with this condition.

Conditions to be Addressed with the Final Map

18. The Final Map shall accurately depict the “limited common area” by labeling the limited common area for each building and delineating what is included in the limited common area for each building.

The limited common area has been labeled and delineated. Staff has reviewed the map to ensure compliance with this condition.

19. The fire riser rooms shall be incorporated into the project parcel.

A lot line adjustment is being processed concurrently in order to include the fire riser rooms within the project parcel. As of the date of this memo, staff is working to obtain the internal signatures on the Record of Survey Map. The lot line adjustment will be recorded prior to recording the final map.

20. The applicant shall obtain approval from the Fire Department and Engineering for project addressing.

- i. The project shall have discrete addresses assigned to each building.
- ii. Addressing shall be assigned per CCMC Development Standards, Division 22- “Street Naming and Addressing Assignment Regulation.”
- iii. The use of the main airport address (2600 East College Parkway) is prohibited.
- iv. Addressing shall be consistent with the addressing program that has been implemented on the airport grounds.

The Fire Department and Development Engineering have worked with the airport to develop an acceptable addressing scheme consistent with this condition. Addresses were assigned to the building at the time of building permit.

21. Onsite infrastructure must be private and be maintained by the association responsible for the common area.

Onsite infrastructure is private and will be maintained by the association. The CC&R’s adequately address private maintenance of infrastructure.

22. The applicant shall obtain approval from the Nevada Department of Environmental Protection.

The final map has been signed by NDEP and the Department of Water Resources.

23. At the time of Final Map submittal, the applicant must demonstrate that the project complies with all identified conditions.

The applicant has provided adequate information to staff, demonstrating compliance with the identified conditions of approval.



Civil Engineering
Surveying
Building & Structural Engineering
Water Resources Management
Construction Management
Owner's Representative
Landscape Architecture
Land Planning

September 16, 2019

Carson City Planning Division
Attn: Hope Sullivan, Planning Manager
108 E. Proctor St.
Carson City, NV 89701

Re: Sierra Skyway Inc. Phase 1, Final Map Application
TSM 18-123 – Conditions of Approval Response Letter

Dear Hope,

In accordance with 1b of the Final Subdivision Map checklist, this is our letter stating that all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.

The Final Map is in substantial compliance with the approved tentative map, for Phase 1. One item of note is that the Developer desires to show a lot-line on approximately the Phase Line, as shown on both the Tentative Map and the Final Map. The purpose for this, is to accommodate the further completion of the subsequent phases by being able to sell the remainder portion or bring in partners.

2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department 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.

All Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and soils Report.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not 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.

The remainder lot(s) have been left undisturbed with the natural vegetation being left in place.

- 4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.**

All lots (condominium spaces within the buildings) and common areas meet the provisions of the zoning requirements, as well as the Approved Tentative Map.

- 5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.**

Attached with this letter please find email correspondence regarding addressing as requested by the Fire Department. The project is adequately addressed in accordance with agreement between the Airport Authority and the Fire Department.

Also attached to this letter is a correspondence from the Building Official remarking on the fact the buildings have been constructed in accordance with code provisions for separation between spaces.

- 6. The following note shall be placed on all final maps stating: "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."**

See Note 2 on Sheet 3 of 3 of the Final Map.

- 7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.**

Per the approved Site Improvement plans, and as constructed and finalized by the Community Development Department (per Notice of Completion 09/04/19), all utilities have been installed underground.

- 8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.**

See attached signed Notice of Decision.

- 9. 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 Department 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.**

The project is constructed and was completed in compliance with all City statutes, and in substantial compliance with the approved plans.

- 10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.**

All Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments.

11. **The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection, as applicable. The site grading must incorporate proper dust control and erosion control measures.**

All Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments.

12. **A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department, for the purposes of sizing, prior to approval of a final map.**

All Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments. The water and storm drain systems, of Phase 1, were constructed and approved by the City.

13. **Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson 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 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 ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.**

A Bond or Security is NOT APPLICABLE, as all Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments.

14. **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.**

See attached "will serve" letter from the Carson City Utilities, which has been provided to the Nevada Health Division.

15. **An Owners Association or similar entity shall be formed to maintain the common area and limited common area. The District Attorney shall approve any CC&R's prior to recordation of the first final map.**

See the attached CC&Rs for the Mountain View Community Owners Association, which has been recorded as Document _____.

SPECIFIC CONDITIONS TO BE INCLUDED IN THE DESIGN OF THE IMPROVEMENT PLANS, TO BE MET PRIOR TO APPROVAL OF CONSTRUCTION PERMIT:

- 16. A landscape plan in compliance with Carson City Development Standards, Division Landscaping shall be submitted with the Improvement Plans for the proposed project.**

Landscaping at the project site as well as all other Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments.

- 17. 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.**

All Site and Building improvements have been designed, reviewed, permitted and constructed in substantial compliance with the all provisions of the Tentative Map, and City standards. The project has been accepted as complete by the City Departments.

CONDITIONS TO BE ADDRESSED WITH THE FINAL MAP

- 18. The Final Map shall accurately depict the “limited common area” by labeling the limited common area for each building and delineating what is included in the limited common area for each building.**

See Final Map for descriptions of Limited Common Area for each building. The Final Map for this application is specific for Phase 1, Building 1

- 19. The fire riser rooms shall be incorporated into the project parcel.**

See Final Map, which incorporates the fire riser rooms in the project parcel, by a Boundary Line Adjustment, LLA 19- _____.

- 20. The applicant shall obtain approval from the Fire Department and Engineering for project addressing.**

- a. The project shall have discrete addresses assigned to each building.**
- b. Addressing shall be assigned per CCMC Development Standards, Division 22- “Street Naming and Addressing Assignment Regulation.”**
- c. The use of the main airport address (2600 East College Parkway) is prohibited.**
- d. Addressing shall be consistent with the addressing program that has been implemented on the airport grounds.**

This project has received addressing from the City and as approved by the Fire Department showing the following addresses for the hanger units that reside at **2751 Taxiway Charlie**:

- Unit A – 2751 Taxiway Charlie, No. 40**
- Unit B – 2751 Taxiway Charlie, No. 50**
- Unit C – 2751 Taxiway Charlie, No. 60**
- Unit D – 2751 Taxiway Charlie, No. 10**
- Unit E – 2751 Taxiway Charlie, No. 20**
- Unit F – 2751 Taxiway Charlie, No. 30**

- 21. Onsite infrastructure must be private and be maintained by the association responsible for the common area.**

All onsite infrastructure and utilities are considered private and will be maintained by the Mountain View Community Association and included in the CC&Rs.

- 22. The applicant shall obtain approval from the Nevada Department of Environmental Protection.**

See approval Letter from NDEP.

- 23. At the time of Final Map submittal, the applicant must demonstrate that the project complies with all identified conditions.**

The project complies with all identified conditions of approval as enumerated above and as has been accepted as a completed project by the Community Development Department.

Thank you for your help on this project, and please feel free to call me at 887-5231 should you have any questions.

Sincerely,

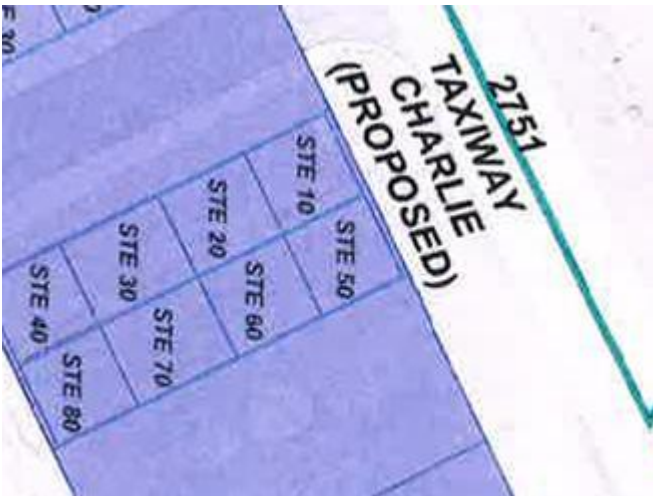


Keith R Shaffer, P. E.
Senior Project Manager

Keith R. Shaffer

From: Dave Ruben <DRuben@carson.org>
Sent: Friday, February 8, 2019 3:25 PM
To: Keith R. Shaffer
Cc: Heather Ferris
Subject: Sierra Skyway project

Keith, this email is in regards to addressing for the final map at Sierra Skyway. The address will be 2751 Taxiway Charlie with suite/condo numbers as shown in the attached illustration. Dennis had mentioned that he hoped to get to Final Map end of February or early March.



I didn't have an email contact for Dennis but I know you will pass this on. Let me know if you have any questions.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

Keith R. Shaffer

From: Dave Ruben <DRuben@carson.org>
Sent: Friday, February 22, 2019 11:54 AM
To: 'Dennis Giangreco (giangrecos@att.net)'; Keith R. Shaffer
Subject: Sierra Skyway address

Dennis, I got your message. The diagram I sent was just a template. If it showed 8 units and your project only has 6 units, just use the lowest 6 unit numbers shown. The street address will be the same.

Thanks.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

FINAL MAP OF SIERRA SKYWAY, INC. PHASE I

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE:

1. WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY OR TRANSFER OF LAND.

CARSON CITY

BY: _____
PRINT NAME

ITS: _____
PRINT TITLE

BY: _____

CARSON CITY AIRPORT AUTHORITY

BY: _____
PRINT NAME

ITS: _____
PRINT TITLE

BY: _____

MOUNTAINVIEW COMMUNITY ASSOCIATION

BY: _____
PRINT NAME

ITS: _____
PRINT TITLE

BY: _____

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY }ss

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, AS _____ OF CARSON CITY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC _____

PRINT NAME

COMMISSION NO. _____, EXPIRES ON _____

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY }ss

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, AS _____ OF CARSON CITY AIRPORT AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC _____

PRINT NAME

COMMISSION NO. _____, EXPIRES ON _____

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY }ss

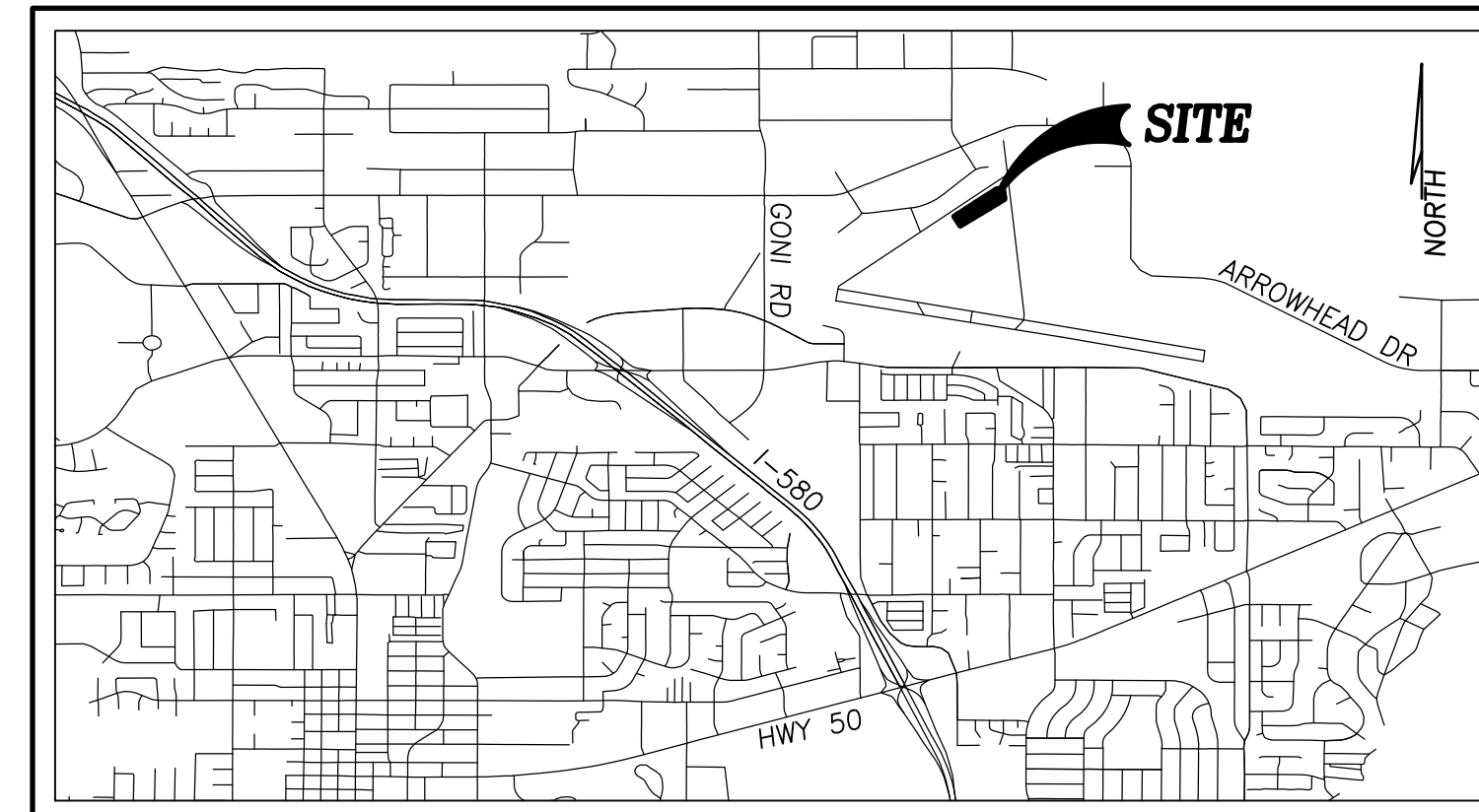
ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, AS _____ OF MOUNTAINVIEW COMMUNITY ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC _____

PRINT NAME

COMMISSION NO. _____, EXPIRES ON _____



VICINITY MAP

NOT TO SCALE

NEVADA DEPARTMENT 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, _____ DATE
BUREAU OF WATER POLLUTION CONTROL

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 L. STUCKY, _____ DATE
P.E. CITY ENGINEER

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:

BY: _____ DATE: _____
TICOR TITLE OF NEVADA, INC. _____

PRINTED NAME: _____

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.

BY: _____ DATE: _____

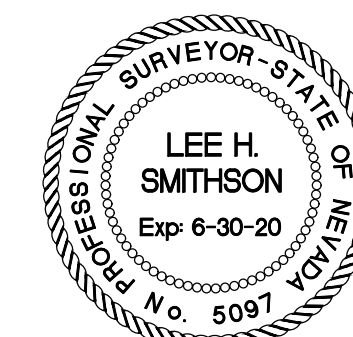
PRINTED NAME: _____ TITLE: _____

SURVEYOR'S CERTIFICATE:

I, LEE H. SMITHSON, 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 MOUNTAINVIEW COMMUNITY ASSOC. & CARSON CITY AIRPORT AUTHORITY.
- 2) THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 (NE1/4) OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON APRIL 18, 2019.
- 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 ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____.

LEE H. SMITHSON, _____
NEVADA P.L.S. 5097



UTILITY COMPANIES' CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

NEVADA BELL d/b/a AT&T NEVADA

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CHARTER COMMUNICATIONS

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CARSON CITY UTILITY DEPARTMENT

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

SOUTHWEST GAS CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY SOUTHWEST GAS CORPORATION.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

TREASURER'S CERTIFICATE:

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

APN _____

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

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.

BY: _____ DATE: _____

LEE PLEMEL
AICP, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING ON THIS ____ DAY OF _____, 20____ AT _____ MINUTES PAST ____ O'CLOCK ____ M IN THE OFFICIAL RECORDS OF CARSON CITY COUNTY, NEVADA.

RECORDING FEE: _____ RECORDER _____

FILE NO: _____ BY: _____
DEPUTY

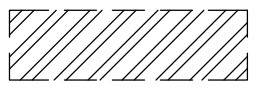
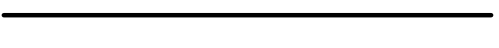




FSM-19-163

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CONDOMINIUM FINAL MAP FOR SIERRA SKYWAYS, INC. PHASE I BEING A DIVISION OF PARCEL 1 OF ROS # _____ SITUATE WITHIN THE NE 1/4 OF SECTION 4, TOWNSHIP 15N., RANGE 20E., M.D.M. CARSON CITY NEVADA	
	DRAWN BY: JMERCHENT DATE: 08/2019 PROJ. CODE: SSICNV PROJ. #: 01
Manhard CONSULTING LTD <small>241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3500 fx: 775-746-3500 manhard.com</small> <small>Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers</small> <small>Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	SHEET 1 OF 3

CONDOMINIUM FINAL MAP

LEGEND:

- = SET 5/8 INCH REBAR AND CAP PLS 5097
- = FOUND 5/8 INCH REBAR AND CAP PLS 5097
- = FOUND 5/8 INCH REBAR AND CAP PLS 13284
- ▼ = FOUND 5/8 INCH REBAR AND CAP PLS 14346
- ⊙ = NGS CONTROL MONUMENT
- × = COMPUTED POINT, NOTHING FOUND, NOTHING SET
-  = LIMITED COMMON ELEMENT
-  = SUBDIVISION BOUNDARY LINE
-  = NEW PARCEL LINE
-  = SURVEY TIE
-  = EX. SECTION LINE
-  = EX. ADJACENT LOT LINES

SIERRA MNT AIR PARK
SOUTH & et al.
APN 006-011-77

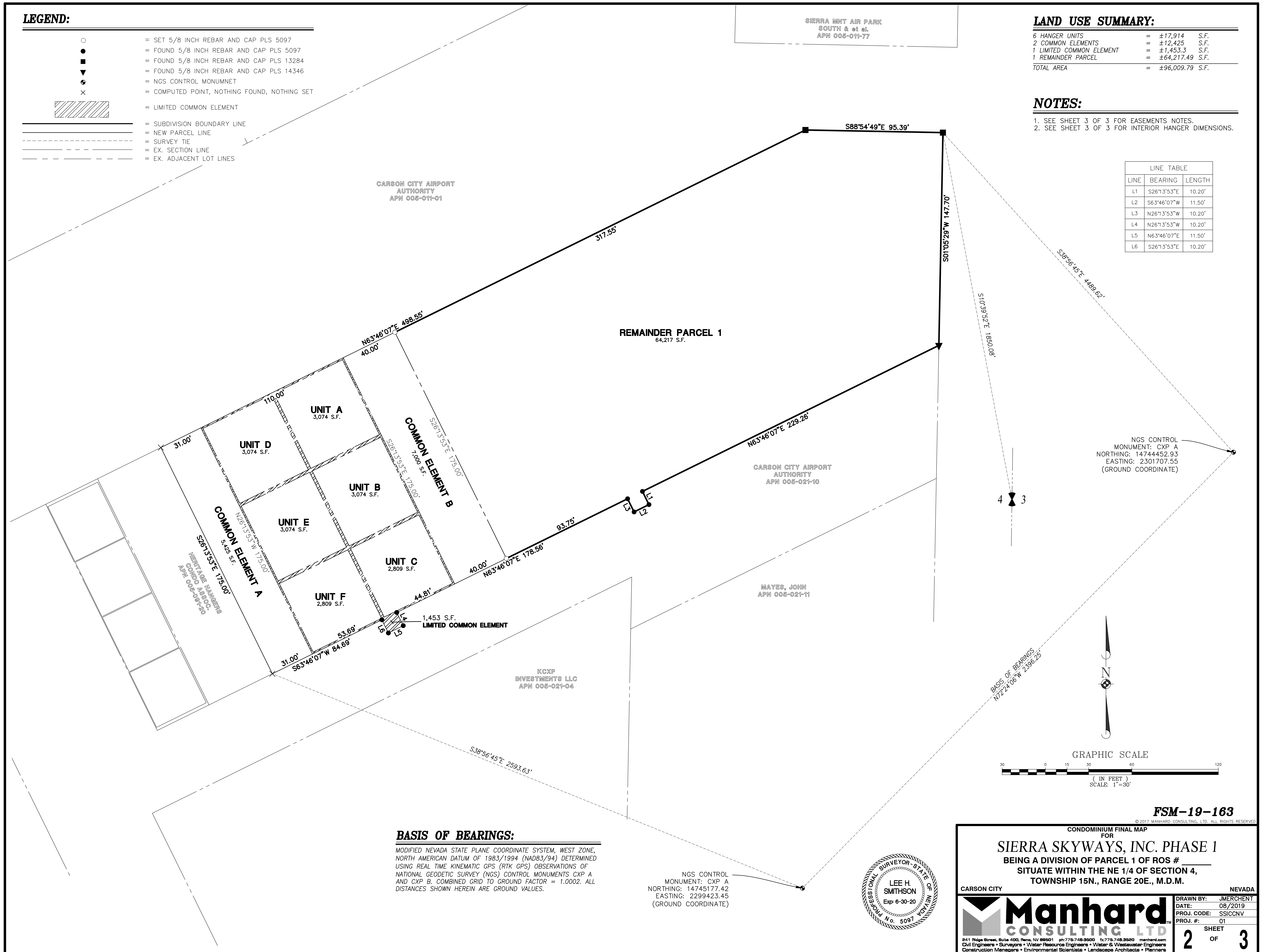
LAND USE SUMMARY:

6 HANGER UNITS	= ±17,914	S.F.
2 COMMON ELEMENTS	= ±12,425	S.F.
1 LIMITED COMMON ELEMENT	= ±1,453.3	S.F.
1 REMAINDER PARCEL	= ±64,217.49	S.F.
TOTAL AREA	= ±96,009.79	S.F.

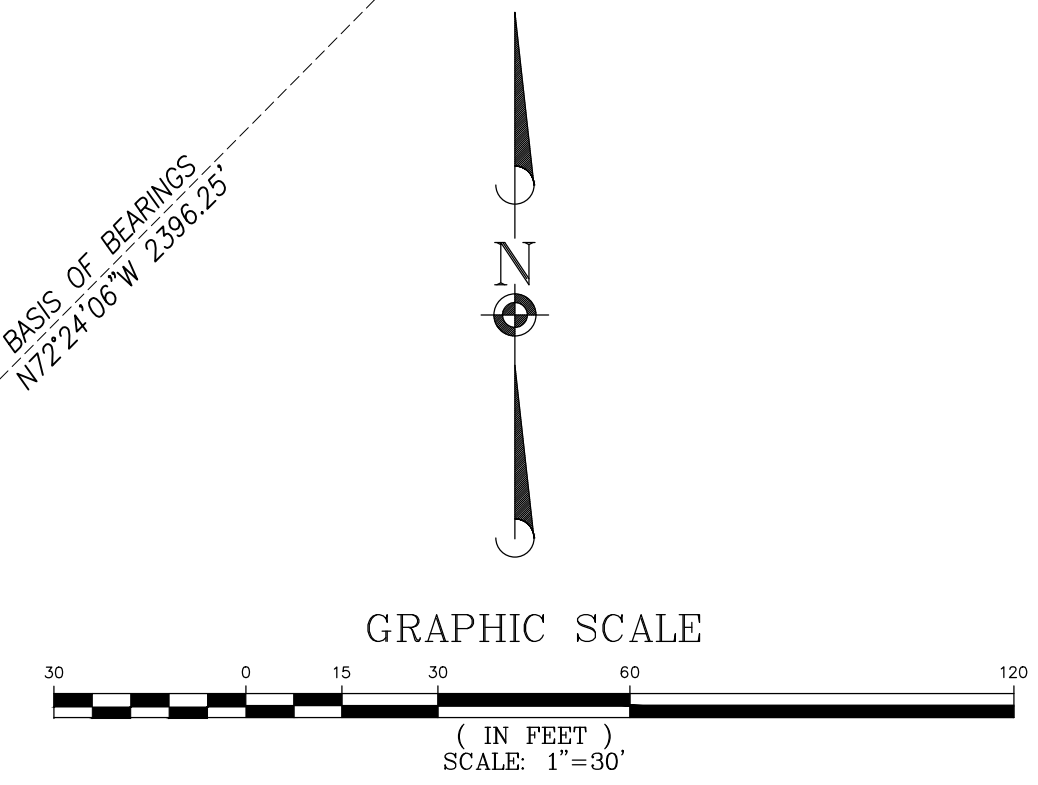
NOTES:

- SEE SHEET 3 OF 3 FOR EASEMENTS NOTES.
- SEE SHEET 3 OF 3 FOR INTERIOR HANGER DIMENSIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°13'53"E	10.20'
L2	S63°46'07"W	11.50'
L3	N26°13'53"W	10.20'
L4	N26°13'53"W	10.20'
L5	N63°46'07"E	11.50'
L6	S26°13'53"E	10.20'



NGS CONTROL MONUMENT: CXP A
NORTHING: 14744452.93
EASTING: 2301707.55
(GROUND COORDINATE)



BASIS OF BEARINGS:
MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NATIONAL GEODETIC SURVEY (NGS) CONTROL MONUMENTS CXP A AND CXP B. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

NGS CONTROL MONUMENT: CXP A
NORTHING: 14745177.42
EASTING: 2299423.45
(GROUND COORDINATE)



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CONDOMINIUM FINAL MAP FOR
SIERRA SKYWAYS, INC. PHASE 1
BEING A DIVISION OF PARCEL 1 OF ROS # _____
SITUATE WITHIN THE NE 1/4 OF SECTION 4,
TOWNSHIP 15N., RANGE 20E., M.D.M.

CARSON CITY NEVADA

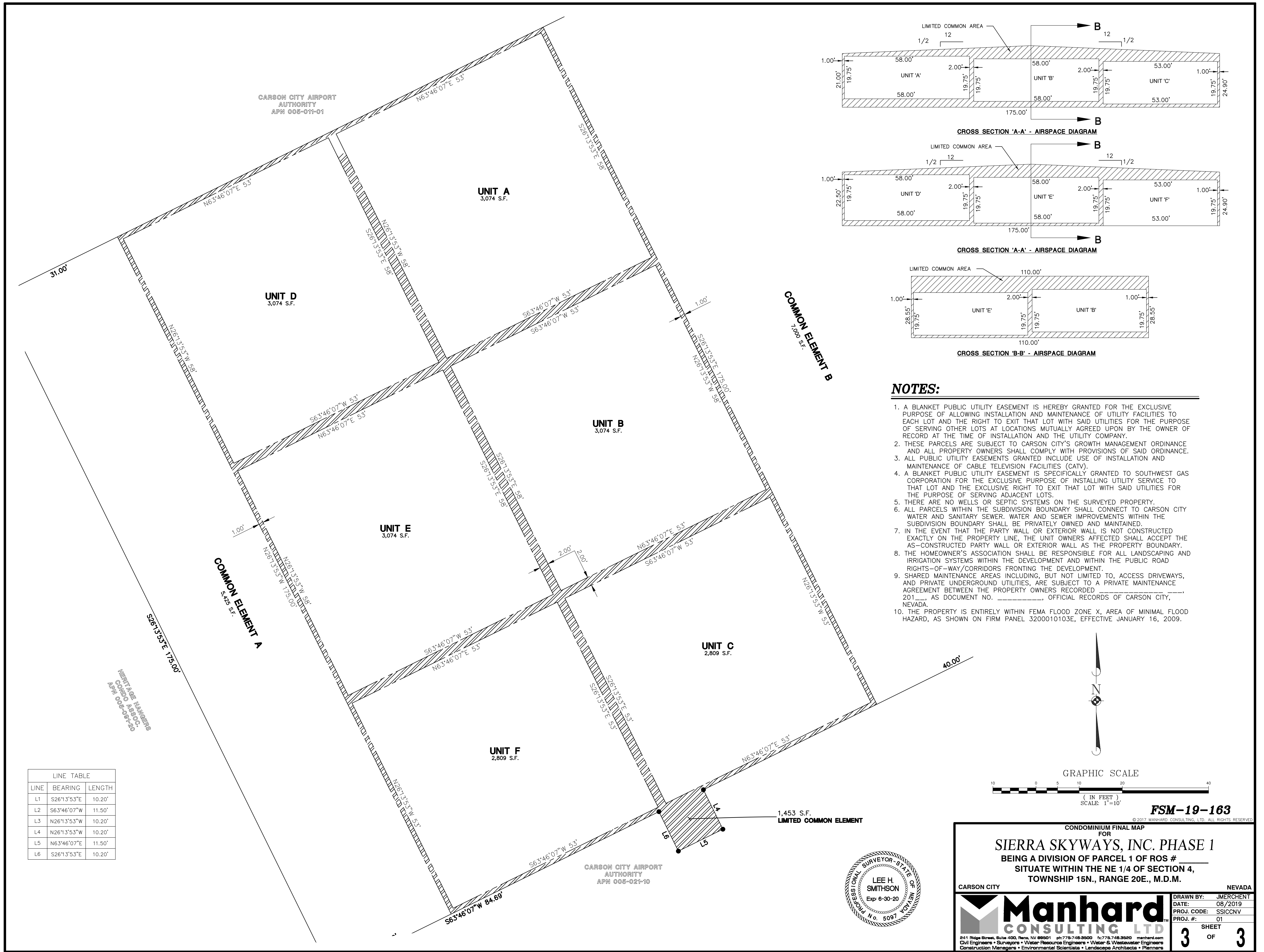
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DRAWN BY: JMERCHENT
DATE: 08/2019
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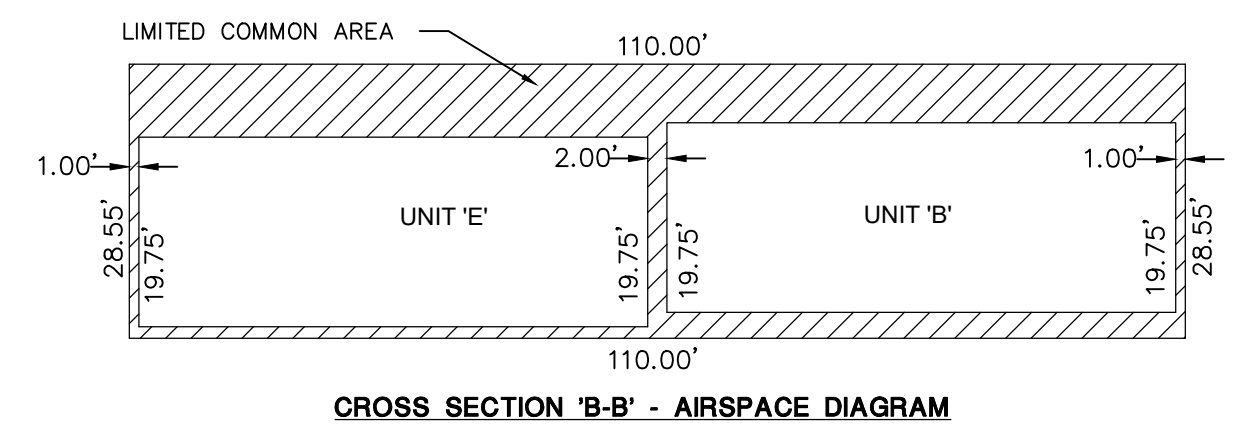
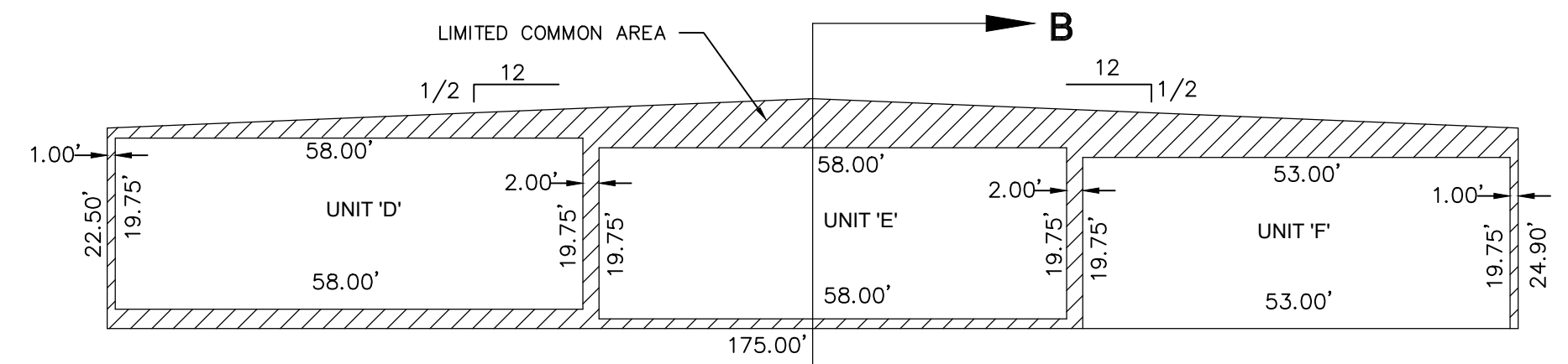
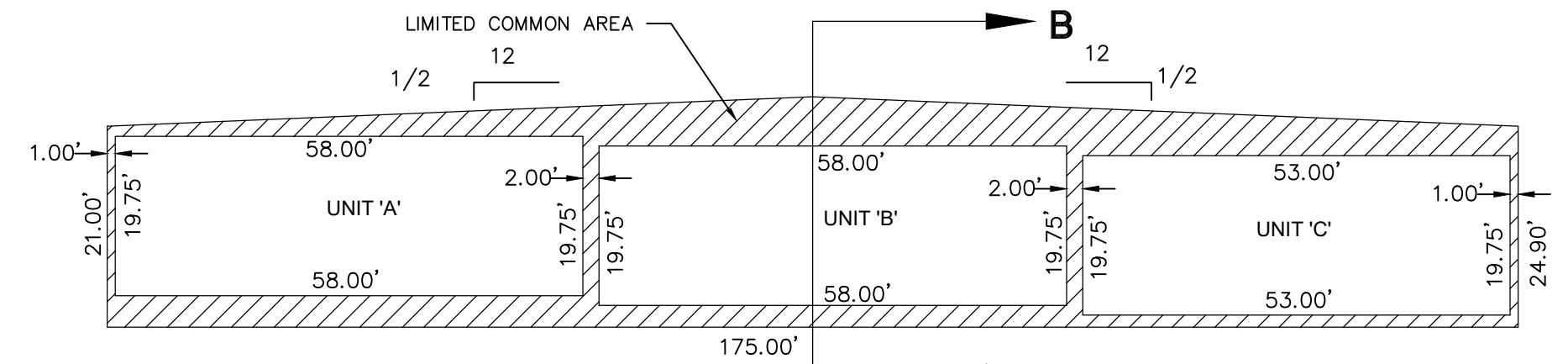
2 SHEET OF **3**

October 11, 2019 11:41 Dwg Name: P:\Sisicv01\dwg\Surv\Final Drawings\Plot of Subdivision\Sierra01.FW.dwg Updated By: JMerchent

October 11, 2019 - 11:41 - Dwg Name: P:\Ssicnv01\Draws\Sur\Y\Final Drawings\Phase 1\Subdivision\Sierra\01 Final.dwg Updated By: JMarchent

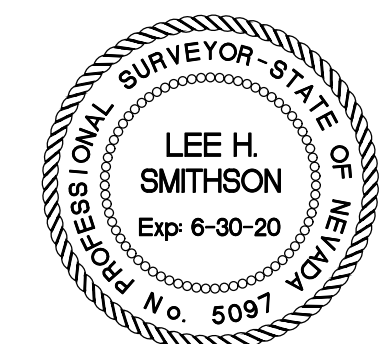


LINE	BEARING	LENGTH
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L4	N26°13'53"W	10.20'
L5	N63°46'07"E	11.50'
L6	S26°13'53"E	10.20'



NOTES:

1. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF ALLOWING INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES TO EACH LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES 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.
2. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
3. ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
4. A BLANKET PUBLIC UTILITY EASEMENT IS SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION 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.
5. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE SURVEYED PROPERTY.
6. ALL PARCELS WITHIN THE SUBDIVISION BOUNDARY SHALL CONNECT TO CARSON CITY WATER AND SANITARY SEWER, WATER AND SEWER IMPROVEMENTS WITHIN THE SUBDIVISION BOUNDARY SHALL BE PRIVATELY OWNED AND MAINTAINED.
7. IN THE EVENT THAT THE PARTY WALL OR EXTERIOR WALL IS NOT CONSTRUCTED EXACTLY ON THE PROPERTY LINE, THE UNIT OWNERS AFFECTED SHALL ACCEPT THE AS-CONSTRUCTED PARTY WALL OR EXTERIOR WALL AS THE PROPERTY BOUNDARY.
8. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL LANDSCAPING AND IRRIGATION SYSTEMS WITHIN THE DEVELOPMENT AND WITHIN THE PUBLIC ROAD RIGHTS-OF-WAY/CORRIDORS FRONTING THE DEVELOPMENT.
9. SHARED MAINTENANCE AREAS INCLUDING, BUT NOT LIMITED TO, ACCESS DRIVEWAYS, AND PRIVATE UNDERGROUND UTILITIES, ARE SUBJECT TO A PRIVATE MAINTENANCE AGREEMENT BETWEEN THE PROPERTY OWNERS RECORDED _____ 201____, AS DOCUMENT NO. _____, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
10. THE PROPERTY IS ENTIRELY WITHIN FEMA FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FIRM PANEL 3200010103E, EFFECTIVE JANUARY 16, 2009.



CONDOMINIUM FINAL MAP FOR
SIERRA SKYWAYS, INC. PHASE 1
 BEING A DIVISION OF PARCEL 1 OF ROS # _____
 SITUATE WITHIN THE NE 1/4 OF SECTION 4,
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3 SHEET OF **3**