



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 17, 2020

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Schulz Ranch Subdivision Phase 5 for the creation of 29 residential lots on property zoned Single Family 6,000-Specific Plan Area (SF6-SPA), located at the southern terminus of Wheeler Peak Drive and the western terminus of Chalk Bluff Drive, APN 009-311-47 (SUB-2020-0005). (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors (“Board”) granted approval of the Tentative Subdivision Map for Schulz Ranch Phase 5 on September 19, 2019. Since that time, the applicant has obtained a Site Improvement Permit and has secured for the improvements. Additionally, the applicant has petitioned the Board for inclusion of Phase 5 in the Schulz Ranch Maintenance District and received approval on September 3, 2020. 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:** 10 Minutes

Proposed Motion

I move to approve the Final Subdivision Map known as Schulz Ranch Phase 5, based on the finding that it fully complies with all the conditions of approval of Tentative Subdivision Map TSM 19-124.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

September 19, 2019: The Board approved Tentative Subdivision Map TSM-19-124.

September 3, 2020: The Board approved an amendment to the Schulz Ranch Maintenance District to include Schulz Ranch Subdivision Phase 5, completing condition of approval #32 for TSM-19-124.

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 CCMC and Nevada Revised Statutes. All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

Attachments:

December 4, 2020 Memorandum from Associate Planner
March 20, 2020 Schulz Ranch Phase 5 Conditions of Approval Compliance Letter
Final Map SUB-2020-0005 Schulz Ranch Subdivision Phase 5

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.06 (Subdivision 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 12-17-20.pdf](#)

[Conditions of Approval Compliance Letter.pdf](#)

[Final Map SUB-2020-0005 Schulz Ranch Subdivision Phase 5 \(combined\).pdf](#)

Board Action Taken:

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

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701

(775) 887-2180

www.carson.org

www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of December 17, 2020

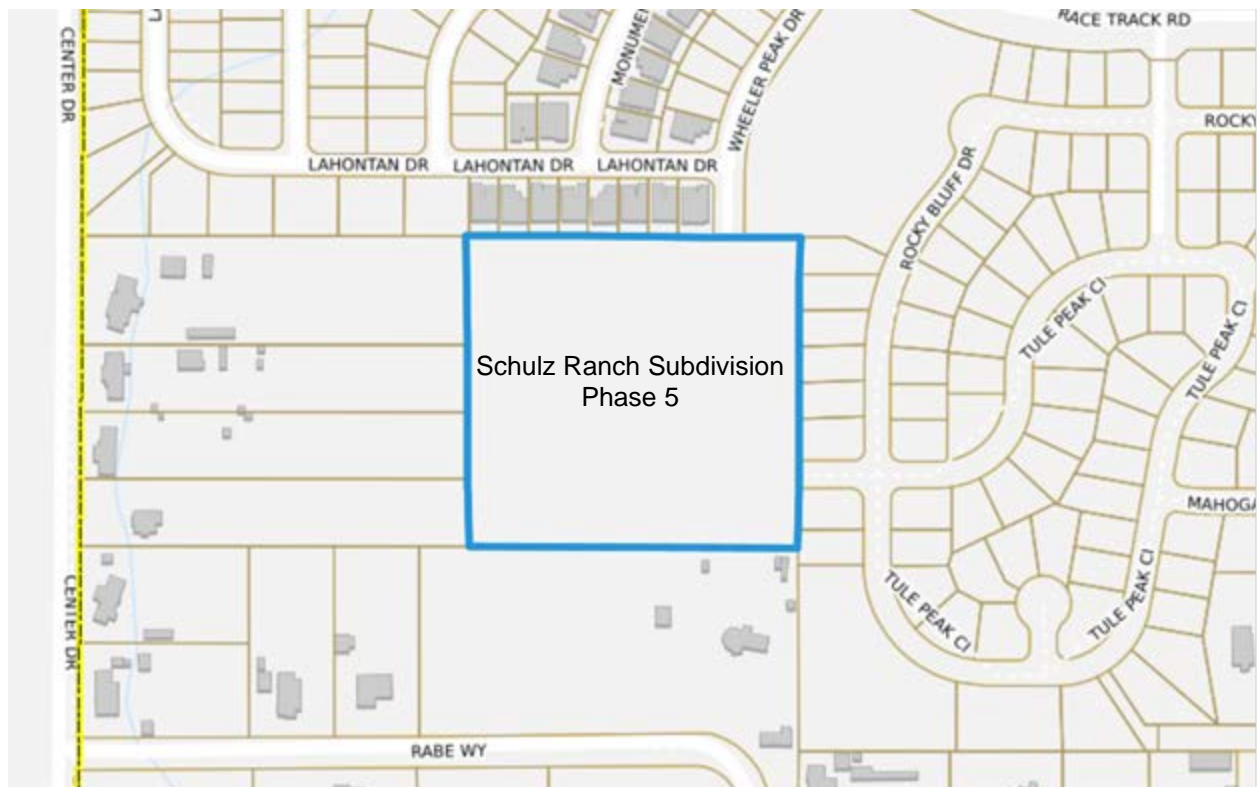
TO: Acting Mayor and Board of Supervisors

FROM: Heather Ferris, Associate Planner
Planning Division

DATE: December 4, 2020

SUBJECT: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Schulz Ranch Subdivision Phase 5 for the creation of 29 residential lots on property zoned Single Family 6,000-Specific Plan Area (SF6-SPA); located at the southern terminus of Wheeler Peak Drive and the western terminus of Chalk Bluff Drive, APN 009-311-47. (SUB-2020-0005).

VICINITY MAP:



In order for the Board of Supervisors ("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-19-124, a Tentative Map for the subdivision known as the Schulz Ranch Subdivision Phase 5, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of September 19, 2019, the Board approved Tentative Map TSM-19-124 by a vote of 3-0, 2 absent, and subject to the following conditions. Compliance with each of these conditions is addressed below.

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

Staff has reviewed the final map and has determined it is substantially the same as the tentative map approved by the Board on September 19, 2019.

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.

The Development Engineering Department has reviewed the improvement plans associated with this map and finds that the plans adhere to the recommendations contained in the project soils and geotechnical 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 improvement plans comply with City Standards. There is no mass grading planned for this project.

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.

The lot areas and widths shown on the final map are consistent with the requirements of Carson City Municipal Code and 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.

The Health and Fire Departments have reviewed and approved the final map and the improvement plans indicating their concerns and requirements have been satisfied.

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."

The required note has been added to the final map (see Sheet 3 of 3, note 8).

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 parcel map or preferably final maps.

The improvement plans have incorporated underground utilities within the subdivision.

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 Notice of Decision was signed on September 30, 2019 and returned to the Planning Division.

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.

This note is included on the Improvement Plans.

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

The improvement plans are consistent with City standards for water and sewer systems, grading and drainage, and street improvements.

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

A dust control permit has been obtained.

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

A detailed storm drainage analysis, water system analysis, and sewer system analysis has been reviewed and approved by Development Engineering.

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.

The work as approved in the improvement plans has been secured with a bond and subdivision improvement agreement.

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 by the City to the Nevada Health Division.

15. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

There are no proposed CC&R's associated with this map.

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

16. The proposed storm drain flows to the storm drain system of Schulz Ranch Phase 3. This system is under construction with a design revision that is still in review. No site improvement permit, including grading permits, may be issued prior to the design revision being approved, including proof of lawful easements for the off-site drainage. No final map may be recorded for this subdivision until the revised storm drain improvements are installed and accepted or an approved alternative means of storm drain conveyance is provided.

The Schulz Ranch Phase 3 storm drain system has been installed and accepted by the City. Lawful easements for the off-site drainage have been obtained and were accepted by the Board of Supervisors on October 3, 2019.

17. A separate mass grading permit will not be allowed. Grading must be permitted together with all other site improvements.

As noted above, there is no mass grading associated with this project.

18. A swale must be constructed along the west property line to intercept and propagate storm drainage. This feature must be maintained in perpetuity by a homeowners association or similar entity unless common areas, including this swale, will be maintained by the Schulz Ranch maintenance district. A drainage easement shall be provided per condition 24 below.

The improvement plans include the design for the swale along the west side of the property. The swale will be constructed in accordance with the approved plans. On September 3, 2020 the Board approved an amendment to the Schulz Ranch Maintenance District to include Schulz Ranch Phase 5.

19. A traffic impact study must be provided with the site improvement permit application including a full stop sign warrant analysis of the intersection of Race Track Road and Center Drive, and the intersection must be signed and striped if recommended by the study.

The traffic impact study was submitted with the improvement plans and has been reviewed and approved by Development Engineering. The study concluded that the intersection must be signed and striped and the improvement plans have been modified to reflect this required improvement. This element of the design will be approved or altered according to the direction of Douglas County who has jurisdiction of this road.

20. Fire hydrants must be provided at the end of the cul-de-sacs instead of flush assemblies.

The improvement plans indicate hydrants will be placed consistent with this condition. The Fire Department has reviewed and approved the improvement plans.

21. The applicant shall incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds.

This condition has been noted on the improvement plans to make contractors aware of their responsibility.

22. The applicant shall install a 6 foot tall wood fence, matching Phase 1-4 of Schulz Ranch, along the common property line between Lot #29 and the Schulz Ranch Park. The property owner of Lot#29 shall maintain the fence in perpetuity. A deed restriction shall be recorded notifying any future owner of Lot #29 of this maintenance responsibility.

The fence has been called out on the improvement plans. Additionally, the map includes a note that maintenance of the fence is the responsibility of the owner of Lot #29. A deed restriction has been provided and will be recorded against the property notifying any future owner of Lot #29 of their maintenance responsibility.

Conditions to be Addressed with the Final Map:

23. The street shown as “Chalk Bluff Drive” on the Tentative Subdivision Map must be accurately labeled as “Tule Peak Circle.”

After further review of the street names, staff determined that the correct name for the street is Chalk Bluff Drive, thereby meeting the intent of this condition.

24. A drainage easement must be provided on the final map for the swale required along the west property line, the map must note that fencing across the swale is prohibited and that the homeowners association or similar entity is responsible for maintenance of the swale.

Drainage easements have been provided on the final map. Note 16 on sheet 3 of 3 addresses the prohibition of fencing across the swale as well as maintenance of the swale. As noted above, the Schulz Ranch Maintenance District was amended on September 3, 2020 to incorporate Schulz Ranch Phase 5, including maintenance of the swale.

25. The final map shall identify the location of Schulz Ranch Park and note that the property is intended for public use. The park is located north/northeast of the subject subdivision and adjacent to Lot #29.

The final map contains a note indicating the location of the Schulz Ranch Park and intended public use, adjacent to Lot #29.

26. The setbacks shall be called out on the final map.

Setbacks are called out on Sheet 3 of 3 of the final map.

27. The applicant shall provide the Community Development Department with a disclosure statement or similar instrument for review and approval. The document shall be recorded and provide for disclosure that properties in the vicinity are permitted to keep horses and other livestock and that there may be inconvenience or discomfort (e.g., noise, dust, and odors) that may arise from living in close proximity to such properties.

The applicant has provided a disclosure statement to be recorded with the final map.

28. A Homeowners Association or similar entity shall be created for the maintenance of the swale described in Condition 18 above, unless the common areas will be maintained by the Schulz Ranch maintenance district.

The Schulz Ranch Maintenance District was amended by the Board on September 3, 2020, incorporating Schulz Ranch Phase 5 into the district.

Other Conditions of Approval:

29. Prior to issuance any building permit, the applicant shall submit to the Planning Division for review and approval, a minimum of 3 distinctly different home models, consistent with Policy SR-SPA 3.1 of the Schulz Ranch Specific Plan.

Home models will be provided by the developer prior to issuance of any building permits. At that time, staff will review the models for consistency with Policy SR-SPA 3.1 of the Schulz Ranch Specific Plan.

30. Consistent with the Schulz Ranch Specific Plan Policy SR-SPA 3.6, homes on the buffer lots in the west and south of the subdivision shall be limited to single story. Additionally, based on a voluntary offer by the applicant, the homes located along the eastern boundary of the development shall be limited to single story. This shall be noted on the final map.

Prior to issuance of each building permit, staff will review the permit for compliance with this requirement. Additionally, this requirement is included in Note 7 on Sheet 3 of 3 of the final map.

31. Front yard landscaping and irrigation shall be provided by the developer. Prior to issuance of any building permit, the applicant shall submit to the Planning Division for review and approval, a minimum of 3 typical landscape schemes, consistent with Policy SR-SPA 3.5 of the Schulz Ranch Specific Plan.

This condition will be met prior to issuance of any building permit.

32. Based on a voluntary offer by the applicant, the development shall participate in the Schulz Ranch maintenance district established for Phases 1 through 4 of the Schulz Ranch Common Open Space Development. The maintenance district must be considered for amendment by the Board of Supervisors prior to approval of the Final Map.

On September 3, 2020 the Board approved an amendment to the Schulz Ranch Maintenance District to include Schulz Ranch Phase 5.



Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

March 20, 2020

Carson City
Community Development Department
108 E. Proctor St.
Carson City, NV 89701

RE: Schulz Ranch Phase 5 - Conditions of Approval Compliance Letter

To Whom It May Concern,

The following conditions of approval responses for Schulz Ranch Phase 5 as required per CCMC 18.02.105.5:

NOTICE OF DECISION

A request was received, TSM-19-124, a Tentative Subdivision Map application from Krueger Family Trust (property owner) for the proposed project, Schulz Ranch Phase 5, to create 29 single-family residential lots on 7.94 acres on property zoned SF6-SPA, located and starting at Chalk Bluff Drive, APN 009-311-47.

The Board of Supervisors conducted a public hearing on September 19, 2019, in conformance with the City and State legal requirements, and approved TSM-19-124 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. All final maps shall be in substantial accord with the approved tentative map.

Response: This condition will be met with the Final Map.

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.

Response: ~~This plan represents the Schulz Ranch Phase 5 on-site improvements.~~

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.

Response: The Grading Plan within the Improvement Plans currently does not plan to mass grade the site.

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.

Response: This condition has been met with the current Final 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.

Response: The Improvement Plans are currently in review, and upon receiving said correspondence, the approval letter will be forwarded to the Planning and Community Development Department.

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."

Response: This note has been added to 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 parcel map or preferably final maps.

Response: This condition has been met with the proposed Improvement Plans currently under review.

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.

Response: The Notice of Decision has been signed by the applicant.

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.

Response: This note has been added to the Grading Plan with the Improvements currently under review.

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

Response: This condition has been met with the proposed Improvement Plans currently under review.

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

Response: A dust control permit will be provided prior to permit issuance.

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

Response: The above-mentioned analyses has been included in the Improvement Plan Submittal currently under review.

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.

Response: This condition will be met prior to the recordation and upon completion of the Improvement Plans.

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.

Response: This condition will be met prior to Final Map approval.

15. The district Attorney shall approve any CC&R's prior to recordation of the first final map.

Response: CC&R's will be provided prior to recordation of the first Final Map.

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

16. The proposed storm drain flows to the storm drain system of Schulz Ranch Phase 3. This system is under construction with a design revision that is still in review. No site improvement permit, including grading permits, may be issued prior to the design revision being approved, including proof of lawful easements for the off-site drainage. No final map may be recorded for this subdivision until the revised storm drain improvements are installed and accepted or an approved alternative means of storm drain conveyance is provided.

Response: This condition will be met upon approval of the design revision currently in review.

17. A separate mass grading permit will not be allowed. Grading must be permitted together with all other site improvements.

Response: Noted

18. A swale must be constructed along the west property line to intercept and propagate storm drainage. This feature must be maintained in perpetuity by a homeowners association or similar entity unless common areas, including this swale, will be maintained by the Schulz ranch maintenance district. A drainage easement shall be provided per condition 24 below.

Response: A swale has been designed within the Improvement Plans along the west side of the property.

19. A traffic impact study must be provided with the site improvement permit application including a full stop sign warrant analysis of the intersection of Race Track Road and Center Drive, and the intersection must be signed and striped if recommended by the study.

Response: The stop sign warrant analysis is in process and will be submitted prior to the approval of the permit.

20. Fire hydrants must be provided at the end of the cul-de-sacs instead of flush assemblies.

Response: This condition has been met with the fire hydrants being put at the end of all cul-de-sacs.

21. The applicant shall incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds.

Response: This condition has been noted and the contractor will implement this condition in the field.

22. The applicant shall install a 6 foot all wood fence, matching Phase 1-4 of Schulz Ranch, along the common property line between Lot #29 and the Schulz Ranch Park. The property owner of Lot #29 shall maintain the fence in perpetuity, A deed restriction shall be recorded notifying any future owner of Lot #29 of this maintenance responsibility.

Response: This condition has been met by including a fence linetype and a callout on sheet S-1 along the common property line.

Conditions to be Addressed with the Final Map

23. The street shown as “Chalk Bluff Drive” on the Tentative Subdivision Map must be accurately labeled as “Tule Peak Circle.”

Response: The street labeled as “Chalk Bluff Drive” was created with the Final Map for Schulz Ranch Phase 3 and will remain with the Final Map for Schulz Ranch Phase 5.

24. A drainage easement must be provided on the final map for the swale required along the west property line, the map must note that fencing across the swale is prohibited and that the homeowner’s association or similar entity is responsible for maintenance of the swale.

Response: Drainage, access, and storm drain easements have been added to the Final Map.

25. The final map shall identify the location of Schulz Ranch Park and note that the property is intended for public use. The park is located north/northeast of the subject subdivision and adjacent to Lot #29.

Response: A note has been added to the Final Map.

26. The setbacks shall be called out on the final map.

Response: The setbacks have been called out on the Final Map.

27. The applicant shall provide the Community Development Department with a disclosure statement or similar instrument for review and approval. The document shall be recorded and provide for disclosure that properties in the vicinity are permitted to keep

horses and other livestock and that there may be inconvenience or discomfort (e.g., noise, dust, and odors) that may arise from living in-close proximity to such properties.

Response: This statement will be included prior to approval of the permit.

28. A homeowners Association or similar entity shall be created for the maintenance of the swale described in Condition 18 above, unless the common areas will be maintained by the Schulz Ranch maintenance district.

Response: There are no common areas created with this subdivision.

Other Conditions of Approval:

29. Prior to issuance any building permit, the applicant shall submit to the planning Division for review and approval, a minimum of 3 distinctly different home models, consistent with Policy SR-SPA 3.1 of the Schulz Ranch Specific Plan.

Response: This condition will be met prior to the issuance of any building permit.

30. Consistent with the Schulz Ranch Specific Plan Policy SR-SPA 3.6, homes on the buffer lots in the west and south of the subdivision shall be limited to single story. Additionally, based on a voluntary offer by the applicant, the homes located along the eastern boundary of the development shall be limited to single story. This shall be noted on the final map.

Response: A note has been placed on the Final Map.

31. Front yard landscaping and irrigation shall be provided by the developer. Prior to issuance of any building permit, the applicant shall submit to the Planning Division for review and approval, a minimum of 3 typical landscape schemes, consistent with Policy SR-SPA 3.5 of the Schulz Ranch Specific Plan.

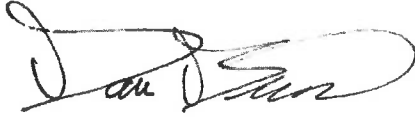
Response: This condition will be met prior to the issuance of any building permit.

32. Based on a voluntary offer by the applicant, the development shall participate in the Schulz Ranch maintenance district established for Phases 1 through 4 of the Schulz Ranch Common Open Space Development. The maintenance district must be considered for amendment by the Board of supervisors prior to approval of the Final Map.

Response: This condition will be met prior to the approval of the Final Map.

We appreciate your review of the Schulz Ranch project and are available to answer any questions that you may have during the review of the plans and reports.

Sincerely,
MANHARD CONSULTING LTD.

A handwritten signature in black ink, appearing to read "Dan Birchfield", written over a horizontal line.

Daniel C. Birchfield, PE
Project Manager

SCHULZ RANCH SUBDIVISION

OFFICIAL PLAT OF

PHASE 5

A COMMON OPEN SPACE SUBDIVISION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010 IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE COMMON AREAS, STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.

THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.
I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010

BY: _____ DATE: _____

PRINTED NAME: MARK R. KRUEGER TITLE: TRUSTEE

NOTARY CERTIFICATE

COUNTY OF _____,

ON THIS ____ DAY OF _____, 202__, PERSONALLY APPEARED BEFORE ME, _____ AS TRUSTEE OF THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC

PRINT NAME

COMMISSION NO. _____, EXPIRES ON _____

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 _____
FIRST AMERICAN TITLE INSURANCE COMPANY

PRINTED NAME: _____

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY DATE _____
D/B/A NV ENERGY

NAME/TITLE PRINTED: _____

FRONTIER COMMUNICATIONS COMPANY DATE _____

NAME/TITLE PRINTED: _____

CHARTER COMMUNICATIONS DATE _____

NAME/TITLE PRINTED: _____

CARSON CITY UTILITY DEPARTMENT DATE _____

NAME/TITLE PRINTED: _____

SOUTHWEST GAS DATE _____

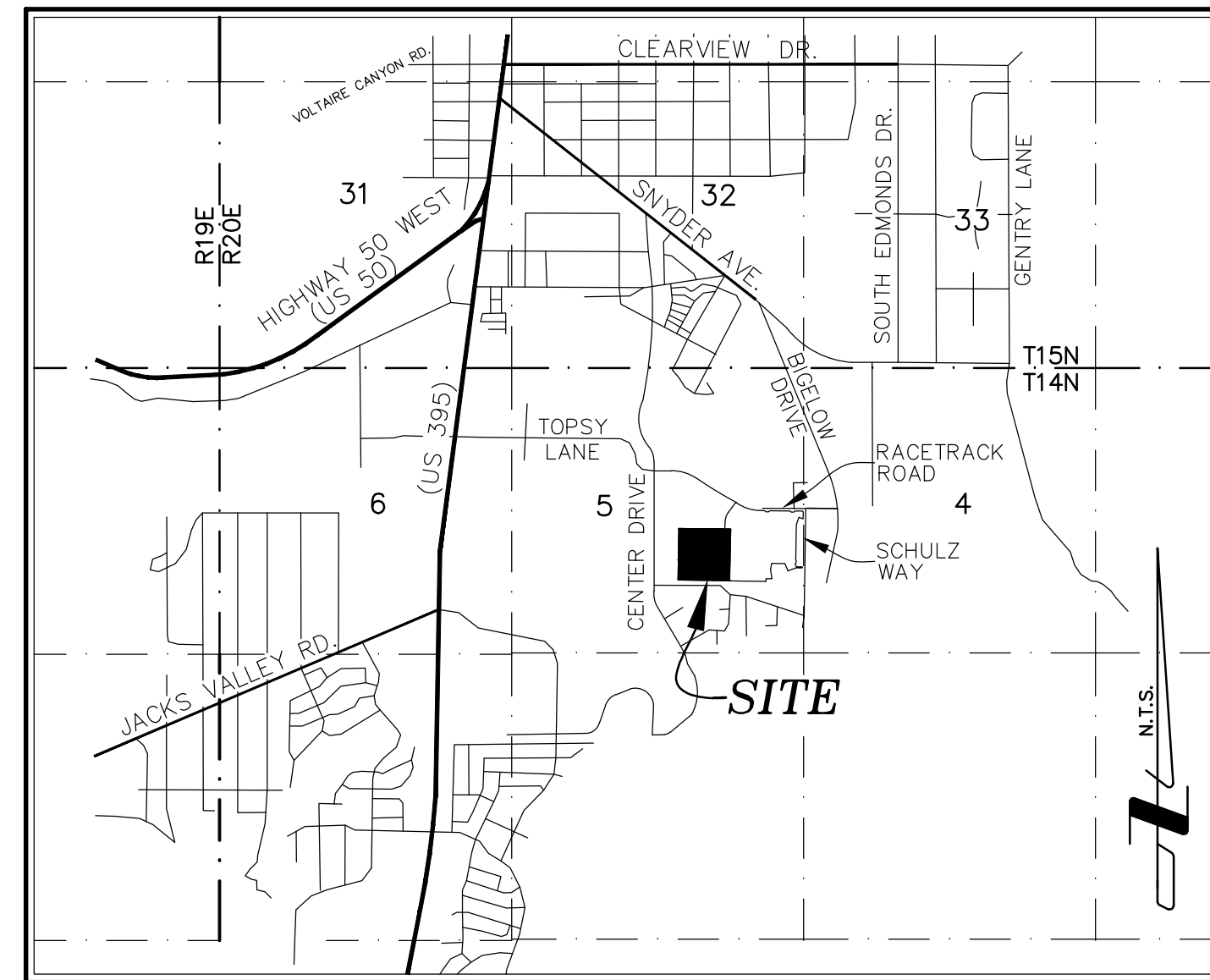
NAME/TITLE PRINTED: _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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

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

NAME/TITLE PRINTED: _____



VICINITY MAP

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.390

CITY CLERK DATE _____

NAME/TITLE PRINTED: _____

DIVISION OF WATER RESOURCES

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

DIVISION OF WATER RESOURCES DATE _____

NAME/TITLE PRINTED: _____

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.

RANDALL RICE, PE, DATE _____
CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE BANNER PEAK DRIVE, CHALK BLUFF DRIVE AND WHEELER PEAK DRIVE. ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS ____ DAY OF _____, 20__.

MAYOR DATE _____

CITY CLERK DATE _____

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N. 009-311-47.

TREASURER DATE _____

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (TSM-19-124) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

LEE PLEMEL, AICP, DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

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 THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 6, 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 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.



LEE H. SMITHSON, P.L.S.
NEVADA CERTIFICATE NO. 5097

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 202__, AT _____

IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF MANHARD CONSULTING, LTD.

RECORDING FEE: \$ _____

FILE NO: _____

CLERK RECORDER DATE _____

SUB-2020-0005

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION- PHASE 5
BEING A DIVISION OF PARCEL 2C OF PARCEL MAP NO. 2151
SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA

Manhard
CONSULTING LTD

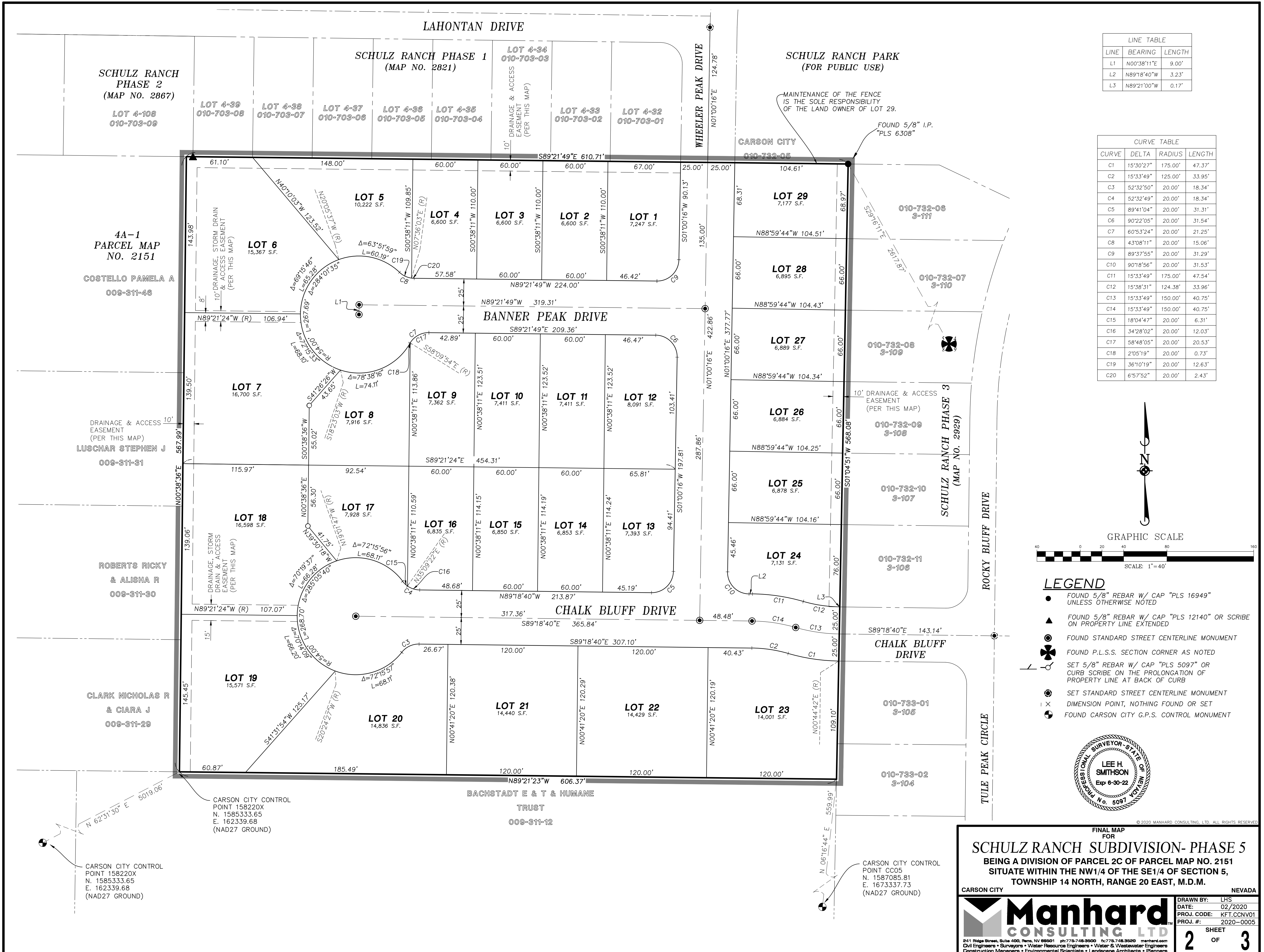
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3500 fx: 775-746-3500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: XXX
DATE: 02/2020
PROJ. CODE: KFT.CCNV01
PROJ. #: 2020-0005

1

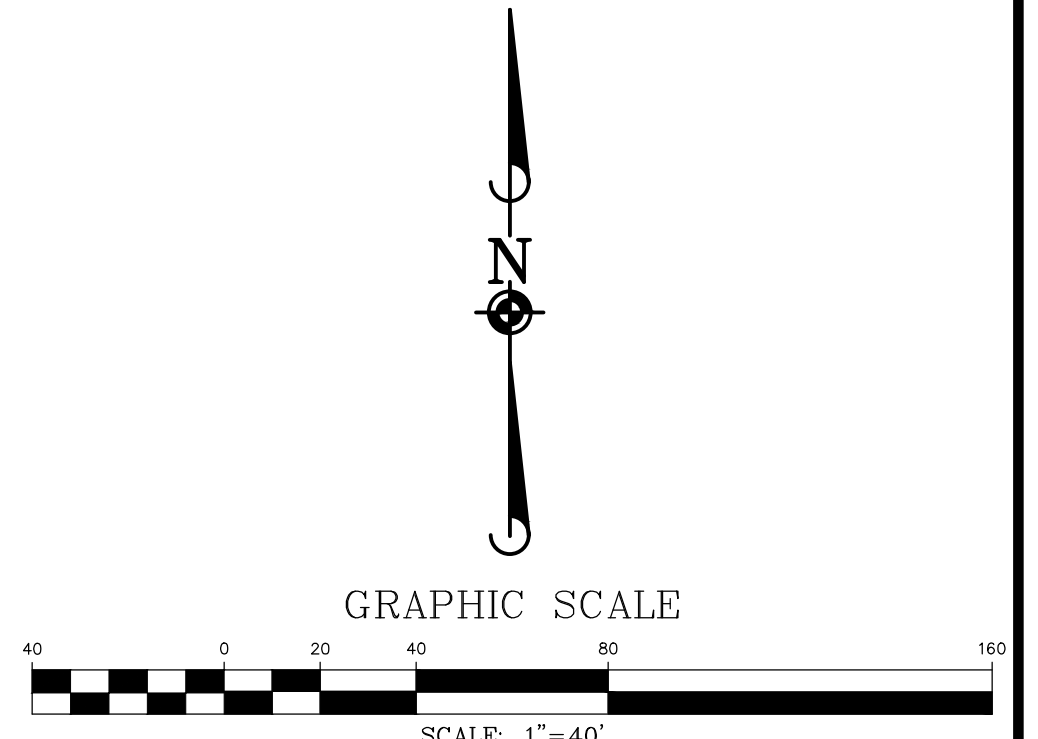
SHEET OF 3

November 20, 2020 - 18:01 - Draw Name: P:\Yfctscv01\Map\Sub\Sub\Final Drawings\Schulz_5_FM.dwg Updated By: DBReichfield



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°38'11"E	9.00'
L2	N89°18'40"W	3.23'
L3	N89°21'00"W	0.17'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°30'27"	175.00'	47.37'
C2	15°33'49"	125.00'	33.95'
C3	52°32'50"	20.00'	18.34'
C4	52°32'49"	20.00'	18.34'
C5	89°41'04"	20.00'	31.31'
C6	90°22'05"	20.00'	31.54'
C7	60°53'24"	20.00'	21.25'
C8	43°08'11"	20.00'	15.06'
C9	89°37'55"	20.00'	31.29'
C10	90°18'56"	20.00'	31.53'
C11	15°33'49"	175.00'	47.54'
C12	15°38'31"	124.38'	33.96'
C13	15°33'49"	150.00'	40.75'
C14	15°33'49"	150.00'	40.75'
C15	18°04'47"	20.00'	6.31'
C16	34°28'02"	20.00'	12.03'
C17	58°48'05"	20.00'	20.53'
C18	2°05'19"	20.00'	0.73'
C19	36°10'19"	20.00'	12.63'
C20	6°57'52"	20.00'	2.43'



- LEGEND**
- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
 - ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR SCRIBE ON PROPERTY LINE EXTENDED
 - FOUND STANDARD STREET CENTERLINE MONUMENT
 - ✱ FOUND P.L.S.S. SECTION CORNER AS NOTED
 - ⊥ SET 5/8" REBAR W/ CAP "PLS 5097" OR CURB SCRIBE ON THE PROLONGATION OF PROPERTY LINE AT BACK OF CURB
 - SET STANDARD STREET CENTERLINE MONUMENT
 - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND CARSON CITY G.P.S. CONTROL MONUMENT



FINAL MAP FOR
SCHULZ RANCH SUBDIVISION- PHASE 5
 BEING A DIVISION OF PARCEL 2C OF PARCEL MAP NO. 2151
 SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.
 CARSON CITY NEVADA

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

DRAWN BY: LHS
 DATE: 02/2020
 PROJ. CODE: KFT.CCNV01
 PROJ. #: 2020-0005

SHEET **2** OF **3**

SUBDIVISION MAP

NOTES:

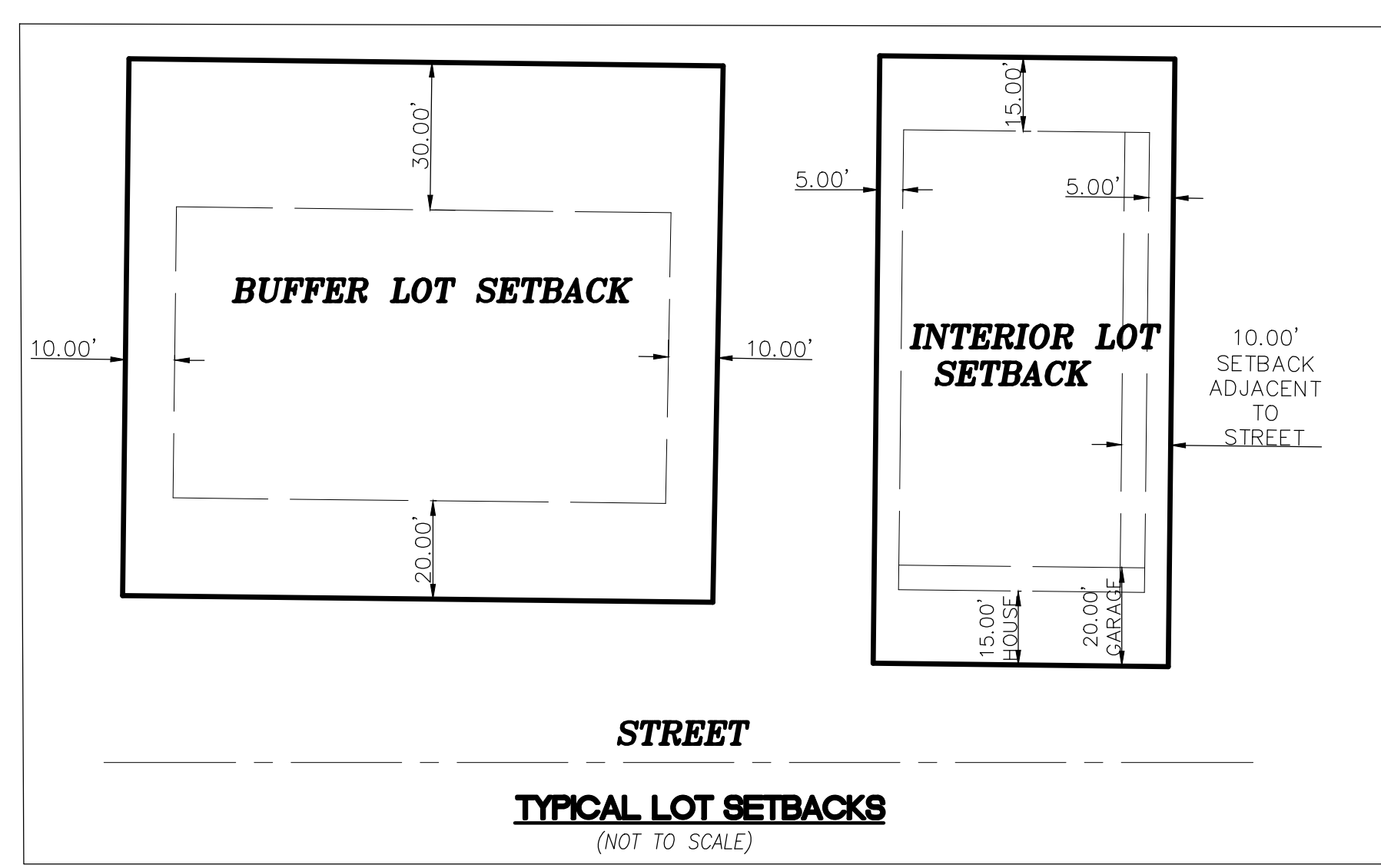
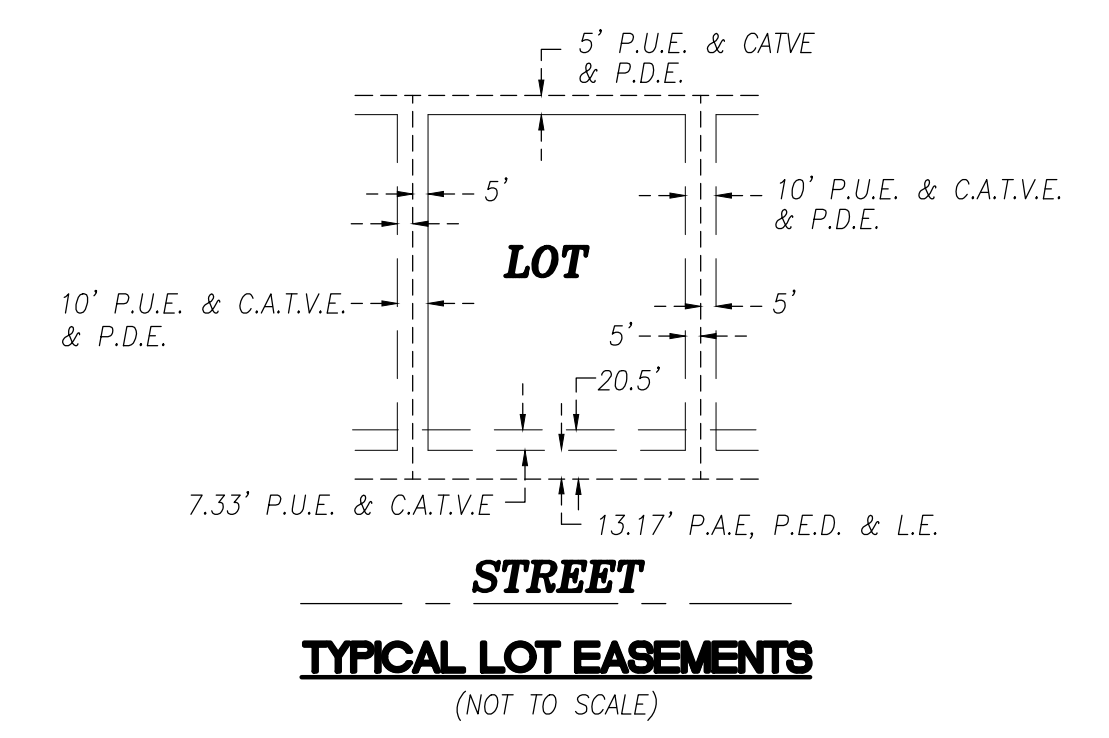
1. A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH COINCIDENT WITH ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON.
2. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. ALL ROADWAYS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
5. PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
6. ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND FUNDED BY A LANDSCAPE MAINTENANCE DISTRICT. ALL OF THESE PROPERTIES ARE OFFERED FOR DEDICATION TO THE CITY FOR PUBLIC PARKS AND RECREATION PURPOSES (REFERENCE RECORDED DOCUMENTS 454329 AND 473951). THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT WILL NOT ACCEPT ANY PARKS, COMMON AREAS, TRAIL CONNECTIVITY IMPROVEMENTS OR STREET RIGHT-OF-WAY LANDSCAPING UNTIL ALL PROJECT IMPROVEMENTS ON THE APPLICABLE PARCEL(S) ARE COMPLETE, INSPECTED, AND A NOTICE OF COMPLETION HAS BEEN ISSUED
7. LOTS AT THE PERIMETER OF THE EAST, WEST AND SOUTH PROPERTY ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
8. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-19-124).
10. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
11. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
12. FEMA FLOOD ZONE NOTES: FIRM MAP 3200010207E REVISED JANUARY 16, 2009. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. A PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT IS HEREBY GRANTED 5 FEET IN WIDTH COINCIDENT WITH ALL SIDE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
14. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
15. NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
16. FENCING ACROSS THE DRAINAGE SWALE IS PROHIBITED. THE SCHULZ RANCH MAINTENANCE DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SWALE.
17. HORSES AND OTHER LIVESTOCK IS PERMITTED ON ADJACENT PROPERTIES AND THAT THERE MAY BE AN INCONVENIENCE OR DISCOMFORT ASSOCIATED WITH LIVING IN CLOSE PROXIMITY TO SUCH PROPERTIES.
18. THE STORM DRAIN LOCATED WITHIN THE EASEMENT SHOWN ON THE FINAL MAP WILL BE MAINTAINED BY THE SCHULZ RANCH MAINTENANCE DISTRICT.

LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON THE PROLONGATION OF PROPERTY LINE AT BACK OF CURB
- ⊙ FOUND STANDARD STREET CENTERLINE MONUMENT
- ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
- ⊖ SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- ⊙ SET STANDARD STREET CENTERLINE MONUMENT
- × DIMENSION POINT, NOTHING FOUND OR SET

REFERENCES

1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1969.
2. PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
3. PARCEL MAP NO. 2657, RECORDED JUNE 27, 2007.
4. PARCEL MAP NO. 2664, RECORDED AUGUST 3, 2007.
5. FINAL MAP NO. 2821, RECORDED AUGUST 11, 2014.
6. FINAL MAP NO. 2867, RECORDED JULY 22, 2016.
7. FINAL MAP NO. 2929, RECORDED NOVEMBER 16, 2017.
8. RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010.



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES. TO TRANSLATE FROM NAD27 TO NAD83/94 MOVE GRID COORDINATES NORTH 09°11'43" EAST A DISTANCE OF 13,294,177.17 FEET.

LAND USE SUMMARY

29 RESIDENTIAL LOTS =	±6.30 ACRES
RIGHT-OF-WAY =	±1.63 ACRES
TOTAL AREA =	±7.94 ACRES

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DRAWN BY: LHS
DATE: 02/2020
PROJ. CODE: KFT.CCNV01
PROJ. #: 2020-0005

SHEET 3 OF 3

SUBDIVISION MAP

November 18, 2020 - 11:23 Des Name: P:\Yftccnv01\Map\Surv\Final Drawings\Schulz_5_FM.dwg Updated By: DBRchfield