



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 5, 2020

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

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Arbor Villas Phase 2 for the creation of 92 residential lots and common area on property zoned Multi-Family Apartment (MFA), located on the north side of Little Lane, APN 004-021-16. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Board of Supervisors ("Board") 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 began installation of the infrastructure necessary to serve the proposed lots. Per Carson City Municipal Code ("CCMC") 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 the Final Subdivision Map known as Arbor Villas Phase 2 based on the finding that it fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-16-023.

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. 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.

Attachments:

October 20, 2020 Memorandum from the Planning Manager
September 17, 2019 Arbor Villas Phase 2 Conditions of Approval Compliance Letter
Final Map FSM-19-160 Arbor Villas Phase 2

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.06 (Final Maps) and 18.02.050 (Reviews)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? 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 item.

Attachments:

[BOS memo FSM-19-160.pdf](#)

[Compliance Letter Arbor Villas.pdf](#)

[Arbor Villas Phase 2 map.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
www.carson.org
www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of November 5, 2020

TO: Board of Supervisors

FROM: Hope Sullivan, AICP, Planning Manager
Planning Division

DATE: October 20, 2020

SUBJECT: Discussion and possible action regarding a Final Subdivision Map known as Arbor Villas Phase 2 resulting in the creation of 92 residential lots and common area on property zoned Multi-Family Apartment (MFA), located on the north side of Little Lane, APN 004-021-16 (FSM-19-160).

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 8, 2020.

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. All building permits will be subject to the code in effect at the time of application.

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 of building permit application.

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 of building permit application.

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 of building permit applications.

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

The site improvement plans reflect compliance with the current International Fire Code and Northern Nevada Fire Code Amendments. Improvements executed to date are consistent with the current 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 utilizing signs.

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 the 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 is met. The road has been improved and the offer of dedication of right-of-way was made as part of Parcel Map 2866 recorded in Book 10, Page 2866 in 2016.

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.

Site improvement permit ENG-2020-1115 was issued on September 8, 2020.

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 lot arrangement on the final map demonstrates compliance with the three unit clusters. The applicant has submitted an exhibit demonstrating that a building separation of 25 feet can be achieved given the lot arrangement. The building separation enforcement will be implemented during building permit review. Conditions relative to landscaping and balconies will also be implemented during construction plan review.

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 for Phase 1 was 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.

Exterior lighting will be submitted at the time of building permit application.

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.

This condition is met. The offer of dedication of right-of-way was made as part of Parcel Map 2866 recorded in Book 10, Page 2866 in 2016. The improvements were made with the Phase 1 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 applicant has provided an exhibit demonstrating that given the lot configuration, a 30-foot building setback on the north property line can be achieved.

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.



Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

September 17, 2019

Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701

RE: Arbor Villas Phase 2 - Conditions of Approval Compliance Letter

To Whom It May Concern:

The following are condition responses for Arbor Villas Phase 2.

NOTICE OF DECISION

A request was received, TSM-16-023, a Tentative Subdivision Map application from Capstone Communities (property owner: Andersen Family Associates) known as Arbor Villas, to create 147 single-family attached residential lots on 10.31 acres on property zoned Multi-Family Apartment (MFA), located on Little Ln, APN 004-021-13.

The Board of Supervisors conducted a public hearing on June 16, 2016 in conformance with the City and State legal requirements, and approved TSM-16-023 based on the findings contained in the staff report and subject to the following conditions of approval.

The following are general conditions of approval and their responses:

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.

A signed copy of the Notice of Decision was returned by the developer prior to the start of the final design. If the City does not have a copy in their files, a new copy can be provided upon request.

2. Prior to submittal of 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.

The Arbor Villas Phase 2 final on-site and off-site improvements are currently being reviewed.

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.

All future building permits for the homes shall be designed in accordance to the 2012 International Energy Efficient Code.

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 has be addressed with the first building permit application for the individual structures

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

All improvements are being performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

6. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential Code for Town Home Construction, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

All future building permits for the homes shall be designed in accordance to the 2012 International Energy Efficient Code and 2012 Northern Nevada Amendments.

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

Site improvements are designed to meet fire code and all permits shall be reviewed to ensure the codes are being met.

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

Signage is shown on the site improvement drawings to prohibit on street parking. Please reference the Site, Signage Striping and Paving Plans.

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

Structure building permits shall not be approved until the water system and road improvements for Phase 2 are install, tested and accepted.

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.

Roads and Hydrants shall be in placed to the satisfaction of the Fire Department prior to the issuance of any structure permit.

- 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.

The Phase 1 Plans show the design of the secondary access required before the building permit of the 31st dwelling unit. The road shall be constructed to full public improvements with the next phase of the subdivision.

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

Hydrants shall be in placed to the satisfaction of the Fire Department prior to the issuance of any structure permit.

- 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).

The second phase of the project is under review by Carson City staff and has had comments addressed to ensure the project is meeting these sections

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

Phase 2 Site improvements are currently submitted to Carson City to show the improvements intended to serve the site.

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

The drainage facilities not located within public right of way are labeled as private and will be maintained by the HOA per their governing documents and CC&Rs.

- 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.

A construction hours note is included in the site improvement and mass grading plans to satisfy this condition.

- 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 site has been revised to implement this condition and evidence is shown in the site improvement set reflecting this requirement.

- 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.

Submission of this second final map is within the time frame established per NRS.

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 improvements for this second final map are currently being reviewed by Carson City staff for approval. The first set of civil improvements are already approved as CCBD16-937 and Phase 1 mass grading improvements are already approved as CCBD16-989.

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 and with the Open Space requirements, shall be submitted with the Improvement Plans for the proposed project.

A landscape plan is included in the Site Improvements and is currently being reviewed

- 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.

Site exterior lighting is achieved with standard NV Energy street lights located at all street intersections to light the street intersection and the adjacent off street parking. Pole heights are as established as in the Carson City Development code. Any additional lighting will be from the exterior lighting of the individual dwelling units. The lighting plan and pole and light

specification have been addressed in Phase 1 (CCBD16-937) by Carson City staff and Phase 2 will hold the same specifications.

- 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.

This condition was completed in Phase 1 and is not a part of Phase 2.

- 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.

Construction plans submitted to Carson City for review have modified intersections that provide the required turning radii as required.

- 24 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.

Construction plans clearly indicate the pavement structural sections to meet the geotechnical report and the requirements of this condition.

- 25 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 storm drainage for the entire site has been designed per the requirements of CCDS Division 14 and an updated master drainage report has been provided to Carson City for review.

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

The second final map addresses this area and is in compliance with this condition.

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

- 27 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.

Construction plans clearly indicate the pavement structural sections to meet the geotechnical report and the requirements of this condition.

- 28 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 storm drainage for the entire site has been designed per the requirements of CCDS Division 14 and an updated master drainage report has been provided to Carson City for review.

- 29 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 improvements for the second final map and mass grading improvements are currently being reviewed by Carson City staff for approval.

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

**The Dust and SWPPP permits have been obtained and approved by NDEP for this project.
SWPPP Permit Number CSW-42414
Surface Area Discharge Permit Number AP1629-3805**

- 31 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 NVRI00000. 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](http://ndep.nv.gov/bwpc/storm%20cont03.htm) for more information about this permit.

**The Dust and SWPPP permits have been obtained and approved by NDEP for this project.
SWPPP Permit Number CSW-42414**

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

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

The submitted final map is in conformance with the approved Tentative Map

The following notes shall be added to the Final Map:

33. These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance.

This is Note 2 of the final map

34. All development shall be in accordance with the Arbor Villas Tentative Map (TSM-16 - 023).

This is Note 9 of the final map

35. The parcels created with this Final Map are subject to the Residential Construction Tax payable at the issuance of Building Permits for residential units.

This is Note 10 of the final map.

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

This is Note 11 on the final map.

Final Map:

37. 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.

The final map is being reviewed concurrently by all agencies and evidence of their approval shall be demonstrated by their signature on the final map mylar for recording.

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

The CC&Rs have been prepared in Phase 1 and has been reviewed.

I sincerely hope these comments responses and revised plans address all of your concerns. Please feel free to contact me at 775-746-3500, ext. 4801, if there are questions or comments.

Sincerely,
David Kitchen, PE



Manhard Consulting
dkitchen@manhard.com

OFFICIAL PLAT OF ARBOR VILLAS PHASE 2

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: MB DATE: 6/18/20

PRINTED NAME: Mike Branson TITLE: Managing Member

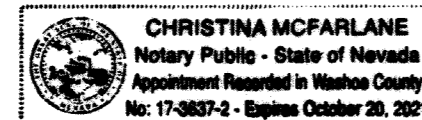
NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY }SS

ON THIS 18 DAY OF June, 2020, PERSONALLY APPEARED BEFORE ME, Michael Branson AS Managing Member OF ARBOR VILLAS LLC.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Christina McFarlane
NOTARY PUBLIC



Christina McFarlane
PRINT NAME

COMMISSION NO. 17-3637-2 EXPIRES ON Oct. 20, 2021

DIVISION OF WATER RESOURCES CERTIFICATE:

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.

Karl Eitzenmiller 9-3-2020
DATE

PRINT NAME/TITLE: Karl Eitzenmiller

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE:

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.

REJ 9/3/2020
DATE

PRINT NAME/TITLE: Ryan Faney SEI

CARSON CITY CLERK CERTIFICATE:

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.

IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

CITY CLERK _____ DATE _____

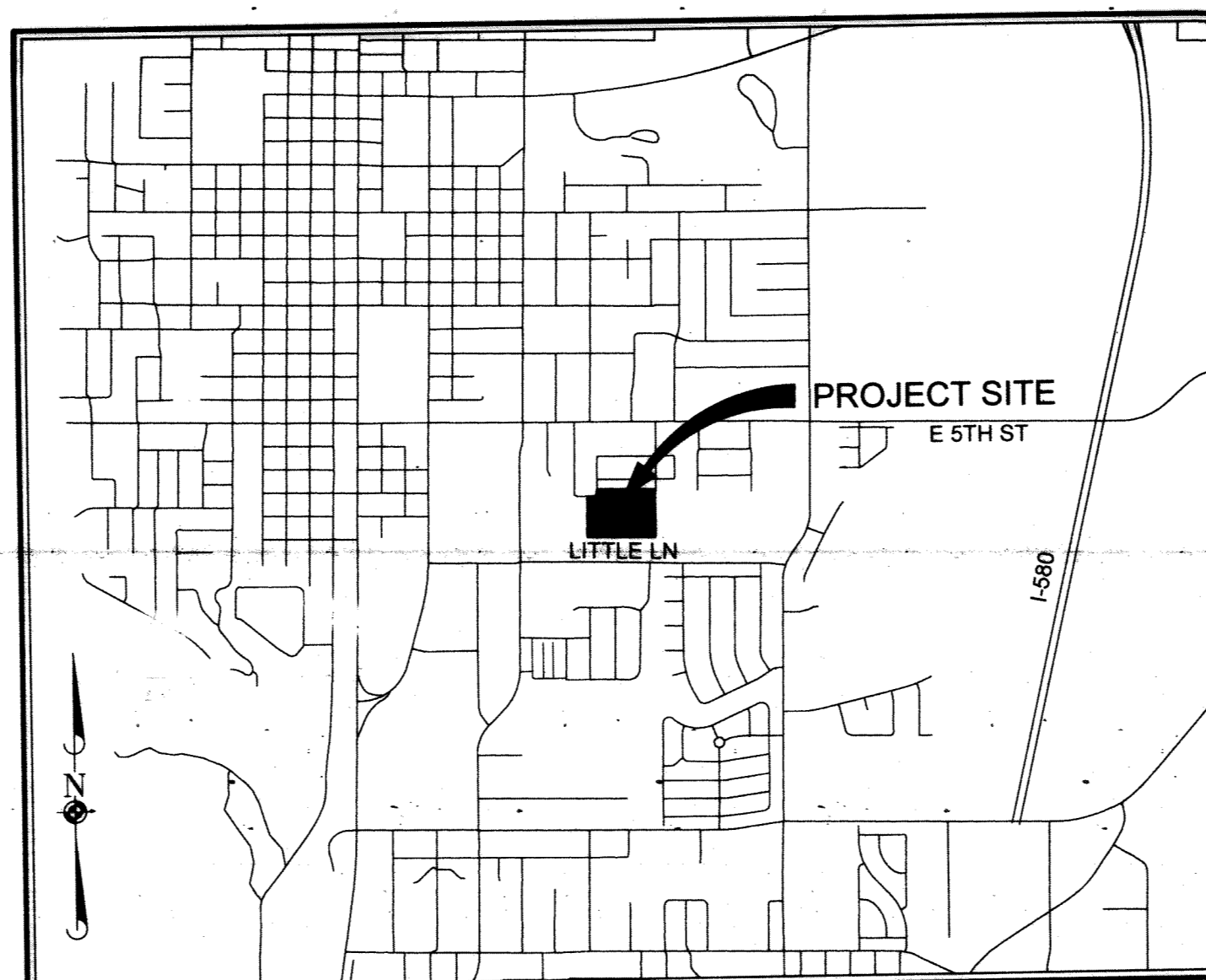
PRINT NAME: _____

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.

DAN STUCKY, PE,
CITY ENGINEER

DATE _____



VICINITY MAP
NOT TO SCALE

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: 004-021-16

BY: _____ DATE _____
TREASURER

PRINT NAME: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT 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 ~~AUGUST 23, 2010~~ JUNE 17, 2020 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 Bleazale JUNE 17, 2020
DATE

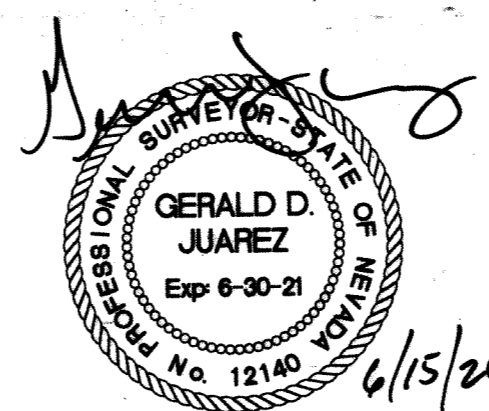
PRINT NAME/TITLE: RON BLEAZALE, TITLE MGR., V.T.

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, 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 _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

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



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 5/2/2020
DATE
SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

Katherine Perkins
NAME/TITLE (PRINT)
ASSOC. ROW AGENT

Cliff Cooper 6-17-2020
DATE
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

Cliff Cooper
NAME/TITLE (PRINT)
MGR. DSP PLANNING

Bob 6/17/20
DATE
CARSON CITY COMMUNICATIONS

NAME/TITLE (PRINT)

Amanda Marucci 4/21/20
DATE
SOUTHWEST GAS CORPORATION

Amanda Marucci
NAME/TITLE (PRINT)
Supervisor/Engineering

CARSON CITY UTILITY DEPARTMENT _____
NAME/TITLE (PRINT) _____
DATE _____

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 FINAL MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2020.

MAYOR _____ DATE _____
PRINT NAME: _____

CITY CLERK _____ DATE _____
PRINT NAME: _____

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING LTD ON THIS _____ DAY OF _____, 2020, AT _____ MINUTES PAST _____ O'CLOCK _____ M IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ RECORDER _____

FILE NO: _____ BY: _____

FINAL MAP
ARBOR VILLAS PHASE 2
FOR
BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 2910
SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.
CARSON CITY, NEVADA

FSM-19-160
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Manhard CONSULTING LTD	DRAWN BY: <u>JLM-HHF</u>
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775.746.3500 fx: 775.746.3520 manhard.com	DATE: <u>05/2019</u>
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners	PROJ. CODE: <u>CCICCNV</u>
	PROJ. #: <u>01</u>
1	SHEET OF 3

FINAL MAP

004-042-06
RODRIGUEZ-CAMACHO

004-042-07
HINOJOSA

COTTONWOOD DRIVE (50' PUBLIC R/W) (PER FM 659)

N 14733643.16
E 2291844.38
(GROUND)

5.00' PUE (R9)

N 38°52'58"E 861.30' (TIE)

(TO CARSON CITY
CONTROL PT. #
CC019) 7

GPS CONTROL PT.
CC021
N 14732972.70
E 2291303.72
(GROUND)

004-322-40
MCN CARSON LLC

004-044-01
DAVIS TR.

004-044-02
FOUST

004-044-03
SNYDER TR.

004-044-04
CALVERT TR.

004-044-05
ZIMMERMAN

004-044-06
DROWN

004-044-07
MULLER

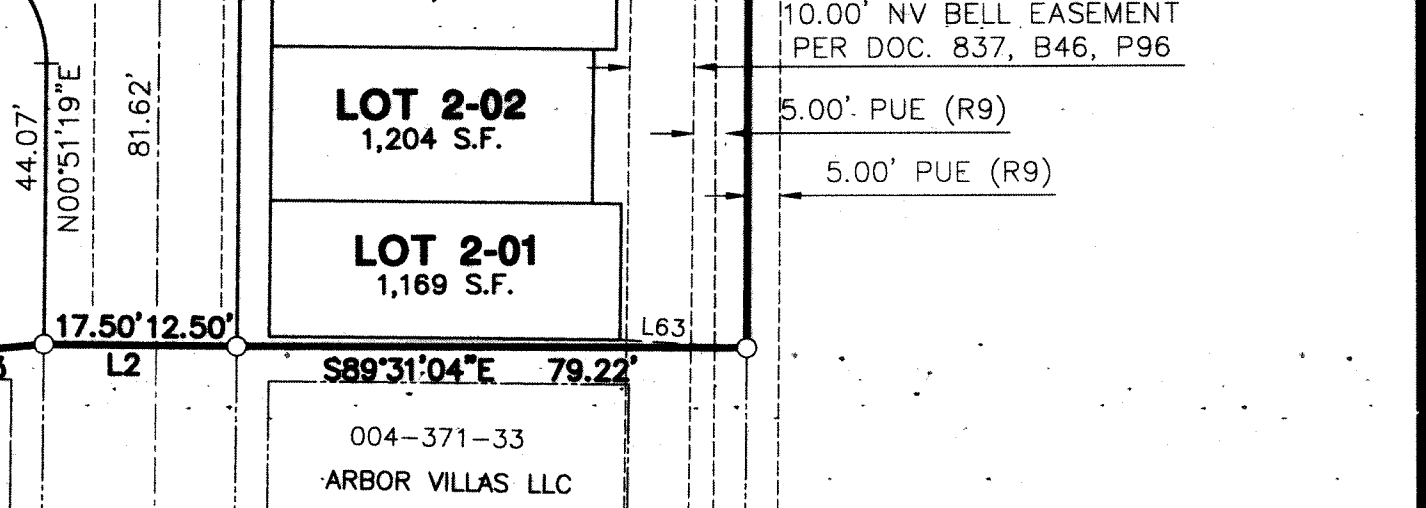
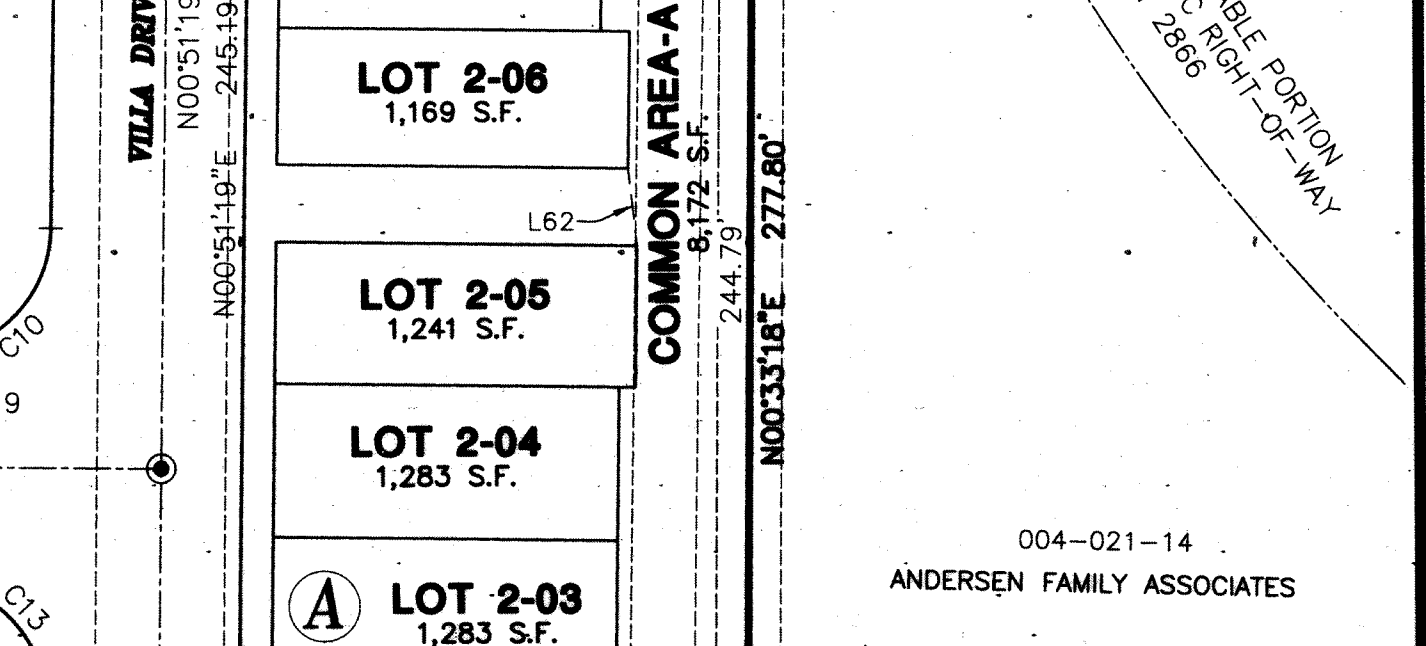
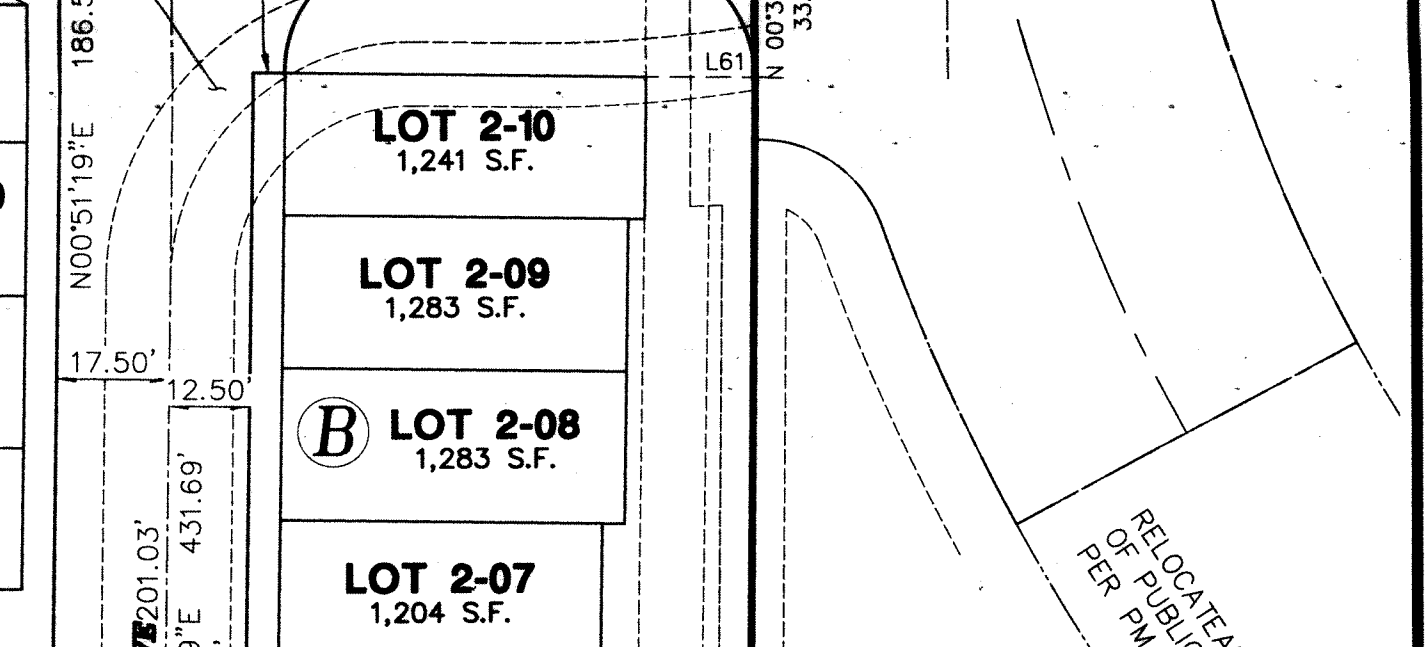
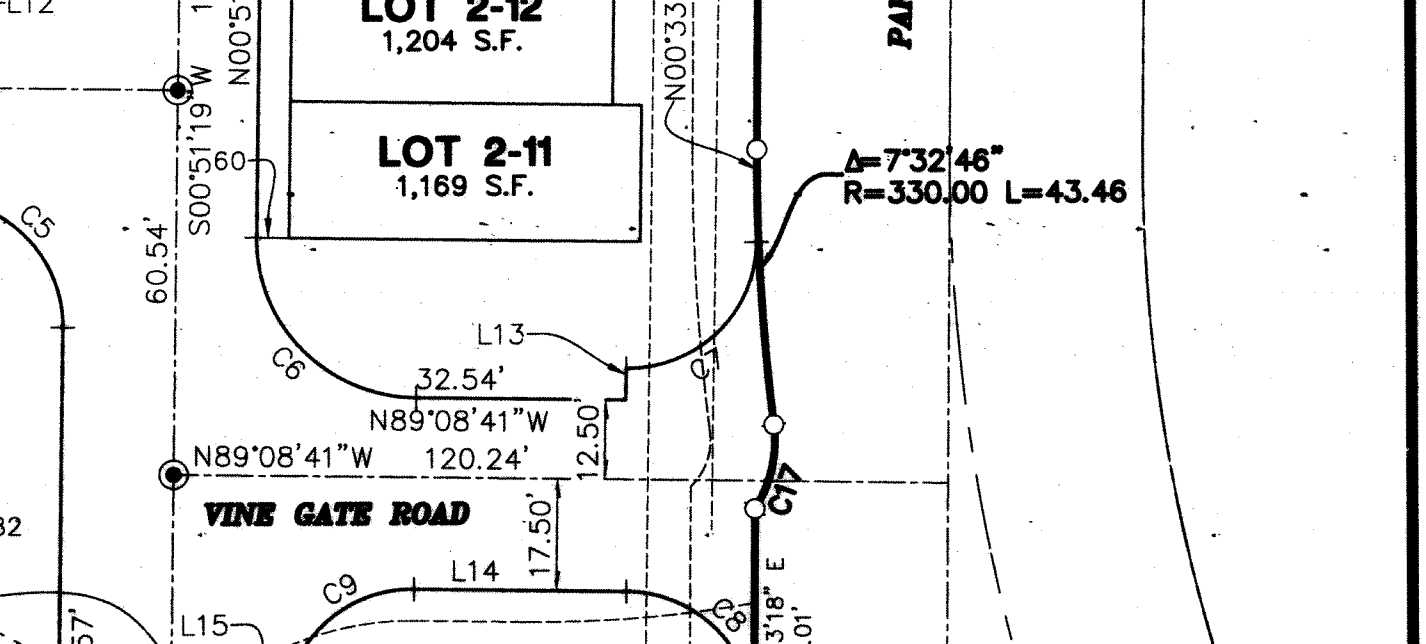
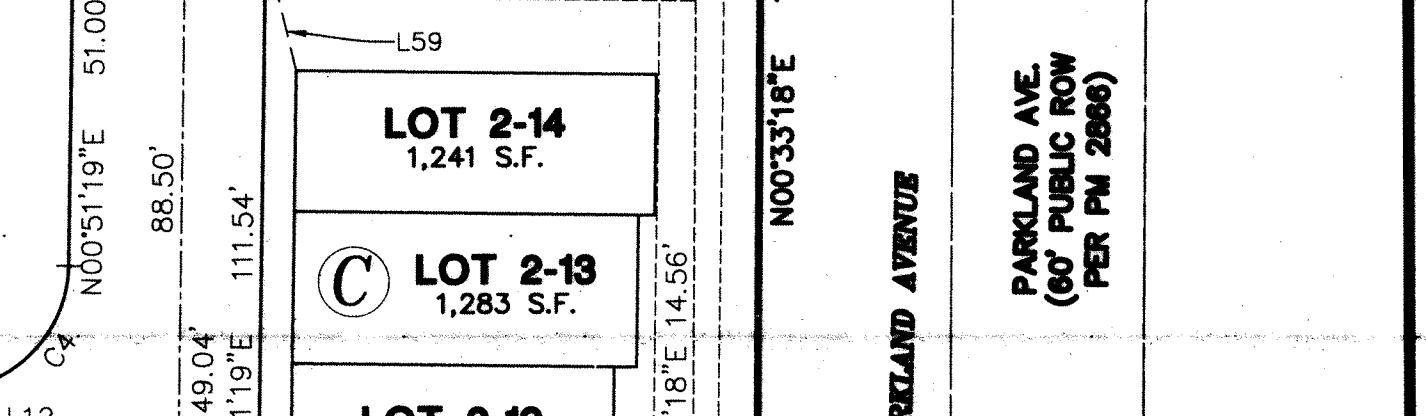
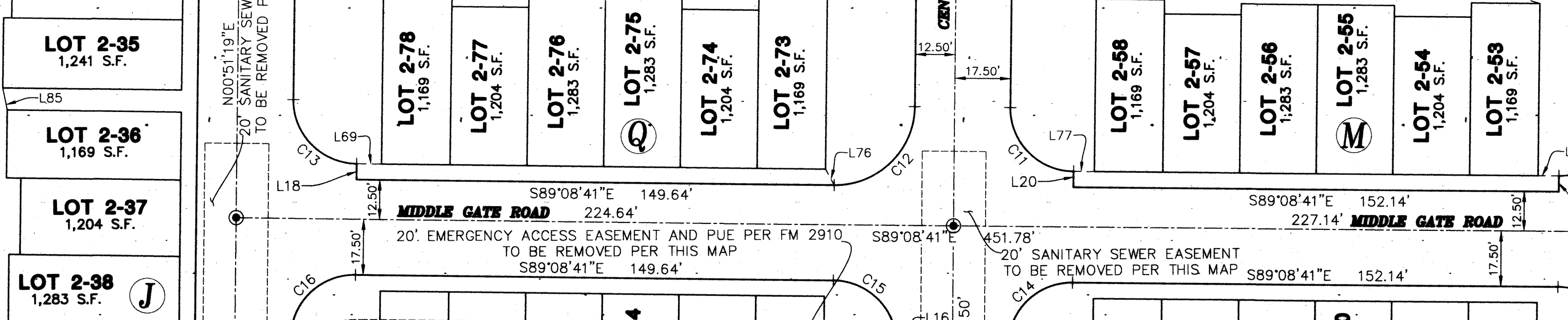
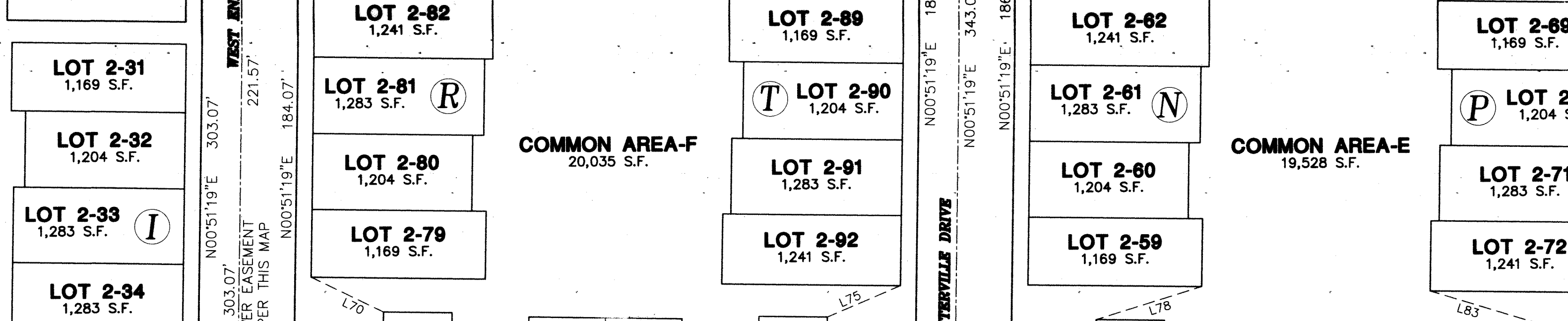
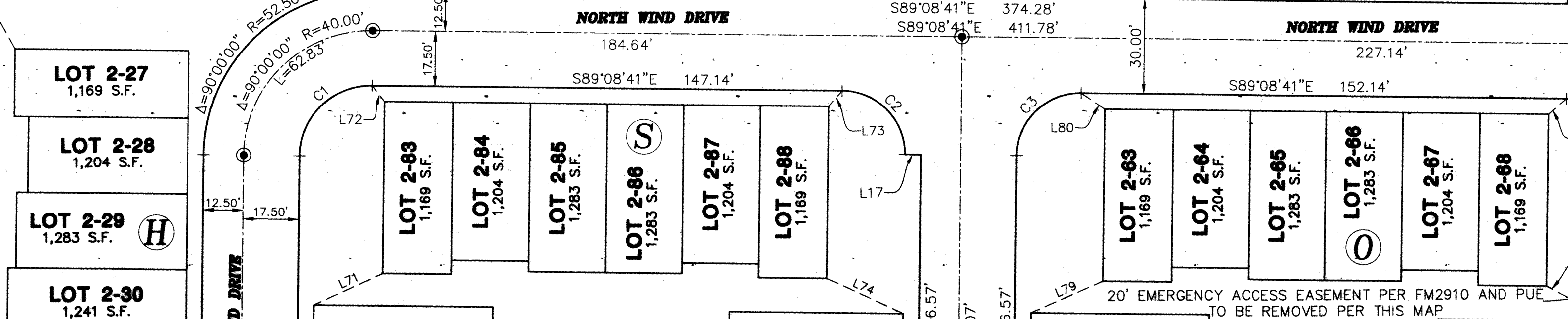
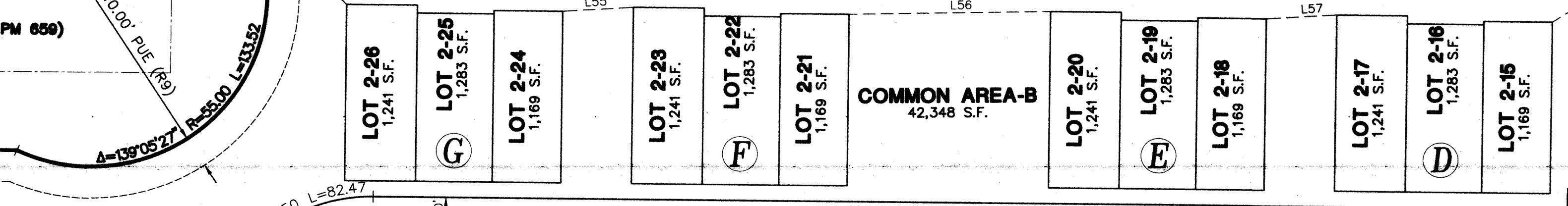
004-044-08
EAST CREEK LLC

GPS CONTROL PT. CC019
N 14735235.33
E 2294016.37
(GROUND)

S89°04'33"E 540.01'

S45°13'28"W 2168.39' (TIE)

N 14733708.06
E 2292477.09
(GROUND)



LEGEND:

- SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE
- SET STANDARD STREET CENTERLINE MONUMENT STAMPED "PLS12140"
- ⊕ FOUND CARSON CITY CONTROL MONUMENT.
- (R) RADIAL BEARING
- (R#) PER REFERENCE NUMBER
- (K) BUILDING BLOCK, SEE DETAILS ON SHEET 3

LEGEND (CONT.):

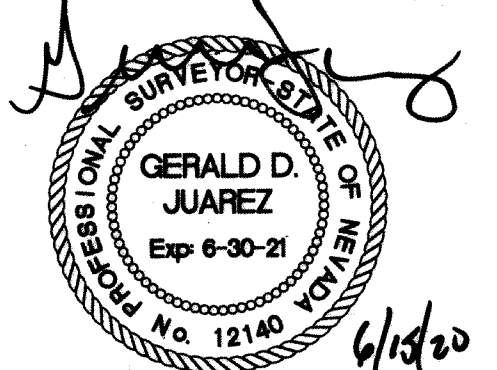
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- - - EXISTING EASEMENT LINE
- SURVEY TIE

LAND USE SUMMARY:

92 RESIDENTIAL LOTS	=	±2.58 ACRES
6 COMMON AREAS	=	±2.31 ACRES
RIGHT-OF-WAY	=	±1.42 ACRES
TOTAL AREA	=	±6.31 ACRES

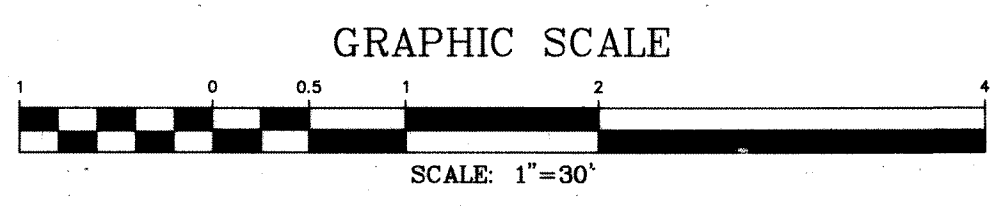
NOTES:

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES, REFERENCES, AND NOTES



BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD83/B4 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC021 & CC019. COMBINED GRID TO GROUND FACTOR = 1.002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.



FSM-19-160

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FINAL MAP

ARBOR VILLAS PHASE 2

FOR
BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 2910
SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.

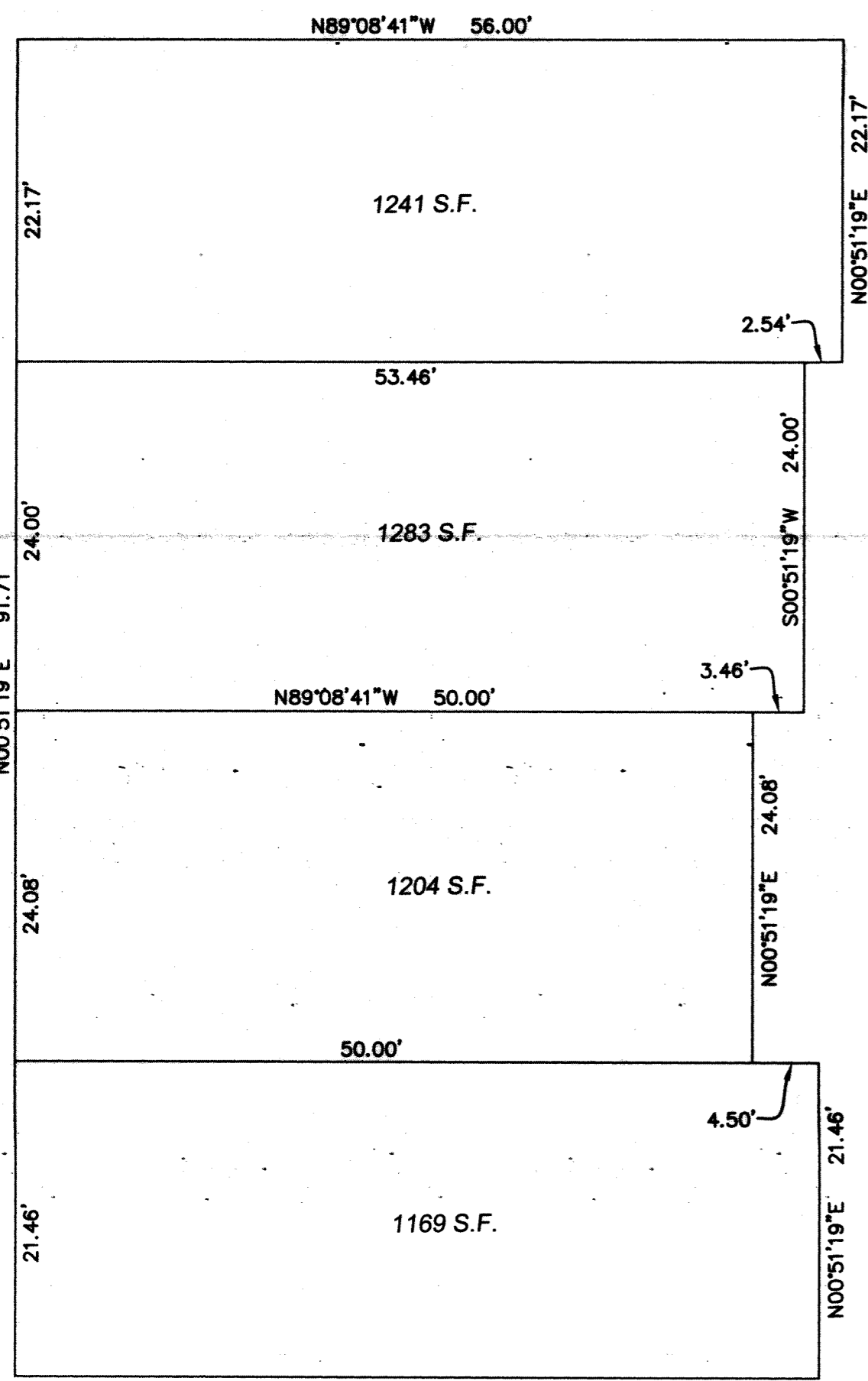
CARSON CITY, NEVADA

Manhard CONSULTING LTD.

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3500 fx: 775-746-3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JLM-HHF	DATE: 08/2019
PROJ. CODE: CCICNV	PROJ. #: 01
SHEET 2 OF 3	

FINAL MAP



BLOCKS: C, H, N, P, R, & T

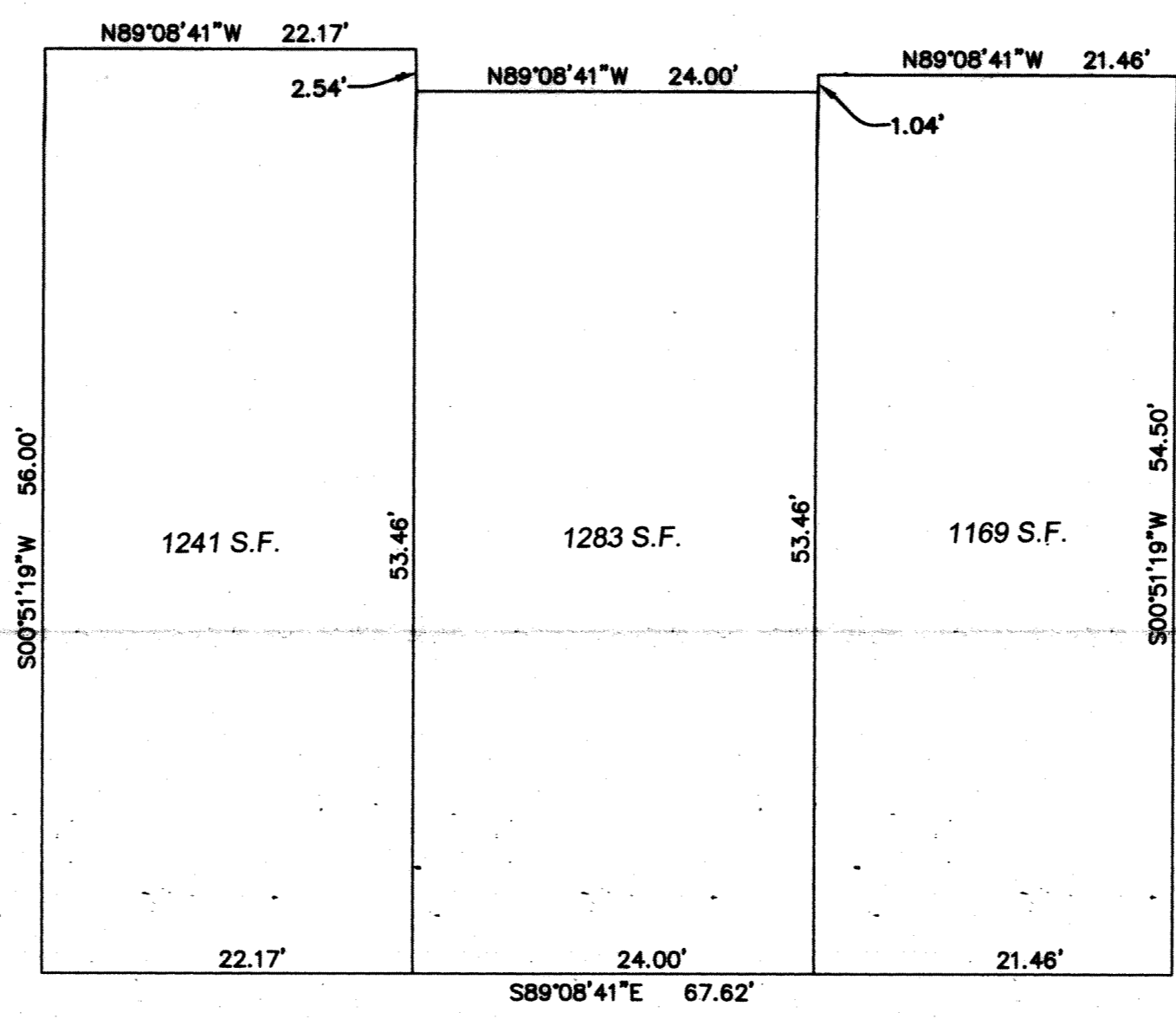
LINE	BEARING	LENGTH
L1	N00°33'18"E	2.17'
L2	N88°57'28"W	30.00'
L3	S85°14'14"W	19.76'
L4	N82°45'52"W	18.00'
L5	N89°08'41"W	30.00'
L6	S86°13'11"W	24.75'
L7	N82°45'52"W	18.00'
L8	N89°08'41"W	30.00'
L9	S00°51'19"W	2.60'
L10	N89°08'41"W	78.00'
L11	S89°09'34"E	18.72'
L12	S00°51'19"W	5.00'
L13	S00°51'19"W	5.00'
L14	N89°08'41"W	32.94'
L15	N89°08'41"W	5.00'
L16	S89°08'41"E	5.00'
L17	S89°08'41"E	5.00'
L18	S00°51'19"W	5.00'
L19	S00°51'19"W	5.00'
L20	S00°51'19"W	5.00'
L53	N28°23'00"W	37.88'
L54	S46°30'27"E	40.60'
L55	N86°58'24"E	22.14'
L56	N89°29'40"E	63.10'
L57	N86°58'11"E	22.14'
L58	N57°57'02"E	30.37'
L59	S13°17'32"E	20.46'
L61	S89°29'58"E	16.94'
L62	S06°09'46"E	12.27'
L63	S85°59'44"E	19.75'
L64	S45°41'37"E	9.45'
L65	S53°54'24"W	10.81'
L66	S24°42'45"E	7.21'
L67	S57°32'29"W	11.83'
L68	N85°48'31"E	17.07'

LINE	BEARING	LENGTH
L69	N89°08'42"W	7.78'
L70	N63°53'42"W	25.18'
L71	S65°40'47"W	23.79'
L72	N37°59'14"W	6.42'
L73	S39°41'56"W	6.42'
L74	N65°03'22"W	26.32'
L75	N66°54'09"E	24.92'
L76	S28°11'08"E	5.72'
L78	N72°48'31"E	34.67'
L79	N66°40'25"E	24.70'
L80	N55°33'20"W	9.04'
L81	N48°43'20"E	7.45'
L82	N61°31'18"W	23.17'
L83	N72°47'06"W	35.92'
L84	S89°08'40"E	6.53'
L85	N11°3'42"W	7.16'

CURVE	RADIUS	LENGTH	DELTA
C1	22.50'	35.34'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	20.00'	31.42'	90°00'00"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.42'	90°00'00"
C6	25.00'	39.27'	90°00'00"
C7	20.00'	31.52'	90°18'01"
C8	20.00'	31.31'	89°41'59"
C9	20.00'	31.42'	90°00'00"
C10	20.00'	31.42'	90°00'00"
C11	20.00'	31.42'	90°00'00"
C12	25.00'	39.27'	90°00'00"
C13	20.00'	31.42'	90°00'00"
C13	20.00'	31.42'	90°00'00"
C14	20.00'	31.42'	90°00'00"
C15	20.00'	31.42'	90°00'00"

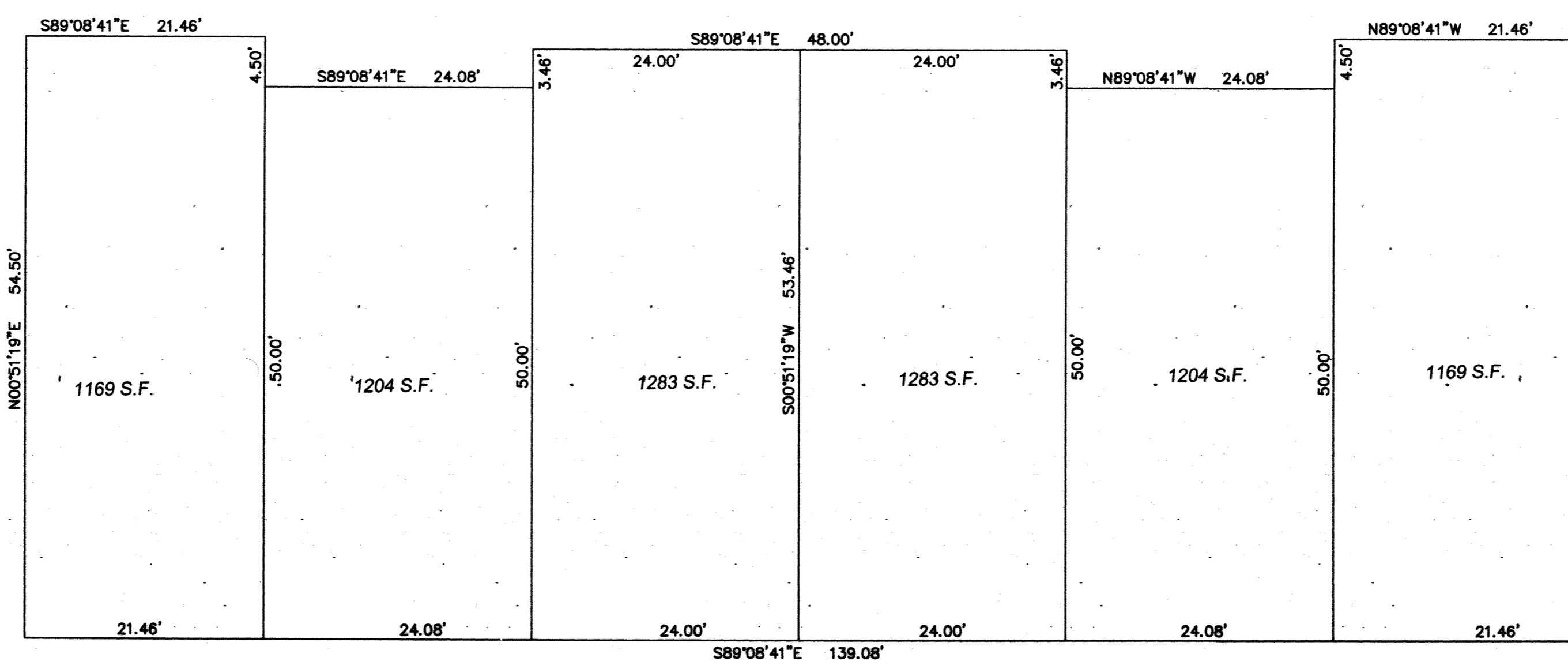
NOTES:

- THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTY IS MULTI-FAMILY APARTMENT (MFA).
- THE CURRENT MASTER PLAN DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN THE COMMON AREAS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO EACH LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT COMMON AREA 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.
- PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN THE COMMON AREAS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO EACH LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT COMMON AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ARBOR VILLAS TENTATIVE MAP (TSM-16-023).
- 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 COPY OF THE SIGNED NOTICE OF DECISION SHALL BE PROVIDED WITH THE SUBMISSION OF ANY FINAL MAP.
- THE EMERGENCY AND SECONDARY ACCESS EASEMENTS SHALL TERMINATE UPON CONSTRUCTION OF CONNECTING PUBLIC STREETS IN FUTURE PHASES OF DEVELOPMENT.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO THE PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 17, 2018, AS DOCUMENT NO. 490739, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- 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.

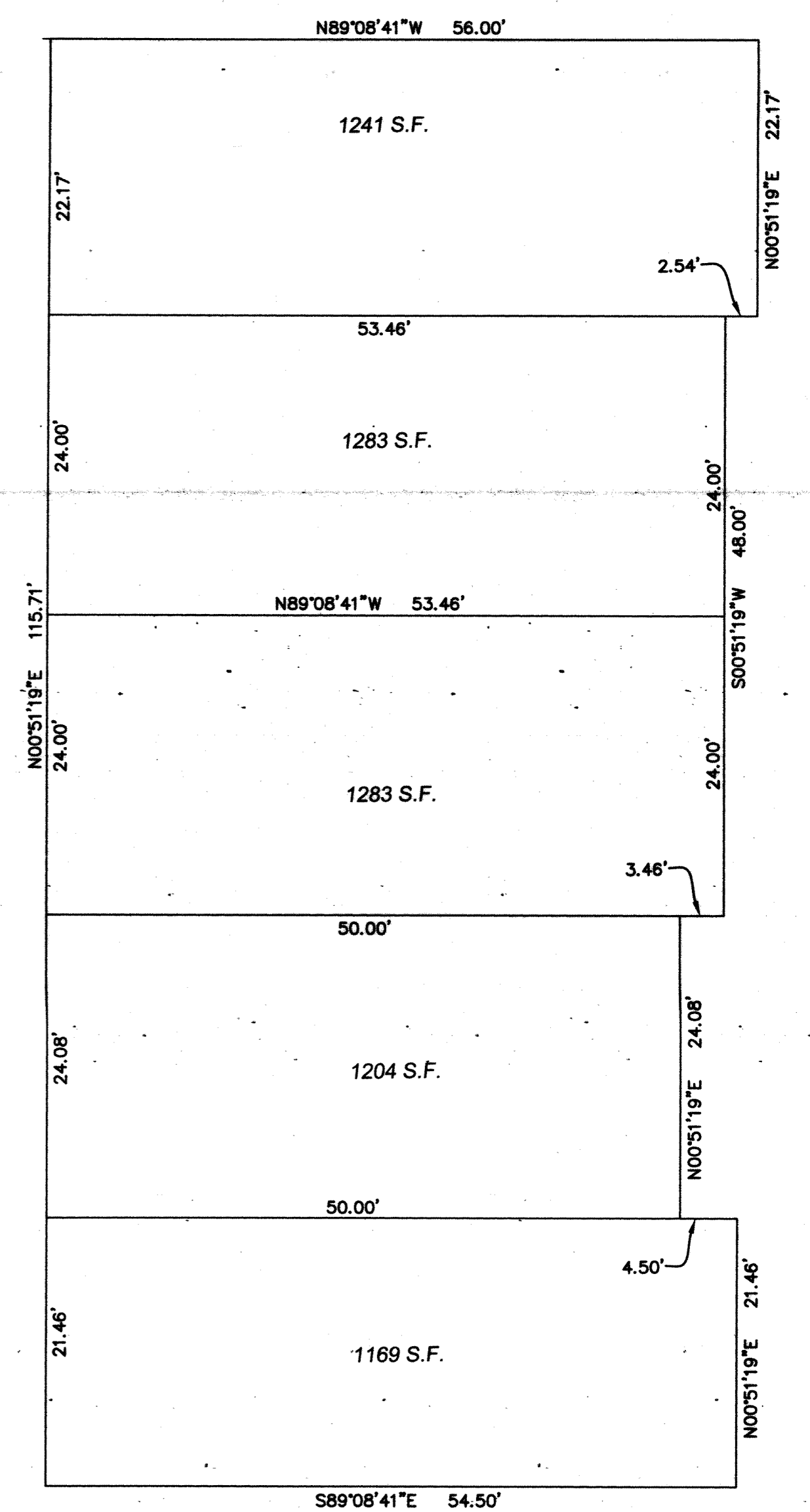


BLOCKS: D, E, F, & G

LOT DIMENSIONS (TYP.)



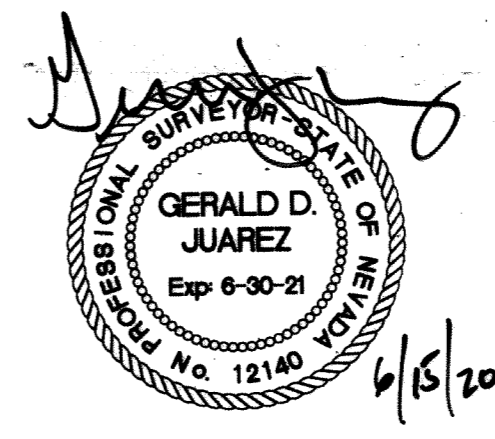
BLOCKS: K, L, M, O, Q, & S



BLOCKS: A, B, I, & J

REFERENCES

- TRACT MAP No. 97 FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1959 AS FILE No. 23937 IN BOOK 1 PAGE 97, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 152 OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE No. 46555, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 247 OF MOUNTAIN VISTA SUBDIVISION, RECORDED JANUARY 28, 1965 AS FILE No. 86596, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 659 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 1125, 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.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 17, 2018 AS FILE No. 490739 OFFICIAL RECORDS OF CARSON CITY, NEVADA.



FSM-19-160

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FINAL MAP
ARBOR VILLAS PHASE 2
FOR
BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 2910
SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.

CARSON CITY, NEVADA

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JLM-HHF
DATE: 08/2019
PROJ. CODE: CCICNV
PROJ. #: 01
SHEET 3 OF 3

FINAL MAP