



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 21, 2021

Staff Contact: Hope Sullivan, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Little Lane Village Phase 1 for the creation of 44 residential lots, common area, and right-of-way, and a proposed resolution for the transfer of property known as Municipal Well #4, on property zoned Multi-Family Duplex (MFD), located on the north side of Little Lane, APNs 004-021-14 and 004-021-09. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Board of Supervisors ("Board") granted approval of a Tentative Subdivision Map for Little Lane Village on September 19, 2019. Since that time, the applicant has obtained a Site Improvement Permit and begun installation of the infrastructure necessary to serve the proposed lots. The applicant is also proposing a merger and re-subdivision of land as a part of the final map so that all of the improvements associated with Municipal Well #4 are on the City's land, causing the parcel that houses Well 4 to expand in size from 6098 square feet to 22,695 square feet. 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, as well as the authority to allow the transfer of property so as to effectuate the larger resulting well site.

Agenda Action: Formal Action / Motion **Time Requested:** 20 minutes

Proposed Motion

I move to approve the Final Subdivision Map known as Little Lane Village Phase 1 based on the finding that it fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-19-103, and to adopt Resolution No. 2021-R-_____.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

At its meeting of September 19, 2019, the Board approved the Tentative Subdivision Map for Little Lane Village by a vote of 3 - 0, 2 absent.

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 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.

Of note, Tentative Map Condition of Approval #25 requires that the existing fence for well site #4 must be on or within the proposed parcel boundary. The City's well is currently on a 6,098 square foot parcel, and the fence is

off the property. As part of the Final Map, the City's well will be on a 22,695 square foot parcel, resulting in all of the improvements associated with the well being housed on the City owned parcel. A merger and re-subdivision of land is the approach being utilized to effectuate this expansion of the parcel. Therefore, technically the City will transfer the 6,098 square foot parcel to Little Lane, LLC and then receive the 22,695 square foot parcel from Little Lane, LLC. The applicant has prepared and signed the Grant, Bargain, Sale Deed documents. These documents will be recorded by the City at the time of Final Map recordation. A resolution authorizing the Mayor to sign the transfer documents is attached.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.06 (Final Maps) and 18.02.050 (Reviews), NRS 244.281 (Sale or Lease of Certain Real Property)

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:

[Planning Manager Memo\(2\).docx](#)

[2020-12-09_Little Lane Village_COA Response Letter_Updated.pdf](#)

[Little Lane Village Final Map.pdf](#)

[Resolution Well 4 Little Lane.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 January 21, 2021

TO: Board of Supervisors

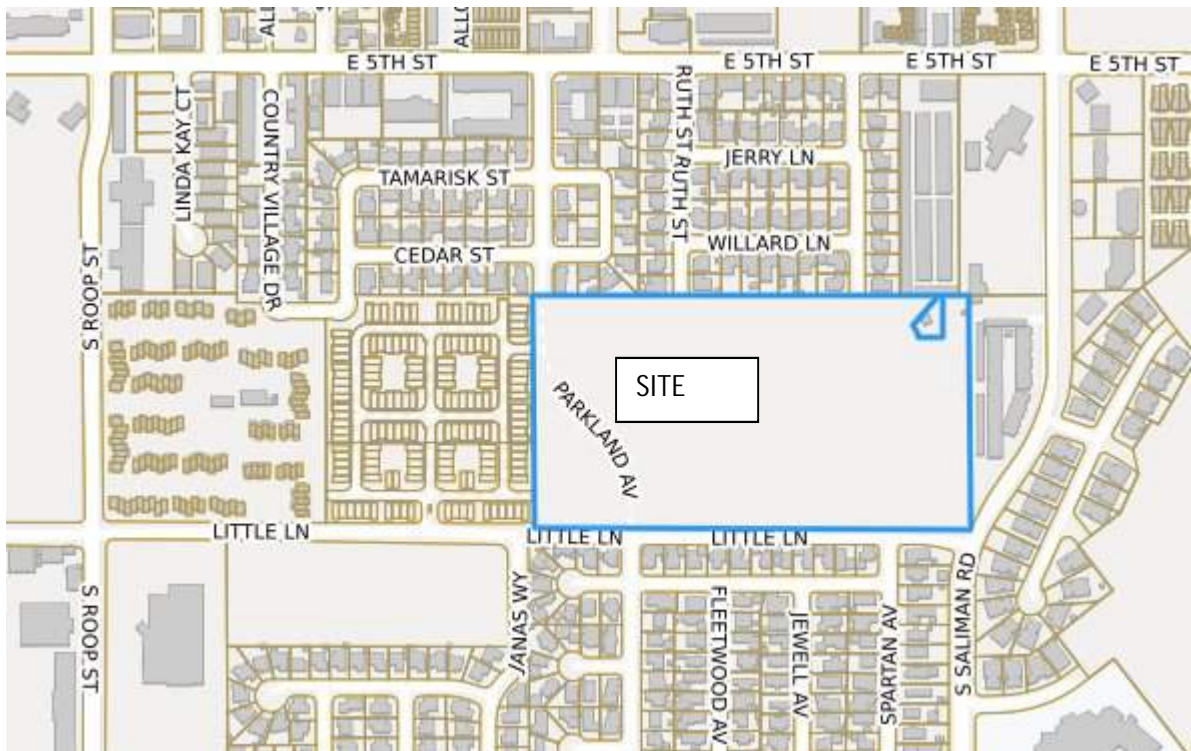
FROM: Hope Sullivan, AICP, Planning Manager
Planning Division

DATE: January 7, 2021

SUBJECT: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Little Lane Village Phase 1 for the creation of 44 residential lots, common area, and right-of-way, and the transfer of property known as Municipal Well #4, on property zoned Multi-Family Duplex (MFD), located on the north side of Little Lane, APNs 004-021-14 and 004-021-09. (SUB-2020-0002).

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-19-103, a Tentative Map for Little Lane Village, have been reviewed by staff and satisfied by the applicant as indicated in this report.

VICINITY MAP:



At its meeting of September 19, 2019, the Board of Supervisors approved Tentative Map TSM-19-103 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.

The final map is in substantial accord with the approved tentative 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.

Site improvement permit ENG-2020-0006 was issued on September 11, 2020. The construction 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.

A grading permit has been issued by NDEP. Tree protection fencing has been erected along the northern property line to protect natural vegetation. Grading is as necessary to address stormwater flows.

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

All lot areas and lot widths meet the zoning requirements approved as part of the 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 site improvement permit incorporates the requirements of the health department and fire 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."

This note is included as note #1 on page 2 of 3 of the plan set.

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

As approved in the site improvement plans, all utilities will be underground.

8. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not

signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

The applicant signed the Notice of Decision on October 4, 2019. The Notice of Decision was filed with the Clerk on October 3, 2019.

9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

The construction hours are being implemented via the site improvement permit.

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

The site improvement permit reflects the City standards and requirements 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 was obtained from NDEP prior to the issuance of the site improvement permit.

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 was submitted to Development Engineering as part of the application for a site improvement permit.

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.

The applicant has provided a performance bond in the amount of one hundred and fifty percent of the engineer's estimate for all outstanding improvements.

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 was issued on May 21, 2020 and provided to NDEP.

15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

The CC&Rs have been filed with the District Attorney's office.

The following conditions are required per CCMC 17.10.050

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:

- a. Vegetation management;
- b. Watershed management;
- c. Debris and litter removal;
- d. Fire access and suppression;
- e. Maintenance of public access and/or maintenance of limitations to public access; and
- f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

A three year maintenance plan has been submitted and found to be adequate. The plan addresses vegetation management, watershed management, debris and litter removal, fire access and suppression, maintenance of public access, and vector control and noxious weed control.

17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A home owners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

A permanent preservation and maintenance plan has been prepared and found to be adequate.

18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

The site improvement permit includes the five foot tall block wall along the northern property line.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

The designated common open space does not include areas devoted to public or private vehicular streets or land which has been, or is to be, conveyed to a public agency via a purchase agreement.

Other Conditions of Approval

20. The required internal setback shall be front setback 10 feet, rear setback 20 feet, side setback 5 feet, and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The setbacks are included as note 2 on page 2 of 3 of the final map.

21. The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.

The peripheral setbacks are stated as note 3 on page 2 of 3 of the final map.

22. Improvements to the recreational area must be proposed at the time of final map, and improved prior to the issuance of the tenth building permit.

Per the request of the Parks, Recreation and Open Space Department, the recreational area will be improved with a 20 by 20 shade structure with four picnic tables (1 ADA compliant) under the structure, and two picnic tables and a barbeque area not under the structure.

23. A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited

to landings, porches, and eaves, must be located within the property lines of the lot.

The minimum lot area is 3,072 square feet. The placement of the buildings will be enforced at the time of building permit.

24. All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:
- a. The 24 foot wide Alleyways must be signed “No Parking”.
 - b. The extension of Elaine St. must be signed “No Parking”.
 - c. Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.
 - d. The water main at the intersection of Parkland Ave and Vine Gate St. must be extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.
 - e. All water main valves must be located at curb returns, outside of the street intersections.
 - f. The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.
 - g. The technical drainage study for the site improvement permit must analyze for dry lane requirements.

With the exception of F, all requirements have been incorporated into the site improvement plans. F reflect the federal processes relative to the flood zone. The federal agency has requested an alternative process where a letter of map revision is prepared post-construction. Development engineering staff supports that approach.

25. The existing fence for well site #4 must be on or within the proposed parcel boundary.

The final map includes a merger and re-subdivision of land resulting in all of the improvements associated with the municipal well being housed on Parcel 3. To effectuate this change, the City will sign the map as a property owner, as well as sign and record two Grant, Bargain, Sale deeds. The deeds have been reviewed by the City’s Real Property Manager and found to be adequate.

26. The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

The applicant has prepared a Notice of High-Water Table Notice, which will be recorded at the time of final map recordation.

27. The Water Line Easement on the east property line must be an “Exclusive Water Main and Sewer Main Easement” and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope.

The final map includes a 30 foot wide exclusive water, sewer, drainage and access easement along the eastern property line.

28. The water and sewer mains adjacent to the east property line must have a 12 foot wide aggregate base access road as shown, compacted to 95% relative compaction.

This improvement is included on the improvement plans.

29. A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

A water sampling tap has been included on the site improvement permit on Spartan Avenue near the open space.

30. The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, 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 of the development's proximity to the well which may make noise 24 hours a day. The disclosure must also be referenced on the final map.

The applicant has provided a Notice of Well Noise for Phase 1 Final Map. This notice will be recorded at the time of final map. Note 5 on page 2 of 3 of the final map also acknowledges the well noise.

31. The storm drain in Meadow View Place and in Common Area D should be located in a proposed public street or should be indicated as private storm drain.

On the site improvement plans, storm drains on private streets are labeled as private.

32. The water main in Elaine St must follow the street alignment.

On the site improvement plans, the water main follows the street alignment.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

On the site improvement plans, the referenced water main extension has been eliminated.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map.

Note 6 on page 2 of 3 of the Final Map states that the detention / flood mitigation basin is owned and maintained by the HOA.

35. Reseeding areas must be irrigated until plants are established.

This condition will be enforced as final inspections are conducted.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

Phase one of the subdivision can stand alone as it includes full secondary access and looping of water mains.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

Site grading is as approved in the site improvement permit recognizing the need to accommodate stormwater.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the project frontage.

The site improvement permit includes "no parking" signs on the south side of Little Lane.

39. Center lane turn pockets must be striped at the intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

Per the site improvement permit, striping has been added to Little Lane at the intersections of

Parkland and Spartan Avenue.

40. Little Lane must have left and right turn lanes at South Saliman Road.

Per the site improvement permit, left and right turn lanes have been added at the intersection of Little Lane and South Saliman Road.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

As this crosswalk already exists, installation is not required.

42. On South Saliman Road at Little Lane, the distance between the right-of-way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

The maximum distance between the right-of-way and the back of sidewalk is 12.25 feet. Therefore there is not adequate space for a deceleration lane, and it is not required.

43. The Little Lane street section must have a five foot sidewalk with a two foot buffer.

The improvement plans include a five foot sidewalk with a two foot decorative paver / rock section.

44. The intersections of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.

The improvement plans show these intersections improved as described.

45. The left turn pocket at the east approach of the Saliman Road/Fifth Street intersection must be restriped to accommodate a 150 foot queue length.

The required improvement is incorporated into the site improvement permit.

46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for the new and existing street improvements to reside within the right-of-way.

The final map includes the dedication of right-of-way to accommodate existing and proposed improvements.

47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary after the geotechnical engineer observes site grading.

An updated geotechnical report was submitted with the site improvement permit, and road construction is consistent with the geotechnical engineer's recommendation.

48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a "Stop Ahead" sign on Spartan Avenue.

This condition is incorporated in the improvement plans.

49. The west intersection of Parkland Avenue and Village Green, at Meadow View Place, must be an All-Way stop.

This condition is incorporated in the improvement plans.

50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.

New street names have been proposed and approved by the City Engineer.

51. The final map must note that the subdivision HOA is responsible for maintenance of the private streets including parking enforcement, snow removal and reconstruction.

Note 7 on page 2 of 3 of the final map states that the HOA is responsible for maintenance, parking enforcement, snow removal and reconstruction of any streets designated as private.

52. The applicant will be required to match the existing Little Lane street cross section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

This condition is incorporated in the improvement plans.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition is incorporated in the improvement plans.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrate that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

The applicant has modified the amenities in the private open space to reflect the recommendation of the Parks Recreation and Open Space staff.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

The RCT will be collected at the time of building permit.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a petition for a landscape maintenance district, as well as recognized the City may implement the district in the CC & R's. The framework for the HOA is included in the CC & R's.

57. An HOA or similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

The applicant has submitted a petition for a landscape maintenance district, as well as recognized the City may implement the district in the CC & R's. The framework for the HOA is included in the CC & R's.

58. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is being implemented as part of the construction program.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project's remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

The required plant material has been incorporated into the project landscape plans.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

Tree protection measures were installed prior to the commencement of construction.

61. The project shall utilize the City's special street section on the east/west streets.

This condition is incorporated in the improvement plans.

62. Parking stalls on the north/south roadway by the open space shall be striped.

This condition is incorporated in the improvement plans.

63. Should the applicant utilize three story homes, private alleys shall be 26 feet wide with no parking to be enforced by the homeowner's association.

The developer will be utilizing three story homes, and the alleys are 26 feet wide with no parking.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

Required signs were posted prior to the commencement of construction.

December 9, 2020

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

RE: Little Lane Village - Conditions of Approval Compliance Letter

To Whom It May Concern:

The following are condition responses for Little Lane Village.

NOTICE OF DECISION

A request was received, TSM-19-103, a Tentative Subdivision Map application from Bates Homes (property owner: Little Lane LLC) known as Little Lane Village, to create 149 single-family residential lots on 21.46 acres on property zoned Multi-Family Apartment (MFA), located on Little Ln, APN 004-021-14 and APN 004-021-09 (property owner: Carson City)

The Board of Supervisors conducted a public hearing on September 19, 2019 in conformance with the City and State legal requirements, and approved TSM-19-103 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.

This condition will be met with each final map.

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.

This plan set represents the Little Lane Village final on-site and off-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 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 Grading Plan within the Improvement Plans currently do not plan to mass grade the site; however, due to the large offsite flows to the north during the 100-year storm event, we recommend mass grading the site to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction.

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.

This condition has been met with the current final map and will be met with each subsequent 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.

The Improvement Plans are approved under permit number ENG-2020-0006.

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

This note 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 final map.

This condition has been met with the proposed Improvement Plans.

8. The applicant must sign and return the Notice of Decision for the conditions for approval within then (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 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.

This note has been added to the Grading Plan with 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.

This condition has been met with the proposed Improvement Plans.

- 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 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.

The above-mentioned analyses have been included in the Improvement Plan Submittal.

- 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.

A surety in the amount of 150% the engineer's estimate has been submitted to Carson City.

- 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.

This condition has been met with a will serve letter dated May 21, 2020.

- 15 The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.

This condition has been met by the owner submitting the document mentioned above to Carson City.

- 16 Three-year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common area shall, at a minimum, address the following: vegetation management, watershed management, debris and litter removal, fire access and suppression, maintenance of public access and/or maintenance of limitations to public access, and other factors deemed necessary by the commission or the board: vector control and noxious weed control.

This condition has been met by the owner submitting the document mentioned above to Carson City.

- 17 Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the City. This shall be addressed prior to final map recordation. A homeowner's association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

This condition has been met by the owner submitting the document mentioned above to Carson City.

- 18 Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. A block wall of a minimum height of five feet is required along the northern property line to meet this condition.

This condition has been met with the proposed Improvement Plans.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been or is to be conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

This condition has been met with the final map.

20. The required internal setback shall be front setback 10 feet, rear setback garage 20 feet, side setback 5 feet and street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map.

- 21 The required peripheral setbacks shall be front (Little Lane) setback 20 feet, side setback 7 feet, rear setback 51 feet. These setbacks shall be stated on the final map as well as in the CC&R's.

This note has been added to the final map.

- 22 Improvements to the recreational area must be proposed at the time of final map and improved prior to the issuance of the tenth building.

The Landscape Plans, which includes improvements to the recreational area, have been submitted and approved.

- 23 A minimum lot area shall be 3,072 square feet. All building improvements, including but not limited to landings, porches, and eaves, must be located within the property lines of the lot.

This condition has been met with the proposed Improvement Plans and Final Map.

- 24 All construction and improvements must meet the requirements of Carson City Standard Details and Development Standards including but not limited to:

- a The 24-foot wide Alleyways must be signed "No Parking".

“No Parking” signs have been added to the Alleyways.

- b The extension of Elaine St. must be signed “No Parking”.

“No Parking” signs have been added to the Elaine St.

- c Additional water gate valves must be added so that no more than fifteen (15) customers are taken out of service at any one time.

Additional water gate valves have been added to the Improvement Plans.

- d The water main at the intersection of Parkland Ave and Vine Gate St. must be extended into APN 004-021-16 within the alignment of the future road at that location, within 10 feet of the centerline of Vine Gate St. The end of this extension must have a fire hydrant, and the valve on the west leg of the cross must have restrained joints.

A fire hydrant with a blind flange and restrained joints has been added to the extended water main into APN 004-021-16.

- e All water main valves must be located curb returns, outside of the street intersections.

Water main valves have been added at the returns of each intersection.

- f The site contains a FEMA AH flood zone. The project must obtain CLOMR-F approval from FEMA. The site and the surrounding area must be modeled to ensure that the change does not negatively impact the surrounding properties.

A CLOMR-F application was submitted to FEMA; however, FEMA responded saying that a CLOMR-F wasn't the correct process for this project. A LOMR will be done post construction.

- g The technical drainage study for the site improvement permit must analyze for dry lane requirements.

The technical drainage study includes a dry lane analysis of the proposed roads.

- 25 The existing fence for well site #4 must be on or within the proposed parcel boundary.

The existing fence is within the proposed parcel boundary.

- 26 The groundwater on this site has been observed as shallow as three feet. Home sites where groundwater is observed within 12 inches of the crawl space or slab elevation must be designed to include drains for high groundwater. A disclosure advising of high ground water must be recorded at the time of final map recordation.

Sub-drains have been added to the Improvement Plans and a note has been added to the final map.

- 27 The Water Line Easement on the east property line must be an “Exclusive Water Main and Sewer Main Easement” and must be increased in size to 30 feet wide. The eastern 20 feet of the easement must be flat, and the western 10 feet may include portions of the basin including the slope

The PUE on the east side of the property has been abandoned and 30-foot easement has been granted per the Phase 1 Final Map. The grading requirements have been met of the Grading Plan.

- 28 The water and sewer mains adjacent to the east property line must have a 12-foot wide aggregate base access road as shown, compacted to 95% relative compaction.

The 12-foot access road has been added to the Improvement Plan.

- 29 A water sampling tap must be installed in one of the common areas of the subdivision (Kupferle Eclipse #88 or approved equal).

A water sampling tap has been added on Spartan Ave near the park.

- 30 The existing municipal well may make noise 24/7. Prior to recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclose statement of similar instrument for review and approval. The document shall be recorded and provided for disclosure of the development’s proximity to the well which may make noise 24-hours a day. The disclosure must also be referenced on the final map.

This note has been added to the final map and a statement has been provided to Carson City.

- 31 The storm drains in Meadow View Place and in Common Area D should be located in a proposed public street, or should be indicated as private storm drain.

All storm drain located in the private streets or common areas have been labeled private.

32. The water main in Elaine St must follow the street alignment.

The water main now follows the street alignment.

33. The water main extension from Parkland Avenue to Ruth Street via Lupine Lane must be eliminated.

The water main has been eliminated.

34. The detention/flood mitigation basin must be owned and maintained by the subdivision HOA, and this must be noted on the final map

This note has been added to the final map.

35. Reseeding areas must be irrigated until plants area established.

The Landscape Plan will show the vegetated pond bottom to be irrigated.

36. Any phasing of the subdivision must be able to stand alone, including requirements for full secondary access and looping of water mains.

The Improvement Plans show three (3) phases and satisfy the secondary access and water looping requirements.

37. Grading will only be allowed on phases slated for immediate development, and only as part of an overall site improvement permit.

The Grading Plan within the Improvement Plans currently do not plan to mass grade the site; however, due to the large offsite flows to the north during the 100-year storm event, we are mass grading the site to channelize the flows to the proposed detention pond and to prevent ponding/erosion in the interim phases of construction.

38. Parking will be allowed on the north side of Little Lane only. "No Parking" signs must be installed on the south side of Little Lane along the Project frontage.

Parking has been added to Little Lane and "No Parking" signs have been added to the south side on Little Lane.

39. Center lane turn pockets must be striped at the intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue.

Striping has been added to Little Lane at the intersections of Parkland and Spartan Avenue.

40. Little Lane must have left and right turn lanes at South Saliman Road.

Left and right turn lanes have been added at the intersection of Little Lane and South Saliman Road.

41. A pedestrian cross walk shall be installed on the west leg of the intersection of Little Lane and South Saliman Road on Little Lane.

There is an existing cross walk at the intersection and will not be needed.

42. On South Saliman Raod and Little Lane, the distance between the right-of way and the back of sidewalk must be determined with the site improvement application. If the City Engineer determines there is sufficient space, then a deceleration right turn lane must be installed for southbound traffic.

The proposed maximum distance between the right-of-way and back of sidewalk is ± 12.25 feet on the north side on Little Lane at the above-mentioned intersection.

43. The Little Lane street section must have a five-foot sidewalk with a two-foot buffer.

The Improvement Plans show a 5-foot sidewalk and a 2-foot decorative paver/rock section on the cross-section detail for Little Lane.

44. The intersection of Little Lane/Parkland Avenue and Little Lane/Spartan Avenue must be improved as four-leg intersections with stop sign control at the north and south approaches.
- The Improvement Plans show these intersections as described above.**
45. The left turn pocket at the east approach of the Saliman Road/Fifth Street Intersection must be restriped to accommodate a 150-foot queue length.
- The Improvement Plans show the above-mentioned improvement.**
46. Sufficient right-of-way must be dedicated along the Little Lane frontage and at the corner of Little Lane and South Saliman Road to allow for new and existing street improvements to reside within the right-of-way.
- Sufficient right-of-way has been dedicated to include existing and proposed improvements.**
47. The geotechnical report must be updated to include a minimum recommended street section, based on site exploration, prior to any permits for site work. This section may be updated if necessary, after the geotechnical engineer observes site grading.
- See attached geotechnical report for the proposed street section.**
48. The intersection of Elaine Street and Vine Gate must be an All-Way stop with a “Stop Ahead” sign on Spartan Avenue.
- The Improvement Plans show the above-mentioned improvement.**
49. The west intersection of Parkland Avenue and Village Green, at Meadow view Place, must be an All-Way stop.
- The Improvement Plans show the above-mentioned improvement.**
50. The following street names cannot be used: Orchard Row Place, Village Green Avenue, Lupine Lane and Meadow View Place. New names must be proposed with the site improvement permit, and all street names must obtain City approval from the City Engineer prior to issuance of the site improvement permit.
- The following is a list of street names proposed with the Improvement Plans: Sommelier St, Thessalay Dr, Vintner Ave, Rhyton Way, Dionysus St, Burgundy St, Riesling Dr, Colmar Ln, Merlot Drive, French Meadows Way, Willow Crest Dr, Orchard View Ln, Oak Park Dr, Oakmont Ln, Lavendar Ln, Grove St, Shady Lane.**
51. The final map must note that the subdivision HOA is responsible for maintenance of the private street including parking enforcement, snow removal and reconstruction.
- This note has been added to the final map.**
52. The applicant will be required to match the existing Little Lane street cross-section (west of the proposed development) that provides bike lanes on both sides of the street and a five foot wide

concrete sidewalk separated two point five feet (2.5') from back of curb on the north side of the street. These improvements need to be coordinated with Development Engineering requirements for Little Lane.

The Improvement Plans show the above-mentioned improvements with the modifications per other conditions.

53. Chapter 7 in the Unified Pathway Master Plan provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The project's interconnected sidewalk/private recreation area path system and pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.

This condition has been met with the Improvement Plans.

54. While the Carson City Parks and Recreation Master Plan identifies the need for a park in Neighborhood #13, both Mills Park and Governors Field are within walking distance of the proposed development. The applicant will be required to identify a private recreation area with outdoor recreation amenities and demonstrates that the size of the site and the amenities sufficiently address the development's on-site recreational needs for the resident's demographics. The selection of these amenities (ex. Picnic tables, grills, shade structure, benches, playground equipment, and a walking path around the detention basin) will be evaluated during the site development process. This evaluation will be conducted by the Parks, Recreation & Open Space Department to confirm that the development will not be increasing the need for additional recreation amenities in the adjacent neighborhood.

See Landscape Plan for a detailed list and location of the proposed amenities in and around the on-site park.

55. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).

This condition is understood with the development on the project.

56. An HOA or similar entity will be required to maintain the project's proposed private recreation area, any outdoor recreational amenities, and path system in perpetuity. Prior to final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met per documentation provided by the owner to Carson City.

57. An HOA of similar entity will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-way in perpetuity. Prior to the final map approval, applicant shall petition for a landscape maintenance district so the city may implement it, should the HOA cease to function.

This condition has been met per documentation provided by the owner to Carson City.

58. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

This condition is understood with the development on the project.

59. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The project’s remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the City.

The Landscape Plans show the above-mentioned requirement.

60. The developer shall inventory mature trees on neighboring property that may be impacted by the construction and install tree protection measures as appropriate prior to the commencement of construction.

This condition is understood with the development on the project.

61. The project shall utilize the city’s special street section on the east/west streets

The Improvement Plans show the above-mentioned cross-section.

62. Parking stalls on the north/south roadway by the open space shall be striped

The Improvement Plans show the above-mentioned improvement.

63. Should the applicant utilize three story homes, private alleys shall be 26-feet wide with no parking to be enforced by the homeowner’s association.

The alleyways are shown as 26-feet wide as the developer is utilizing three story buildings.

64. Construction traffic shall utilize Little Lane only, to be enforced by the general contractor. Signs shall be posted on Little Lane advising of the traffic route and provide the name and phone number of the general contractor.

This condition has been and will be implemented by the general contractor.

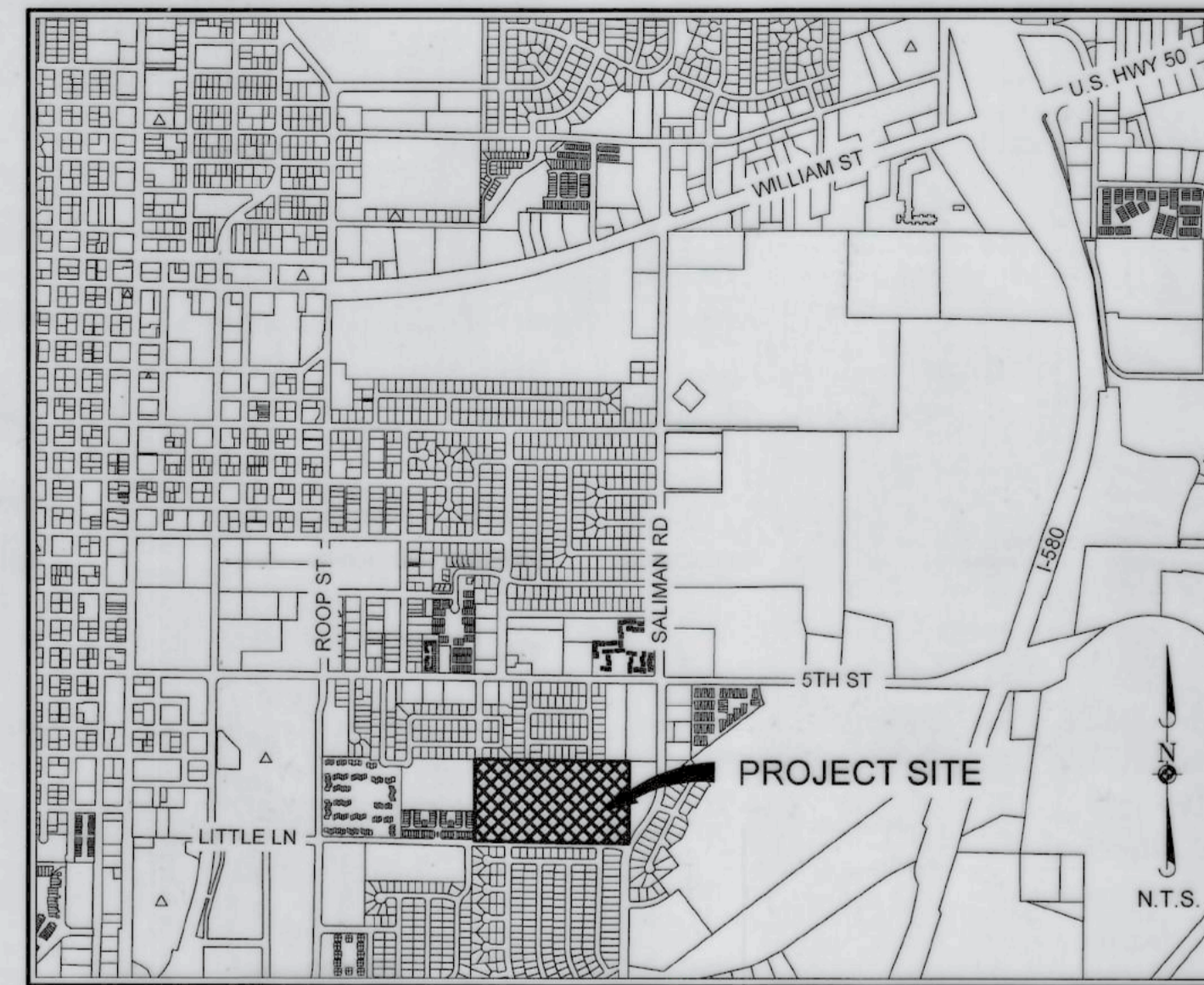
I sincerely hope these comments responses and revised plans address all of your concerns. Please feel free to contact me at 775-746-3500, ext. 6522, if there are questions or comments.

Sincerely,
Daniel Birchfield, PE



Manhard Consulting
dbirchfield@manhard.com

FINAL MAP OF
LITTLE LANE VILLAGE
PHASE 1



VICINITY MAP

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS/HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA REVISED STATUTES, CHAPTER 278.

1. THE ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC. EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.
2. THE PUBLIC WAYS, RIGHTS-OF-WAY, ROADS, STREETS AND AVENUES AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THERETO IS/ARE HEREBY OFFERED AND CONVEYED FOR DEDICATION TO THE CITY OF CARSON, STATE OF NEVADA, AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE A PUBLIC THOROUGHFARE FOREVER.

THE OWNER OF THIS SUBDIVISION MAP AND THEIR HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 TO ANY AND ALL SUBSEQUENT PURCHASERS. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: Frederick M. Bales DATE: 7-29-2020

PRINT NAME/TITLE
FREDERICK M. BALES Manager

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY } SS

ON THIS 29 DAY OF July, 2020, PERSONALLY APPEARED BEFORE ME, Christina McFarlane AS Manager OF LITTLE LANE, LLC, A DELAWARE LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Christina McFarlane
NOTARY PUBLIC



Christina McFarlane
PRINT NAME

COMMISSION NO. 17-3637-2 EXPIRES ON Oct 26, 2021

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CARSON CITY, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS/HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA REVISED STATUTES, CHAPTER 278.

1. THE ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC. EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.
2. THE PUBLIC WAYS, RIGHTS-OF-WAY, ROADS, STREETS AND AVENUES AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THERETO IS/ARE HEREBY OFFERED AND CONVEYED FOR DEDICATION TO THE CITY OF CARSON, STATE OF NEVADA, AND THAT THOSE ACCEPTED BY THE CITY OF CARSON ARE SET APART TO BE A PUBLIC THOROUGHFARE FOREVER.

THE OWNER OF THIS SUBDIVISION MAP AND THEIR HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 TO ANY AND ALL SUBSEQUENT PURCHASERS. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

CARSON CITY,

BY: _____ DATE: _____

PRINT NAME/TITLE

NOTARY CERTIFICATE:

STATE OF NEVADA }
COUNTY OF CARSON CITY } SS

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

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC

PRINT NAME

COMMISSION NO. _____ EXPIRES ON _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY & CARSON CITY, OWNS 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/F 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.

BY: Ron Breazeale DATE: Oct. 17, 2020

PRINT NAME/TITLE
RON BREAZEALE
TICOR TITLE OF NEVADA, INC.

CITY ENGINEERS'S CERTIFICATE:

I, _____, CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP OF LITTLE LANE, LLC, SITUATE IN THE SOUTH ONE-HALF OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AS SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____
BY: _____
P.E., CITY ENGINEER

TREASURER CERTIFICATE:

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

APN: 004-02-114 & 004-02-109

BY: _____ DATE: _____

PRINTED NAME: _____
TREASURER

CARSON CITY CLERK CERTIFICATE:

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

BY: _____ DATE: _____

PRINTED NAME: _____
CITY CLERK

PLANNING DIVISION CERTIFICATE:

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED

BY: _____ DATE: _____

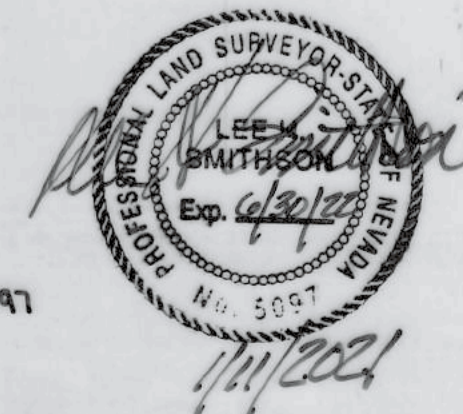
PRINTED NAME: _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

LEE H. SWITHSON, 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 LITTLE LANE, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH ONE-HALF OF SECTION 17, T.15 N. R. 20 E., M.D.M. CARSON CITY COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 3, 2019.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

LEE H. SWITHSON, P.L.S.
NEVADA CERTIFICATE NO. 50947



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 (INDIVIDUAL WELLS), AND A COMMUNITY SYSTEM (INDIVIDUAL SEWAGE DISPOSAL SYSTEMS) FOR DISPOSAL OF SEWAGE.

BY: REE DATE: 7/23/2020

PRINTED NAME: Ryan Fahay
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
BUREAU OF WATER POLLUTION CONTROL

DIVISION OF WATER RESOURCES CERTIFICATE:

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

BY: Malcolm J. Wilson, P.E. DATE: 7/23/2020

PRINTED NAME: Malcolm J. Wilson, P.E.
DIVISION OF WATER RESOURCES

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. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

BY: Scott Allen DATE: 8/17/2020

PRINTED NAME: KATHLEEN PERKINS
SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

BY: Cliff Cooper DATE: 8/19/2020

PRINTED NAME: CLIFF COOPER MGR CSP PLANNING
NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

BY: Dana Kiley DATE: 8/18/20

PRINTED NAME: Dana Kiley Construction M
CHARTER COMMUNICATIONS

BY: _____ DATE: _____

PRINTED NAME: _____
CARSON CITY UTILITY DEPARTMENT

SOUTHWEST GAS CORPORATION CERTIFICATE:

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

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

BY: Amawnda Marucci DATE: 8/18/20

PRINTED NAME: Amawnda Marucci TITLE: Supervisor/Engineering
SOUTHWEST GAS CORPORATION

RECORDER'S CERTIFICATE:

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

RECORDING FEE: _____

FILE No: _____

BY: _____
RECORDER

SUB-2020-0002

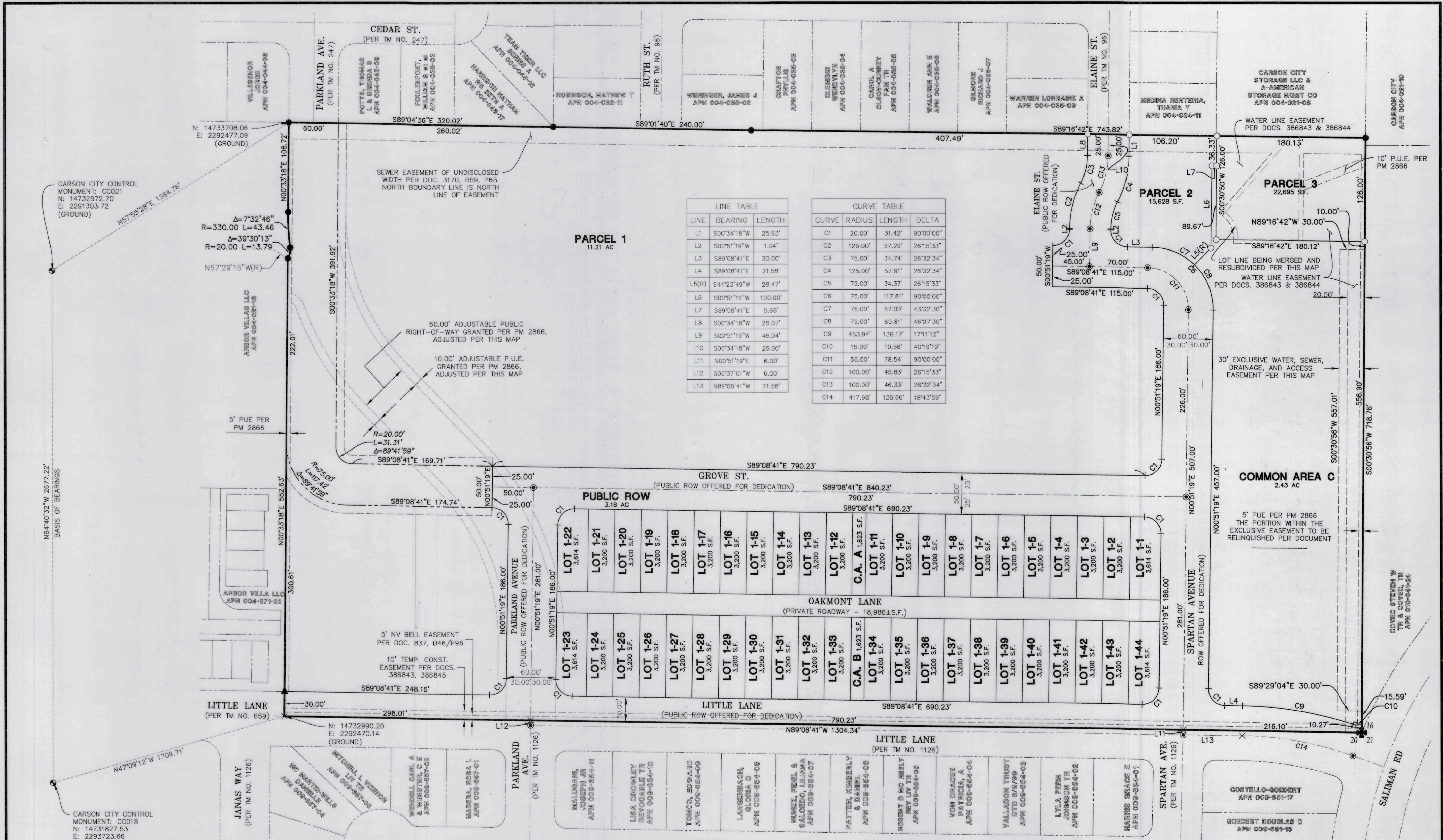
FINAL MAP FOR
LITTLE LANE VILLAGE PHASE 1
BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866
SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17,
TOWNSHIP 15N., RANGE 20E., M.D.M.
CARSON CITY NEVADA

DRAWN BY: JMERCHENT
DATE: 01/2020
PROJ. CODE: BHO.CCNV
PROJ. #: 01

Manhard CONSULTING LTD
241 Ridge Street, Suite 403, Reno, NV 89501 ph: 775-788-3920 fx: 775-788-3920 members.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

1 OF 3 SHEETS

SUBDIVISION MAP



- GENERAL NOTES:**
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
 - INTERNAL LOT SETBACKS SHALL BE: FRONT SETBACK 10 FEET, REAR SETBACK 20 FEET, SIDE SETBACK 5 FEET, AND STREET SIDE SETBACK 10 FEET.
 - PERIPHERAL SETBACKS SHALL BE: FRONT (LITTLE LANE) SETBACK 20 FEET, SIDE SETBACK 7 FEET, REAR SETBACK 51 FEET.
 - A BLANKET PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS COMMON AREAS, PARCELS 1-2, AND ANY STREETS DESIGNATED AS PUBLIC OR PRIVATE, EXCLUDING THE AREA OF THE EXCLUSIVE EASEMENT PER THIS MAP ON COMMON AREA C.
 - THE EXISTING MUNICIPAL WELL ON PARCEL 3 MAY MAKE NOISE 24-HOURS A DAY, 7-DAYS A WEEK, SEE DOCUMENT NUMBER _____ FOR PARTICULARS.
 - THE DETENTION/FLOOD MITIGATION BASIN LOCATED COMMON AREA A SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.
 - THE SUBDIVISION HOA IS RESPONSIBLE FOR MAINTENANCE, PARKING ENFORCEMENT, SNOW REMOVAL, AND RECONSTRUCTION OF ANY STREETS DESIGNATED AS PRIVATE.
 - A RECIPROCAL ACCESS EASEMENT ALONG THE SIDE YARDS OF LOTS 1-14 IS HEREBY GRANTED.
 - FEMA FLOOD INSURANCE RATE MAP NUMBER 3000100926, MAP REVISED DECEMBER 22, 2016.
 - 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.
 - ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
 - NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
 - ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON INCLUDE CABLE TELEVISION.

- GENERAL NOTES (CONTINUED):**
- LOTS BEING CREATED ON THIS MAP ARE LOCATED WITHIN HIGH GROUND WATER, SEE DOCUMENT NUMBER _____ FOR PARTICULARS.
 - A 10-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG STREET FRONTAGES AND A 5-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR PARCEL AND LOT LINES.
 - THESE PARCELS, EXCEPT PARCEL 3, BEING CREATED ON THIS MAP ARE SUBJECT TO THE LITTLE LANE VILLAGE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, SEE DOCUMENT NUMBER _____ FOR PARTICULARS.
- BASIS OF BEARINGS:**
- GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS C0021 AND C0018 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.
- LAND USE SUMMARY:**
- | TYPE | SQUARE FEET | ACRES |
|----------------|----------------|------------|
| 44 LOTS | = 142,457 S.F. | = 3.27 AC |
| 3 COMMON AREAS | = 109,162 S.F. | = 2.51 AC |
| 3 PARCELS | = 452,639 S.F. | = 10.29 AC |
| 1 PUBLIC ROW | = 113,859 S.F. | = 2.59 AC |
| 1 PRIVATE ROW | = 18,986 S.F. | = 0.44 AC |
| TOTAL | = 837,103 S.F. | = 19.10 AC |

- LEGEND:**
- FOUND SECTION CORNER AS NOTED
 - ▲ FOUND 5/8" REBAR & CAP, "PLS 17044"
 - FOUND 5/8" REBAR & CAP, "PLS 12140"
 - × COMPUTED POINT NOTHING FOUND, NOTHING SET
 - SET 5/8" REBAR & CAP "PLS 12140" OR CURB SCRIBE ON LOT LINE EXTENDED
 - SET STANDARD CENTERLINE MONUMENT
 - FOUND STANDARD CENTERLINE MONUMENT
 - FOUND CARSON CITY G.P.S. CONTROL MONUMENT
 - APN ASSESSOR PARCEL NUMBER
 - S.F. SQUARE FEET
 - SUBDIVISION BOUNDARY LINE
 - NEW LOT LINES
 - ADJACENT PARCEL LINE
 - STREET CENTERLINE
 - EXISTING EASEMENT
 - TIES
 - FEMA ZONE AO LIMITS

GENERAL NOTES:

SEE SHEET 3 OF 3 FOR TYPICAL LOT EASEMENTS.

GRAPHIC SCALE
SCALE: 1"=60'

FINAL MAP FOR
LITTLE LANE VILLAGE PHASE 1
BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866
SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17,
TOWNSHIP 15N., RANGE 20E., M.D.M.

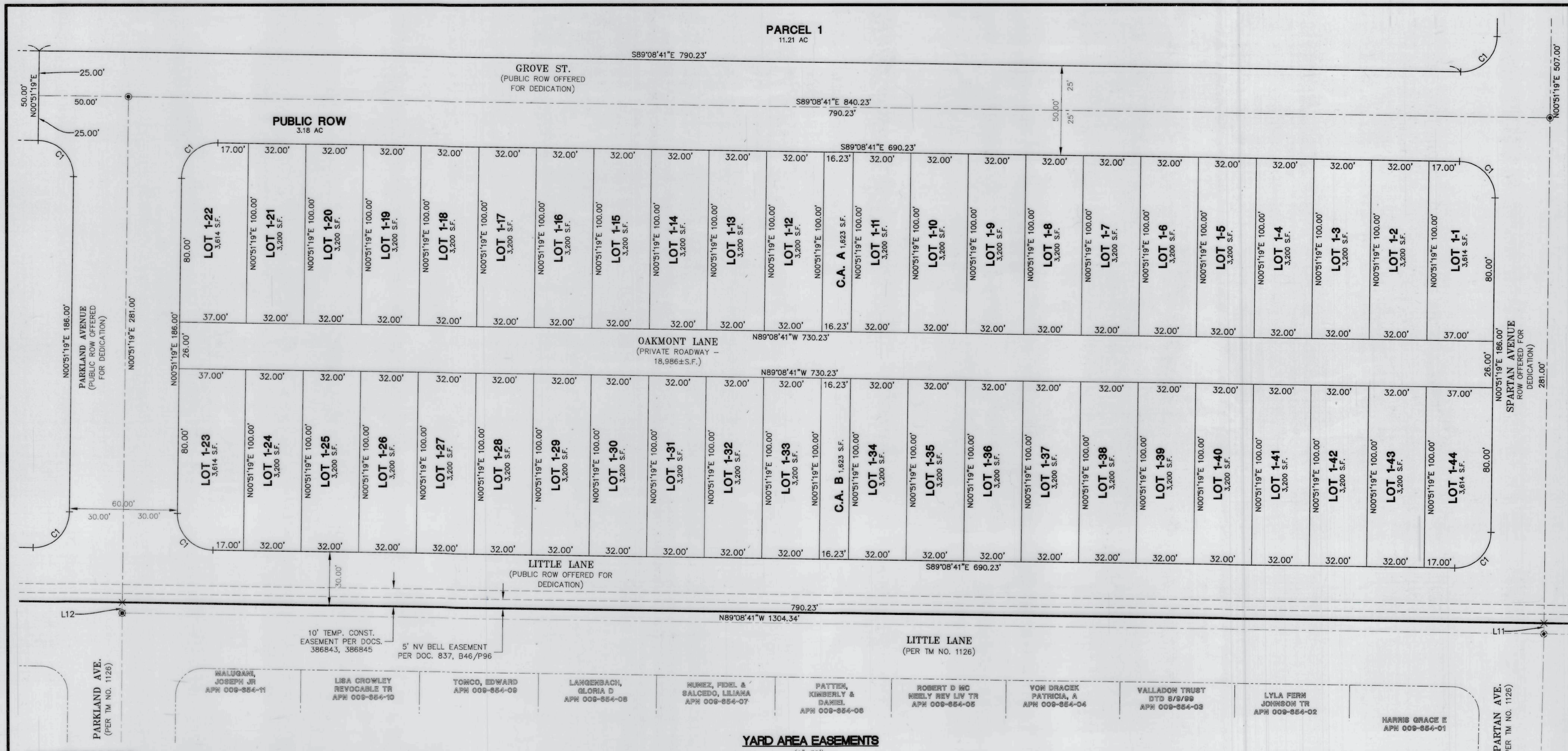
CARSON CITY NEVADA

Manhard CONSULTING LTD

041 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-3500 fx: 775-748-3520 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JMERCHENT
DATE: 01/2020
PROJ. CODE: BHO.CCNV
PROJ. #: 01
SHEET 2 OF 3

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REFERENCES

1. TRACT MAP FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1959 AS FILE No. 23937, MAP 96.
2. TRACT MAP OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE No. 46555, MAP 152
3. TRACT MAP OF MOUNTAIN VISTA SUBDIVISION, RECORDED JANUARY 28, 1965 AS FILE No. 86596, MAP 247.
4. TRACT MAP OF TANGLEWOOD I PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1978 AS FILE No. 80286 IN BOOK 3, PAGE 659, AND AMENDED BY THAT ADDENDUM RECORDED JUNE 8, 1979 AS FILE No. 88469 IN BOOK 255, PAGE 398.
5. PARCEL MAP FOR THOMAS ROEN & MARGIE M. ROEN, RECORDED MAY 25, 1982 AS FILE No. 11341 IN BOOK 4, PAGE 929.
6. TRACT MAP OF COUNTRY CLUB ESTATES, RECORDED MARCH 7, 1985 AS FILE No. 34063 IN BOOK 4, PAGE 1126.
7. RECORD OF SURVEY MAP FOR NEWMAN CONSTRUCTION, LTD., RECORDED AUGUST 7, 1985 AS FILE No. 38122 IN BOOK 4, PAGE 1155.
8. 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.
9. PARCEL MAP FOR ANDERSEN FAMILY ASSOCIATES, RECORDED JULY 20, 2016 AS FILE No. 466342 IN BOOK 10, PAGE 2866.
10. RECORD OF SURVEY FOR THE 2010 CARSON CITY CONTROL NETWORK, RECORDED AUGUST 11, 2010 AS FILE No. 403435 IN BOOK 10, PAGE 2749.

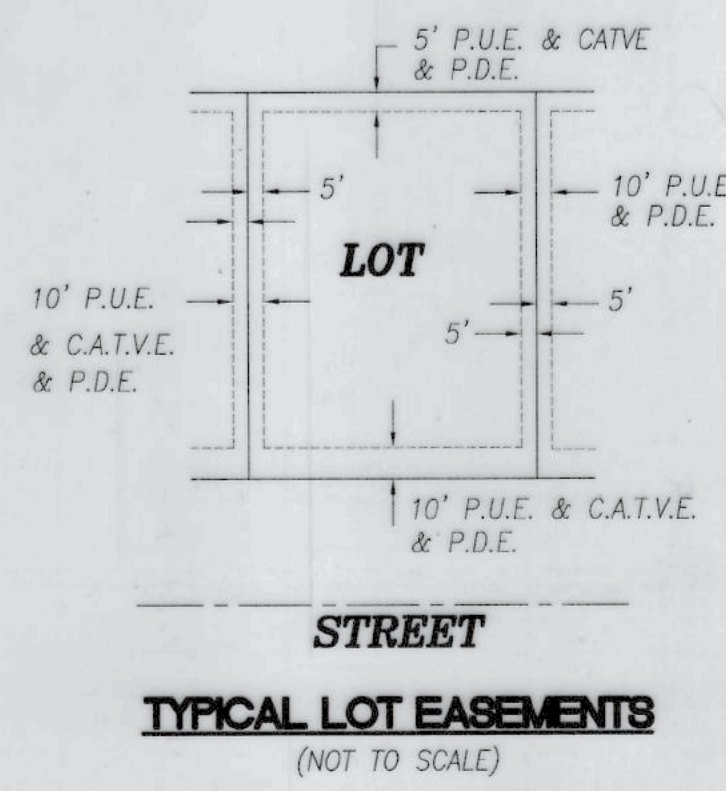
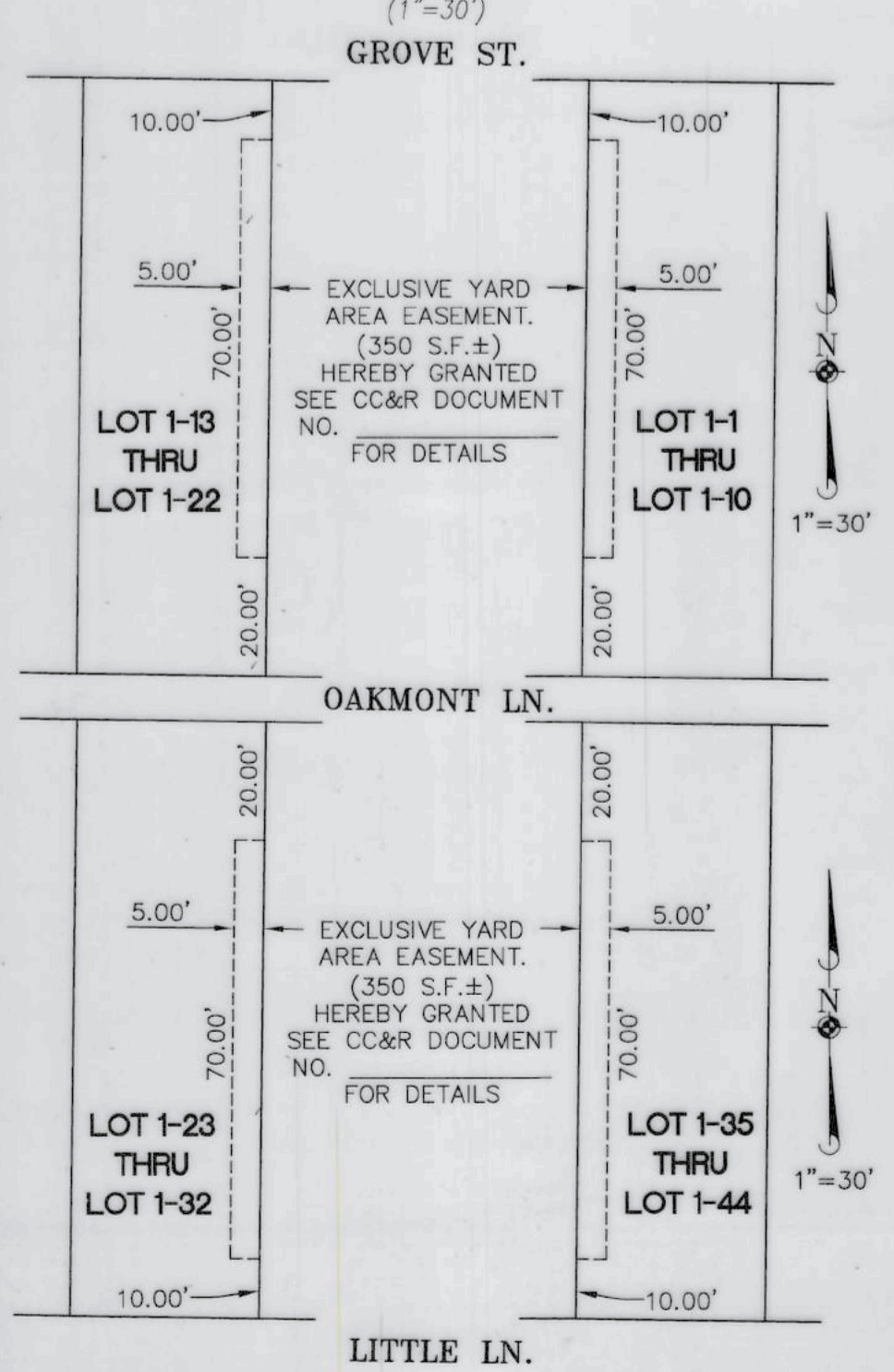
LEGEND:

- ▲ FOUND 5/8" REBAR & CAP, "PLS 17044"
- FOUND 5/8" REBAR & CAP, "PLS 12140"
- × COMPUTED POINT NOTHING FOUND, NOTHING SET
- SET 5/8" REBAR & CAP "PLS 12140" OR CURB SCRIBE ON LOT LINE EXTENDED
- ⊙ SET STANDARD CENTERLINE MONUMENT
- ⊙ FOUND STANDARD CENTERLINE MONUMENT
- ⊙ FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- APN ASSESSOR PARCEL NUMBER
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINES
- ADJACENT PARCEL LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- TIES

LINE	BEARING	LENGTH
L1	S00°34'18"W	25.93'
L2	S00°51'19"W	1.04'
L3	S89°08'41"E	30.00'
L4	S89°08'41"E	21.58'
L5(R)	S44°23'49"W	28.47'
L6	S00°51'19"W	100.00'
L7	S89°08'41"E	5.66'
L8	S00°34'18"W	26.07'
L9	S00°51'19"W	46.04'
L10	S00°34'18"W	26.00'
L11	N00°51'19"E	6.00'
L12	S00°33'01"W	6.00'
L13	N89°08'41"W	71.58'

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	90°00'00"
C2	125.00'	57.29'	26°15'33"
C3	75.00'	34.74'	26°32'34"
C4	125.00'	57.91'	26°32'34"
C5	75.00'	34.37'	26°15'33"
C6	75.00'	117.81'	90°00'00"
C7	75.00'	57.00'	43°32'30"
C8	75.00'	60.81'	46°27'30"
C9	453.94'	136.17'	17°11'12"
C10	15.00'	10.56'	40°19'19"
C11	50.00'	78.54'	90°00'00"
C12	100.00'	45.83'	26°15'33"
C13	100.00'	46.33'	26°32'34"
C14	417.98'	136.66'	18°43'59"

YARD AREA EASEMENTS



GRAPHIC SCALE
SCALE: 1"=30'

FINAL MAP FOR LITTLE LANE VILLAGE PHASE I
BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.
CARSON CITY, NEVADA

Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: 01/2020
PROJ. CODE: BHO.CCNV
PROJ. #: 01
SHEET 3 OF 3

RESOLUTION NO. 2021-R-_____

A RESOLUTION REGARDING THE TRANSFER OF CARSON CITY PROPERTY KNOWN AS MUNICIPAL WELL #4 APN 004-021-09, TOTALING .14 ACRES, UNDER NRS 244.281(1)(e)(1)(I) to LITTLE LANE, LLC.

WHEREAS, Carson City owns a parcel totaling 0.14 acres of land known as Municipal Well #4 APN 004-021-09 for a municipal well site; and

WHEREAS, Carson City, in approving Tentative Map TSM-19-103, required that the existing fence for well site #4 be on or within the proposed parcel boundary; and

WHEREAS, Little Lane, LLC owns APN 004-21-114, which is adjacent to APN 004-021-09, and is pursuing a merger and re-subdivision of land to create a resulting parcel that will cause the improvements associated with Well 4 to be on a 22,695 square foot lot identified as Parcel 3 on the Final Map for Little Lane Village Phase 1; and

WHEREAS, Carson City will become the owner of the 22,695 square foot lot identified as Parcel 3 on the Final Map for Little Lane Village Phase 1 upon recordation of a Grant, Bargain, Sale Deed that will be recorded at the time of Final Map recordation; and

WHEREAS, NRS 244.281(1)(e)(1)(I) allows Carson City to transfer parcels that were separated from their original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility to a person who owns real property located adjacent to the real property to be transferred if the Board of Supervisors determines that the transfer will be in the best interest of the of the City; and

WHEREAS, APN 004-021-09 was separated from its original parcel due to the construction of a public facility, and the proposed transfer of the City's interest in this property would be consistent with NRS 244.281(1)(e)(1)(I);

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

(1) Carson City will benefit from the merger and re-subdivision of land, which will cause the improvements associated with Well 4 to be located entirely on a City owned parcel, and the transfer of APN 004-021-09, to Little Lane, LLC, to accomplish the merger and resubdivision of land is in the best interests of the City; and

(2) The Mayor is authorized to execute the Grant, Bargain, Sale Deeds and to sign the Final Map to effectuate the merger and re-subdivision of land on behalf of Carson City.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this ___th day of _____ 2021 by the following vote.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

Lori Bagwell, Mayor

ATTEST

Aubrey Rowlett, Clerk-Recorder
Carson City, Nevada