



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** May 20, 2021

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the Final Subdivision Map known as Emerson Cottages resulting in the creation of 37 single family lots on a 5.5-acre parcel zoned Neighborhood Business (“NB”), located on Emerson Drive north of College Parkway, APN 002-751-07 (SUB-2020-0212). (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors (“Board”) granted approval of the Tentative Subdivision Map for Emerson Cottages on August 20, 2020. Since that time, the applicant has obtained a Site Improvement Permit and has secured for the improvements. 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 Final Subdivision Map SUB-2020-0212.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

August 20, 2020: The Board approved Tentative Map SUB-2020-0006, an amendment to Tentative Map TSM-19-165, deleting condition 26 which required the interior streets to be privately owned and maintained.

February 20, 2020: The Board approved a Tentative Map TSM-19-165.

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.

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?

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:

- 1. [May 7, 2021 Memo from Staff.docx](#)
- 2. [March 4, 2021 Emerson Cottages Response to NOD.pdf](#)
- 3. [Final Map SUB-2020-0212 sheet 1.pdf](#)
- 3. [Final Map SUB-2020-0212 sheet 2.pdf](#)

Board Action Taken:

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

(Vote Recorded By)



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of May 20, 2021

TO: Mayor and Board of Supervisors

FROM: Heather Ferris, Planning Manager
Planning Division

DATE: May 7, 2021

SUBJECT: For Possible Action: Discussion and possible action regarding the Final Subdivision Map known as Emerson Cottages resulting in the creation of 37 single family lots on a 5.5-acre parcel zoned Neighborhood Business (“NB”), located on Emerson Drive north of College Parkway, APN 002-751-07. (SUB-2020-0212).



In order for the Board of Supervisors (“Board”) to consider approval of the Final Subdivision Map, the conditions of approval, and whether the applicant has fulfilled the conditions of approval, must be reviewed. The conditions of approval associated with SUB-2020-0006, the Tentative Map for the subdivision known as the Emerson Cottages, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of August 20, 2020, the Board approved Tentative Map SUB-2020-0006 by a vote of 4-0, 1 absent, subject to the following conditions. Compliance with each of these conditions is addressed below.

The following are conditions of approval required per CCMC 18.02.105.5:

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

Staff has reviewed the final map and has determined it is substantially the same as the tentative map approved by the Board on August 20, 2020.

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 parcel map or preferably 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 parcel map or preferably 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 Note 9, sheet 2 of the final map).

7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of 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 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

The Notice of Decision was signed on August 21, 2020 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 9:00 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 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.

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

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

Other Conditions of Approval:

16. The water main must be looped to Retail Court. The water main must be in a minimum 20' wide easement, centered on the main, with additional width as necessary per Carson City Development Standards. No trees, structures, or parking will be permitted within the water main easement.

As shown on the improvement plans, the water main will be looped to Retail Court and the required easement is shown on the map.

17. A water sampling tap must be installed on the new water main in a common area.

A water sampling tap will be installed per the improvement plans, consistent with this condition.

18. The Carson City Unified Pathways Master Plan calls for on-street bike lanes on Emerson Drive. The project must stripe bike lanes from College Parkway to the northern boundary of the project, and transition into the multi-use path adjacent to the freeway.

Bike lanes will be installed per the improvement plans, consistent with this condition.

19. The partial abandonment of the NV Energy easement located in the northern and eastern portions of the site must be completed prior to issuing a site improvement permit. The abandonment shall result in an easement width satisfactory to NV Energy. No portion of the resulting easement shall be located within any of the residential lots.

The partial abandonment of the NV Energy easement was recorded on August 17, 2020 (DOC # 509298).

20. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:

- Half-street improvements are required along the project frontage per CCMC 11.12.081, including sidewalk, curb, gutter, striping, and paving from the existing edge of pavement to the proposed gutter. The resultant street section must match the width of the Emerson Drive just north of the project at the underpass.

The improvement plans have been reviewed and approved by Development Engineering. It has been determined that the plans are consistent with Carson City Municipal Code, Carson City Development Standards, and the conditions of approval.

21. As part of the site improvement permit, the applicant must provide a landscape plan demonstrating compliance with the Development Standards in Division 3.

The landscape and irrigation plans were submitted as part of the improvement plans and reviewed and approved by the Planning Division.

22. Carson City is a nationally recognized Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. A recommended tree and shrub species list has been provided. Any remaining landscape plant material selection must be consistent with the City's approved tree species list or other tree species, as approved by the City.

The landscape plans noted in 21 above were reviewed concurrently by the Carson City Parks Recreation and Open Space Department and determined to comply with this condition.

23. An exhibit demonstrating compliance with the open space requirements (Carson City Development Standards 1.18.6) shall be included in the application for site improvement permit.

An exhibit demonstrating compliance with the open space requirements outlined in Carson City Development Standards 1.18.6 was provided with the improvement permit. Planning Division staff reviewed the exhibit and determined the open space is in compliance with 1.18.6 of the Development Standards with over 250 square feet of private open space per lot.

24. The applicant is 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 as needed.

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

25. The applicant shall provide the Community Development Department with a deed restriction for recordation at the time the final map is submitted for recordation. The document shall state the following:

- Variance (VAR-2019-0003) has been approved placing the homes along the southern boundary of the project site 10 feet closer to the existing church on APN 002-751-06, than is required by Carson City Development Standards 1.18. There may be inconvenience or discomfort, including but not limited to noise, glare, or physical activity, associated with the proximity to such a commercial use.

A deed restriction has been provided by the applicant and will be recorded with the map.

26. At the time of recordation of the final map, a private Homeowner's Association (HOA) or similar entity must be formed to provide one-hundred percent funding and maintenance for all common areas, open space, amenities, fences and vegetative screening. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Community Development Director. A

separate development agreement regarding maintenance of these facilities shall be entered into between the association and the City. A recorded covenant or deed restriction shall be placed on all properties included in the development agreement to ensure maintenance of these amenities are funded in perpetuity. The restrictions will provide that should the homeowners association ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for 100% of the maintenance.

In substantial compliance with this condition, the applicant has provided a signed deed restriction which will be recorded against the property in order to notify all future owners of the requirement.

27. The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the following concurrent applications:
- a. 2019-00000166- A Special Use Permit for a residential use in a non-residential district.
 - b. LU-2019-0080- A Special Use Permit for tandem parking in a single-family residential development.
 - c. VAR-2019-0003- A Variance from Division 1.18.4(b) requiring a minimum of a 20-foot setback plus 10 feet for each story above one-story if adjacent to a single-family zoning district.

The variance and special use permits were approved by the Planning Commission on January 29, 2020.

28. The required internal setbacks shall be a front setback of 10 feet to the house and 20 feet to the garage; side setback of 0 feet on one side and 5 feet on the other side; and a rear setback of 5 feet. Lots 14 through 22 shall have a rear yard setback of no less than 20 feet. These setbacks shall be stated on the final map as well as the CC&Rs.

The required internal setbacks are noted in the CC&R's and are noted on the map (see Note 14, sheet 2 of the final map).

29. As volunteered by the applicant, prior to recordation of the final subdivision map, the applicant shall provide to the City, payment in the amount of the cost to slurry seal the internal public road (based upon the square footage of the asphalt section of such road multiplied by the per square foot price negotiated by Carson City with its seasonal provider), as approved by the City Public Works Director.

The applicant has submitted a check equal to the amount of the cost to slurry seal the internal road.

30. All common areas must have public utility easements.

As noted on the map, all common areas have public utility easements (see Note 4, sheet 2 of final map).



Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

December 30, 2020
Updated March 4, 2021

RE: SUP-2019-00000166, VAR-2019-0003, LU-2019-0080, SUB-2020-0006 – Emerson Cottages – Notice of Decision Response

The following is an itemized list of responses to the notice of decision comments pertaining to the civil design for the Emerson Cottages:

Special Use Permits (2019-00000166 & LU-2019-0080) & Variance (VAR-2019-0003)

1. The proposed development is in substantial conformance with the preliminary plans.
2. All improvements have been designed to conform with Carson City standards and requirements.
3. Submittal is less than 1 year from approval on February 24, 2020.
4. This item previously completed by owner.

SUB-2020-0006

1. The proposed final map is in substantial conformance with the approved tentative map.
2. The plans have Final Civil Improvement Plans have been submitted under permit ENG-2020-2663. It is intended that the improvements will be bonded as security for the City in approving the Final Map prior to completion of construction.
3. The development will be completed in a single phase and a NOI will be filed with Nevada Division of Environmental Protection prior to any grading.
4. Lot areas and widths conform with zoning requirements and approved entitlements.
5. The Final Civil Improvement Plans are in for review and will be approved by the Fire Department.
6. Refer to the Final Map for note 9 on page 2 of 2.
7. All proposed utilities are underground and no overhead lines are required to be relocated.
8. Completed by Owner.
9. Hours of construction noted on Final Civil Improvement Plans, Ref. General Note 12 on page C1.0.
10. All water and sewer improvements conform to city standards and requirements.
11. A dust control permit will be obtained from the Nevada Division of Environmental Protection. See sheet C6.0 for dust control and erosion control measures.
12. A full drainage report has been submitted in association with ENG-2020-2663.
13. Developer will provide the city with a proper surety. See associated Engineer's Estimate.
14. As part of the final map process, a water and sewer will serve letter will be required prior to obtaining all signatures on the final map. This item is in process.
15. Draft CC&Rs are attached for City review prior to recordation.
16. A water main connection to Retail court is proposed in association with ENG-2020-2663.
17. Water sampling tap identified on Final Civil Improvement Plans (ENG-2020-2663).
18. Bike lanes identified on Final Civil Improvement Plans (ENG-2020-2663).



19. NV Energy easement modified per document 509298.
20. Half-street improvements in Emerson Drive shown on Final Civil Improvement Plans (ENG-2020-2663).
21. A landscape plan has been provided as a part of the Final Civil Improvement Plans (ENG-2020-2663).
22. Pollinator friendly plan material and approved trees species provided as a part of the Final Civil Improvement Plans (ENG-2020-2663). Reference sheet L2.
23. Open space compliance identified as a part of the Final Civil Improvement Plans (ENG-2020-2663). Reference site analysis on sheet C1.0.
24. BMP Design provided as a part of the Final Civil Improvement Plans (ENG-2020-2663), Reference sheet C6.0.
25. A deed restriction to be provided with final map recordation. This item is still in process.
26. A private HOA is intended. Please see attached CC&Rs.
27. All Entitlements have been approved.
28. Setbacks identified as a part of the Final Civil Improvement Plans (ENG-2020-2663) and in the CC&Rs.
29. This item will be addressed prior to final map recordation.
30. See Final Map.

All other plans check comments will be addressed by other project consultants. Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,
Monte Vista Consulting

Michael Vicks, P.E.
Principal



OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KLS PLANNING & DESIGN GROUP INC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE STREETS AND AVENUES SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND THAT ALL EASEMENTS FOR DRAINAGE, UTILITY INSTALLATION AND ACCESS SHOWN ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSES. A BLANKET DRAINAGE AND STORM DRAIN EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS 1 & 2. A 5' STORM DRAIN EASEMENT IS HEREBY GRANTED ON THE NORTH LINE OF LOT 14 AS SHOWN. A WATER MAIN EASEMENT IS HEREBY GRANTED IN COMMON AREA 1 AS SHOWN. IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME.

KLS PLANNING & DESIGN GROUP INC.

JOHN KRMPOTIC / TITLE DATE

STATE OF NEVADA }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2021, _____ OF KLS PLANNING & DESIGN GROUP INC., DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES

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 DATE

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LANDS PORTAYED BY THIS FINAL MAP, AS IT RELATES TO APN 002-791-07.

TREASURER DATE

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS 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:

FIRST CENTENNIAL TITLE OF NEVADA

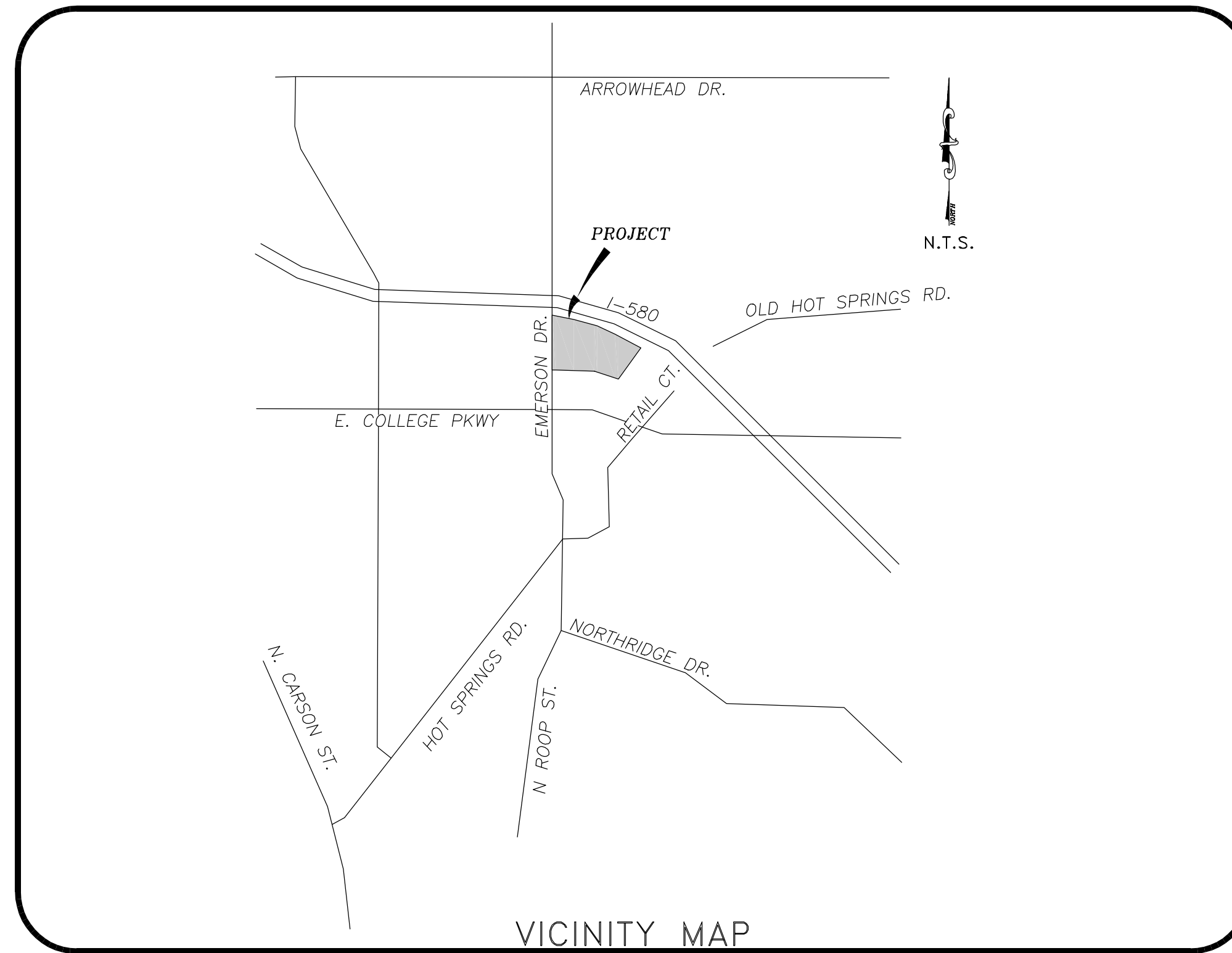
BY DATE

PRINTED NAME/TITLE

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 REVIEW OF APPROVAL IN THIS OFFICE.

DIVISION OF WATER RESOURCES DATE



SURVEYOR'S CERTIFICATE

1. MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR 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 KLS PLANNING & DESIGN GROUP.
2. THE LANDS SURVEYED LIE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5, T15N., R.20., M.D.B. AND THE SURVEY WAS COMPLETED ON APRIL 13, 2019.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BEFORE THE SALE OF ANY LOT AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION AFTER 12 MONTHS FROM THE DATE OF RECORDATION.



MICHAEL TALONEN (PLS) DATE
EXP. 06/30/2022

CITY ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT I 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 NRS 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, P.E. DATE
CITY ENGINEER

CLERK'S CERTIFICATE

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

CARSON CITY CLERK DATE

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (SUB-2020-0006) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

LEE PLEMEL, AICP / COMMUNITY DEVELOPMENT DIRECTOR DATE

LOT AREA: 3.24 AC. (37 LOTS)
COMMON AREA 1 : 15,674 S.F.
COMMON AREA 2 : 43,156 S.F.
PUBLIC STREETS EMERSON DRIVE 161 S.F.
PUBLIC STREETS CRIMSON CIRCLE: 39,343 S.F.

TOTAL AREA: 5.50 ACRES

TOTAL AREA ±5.50 AC

BOARD OF SUPERVISORS APPROVAL

THE RIGHT OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE CRIMSON CIRCLE & A PORTION OF EMERSON 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 _____, 2021.

MAYOR DATE

CITY CLERK DATE

UTILITY COMPANY APPROVAL

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

CARSON CITY UTILITY DEPARTMENT DATE

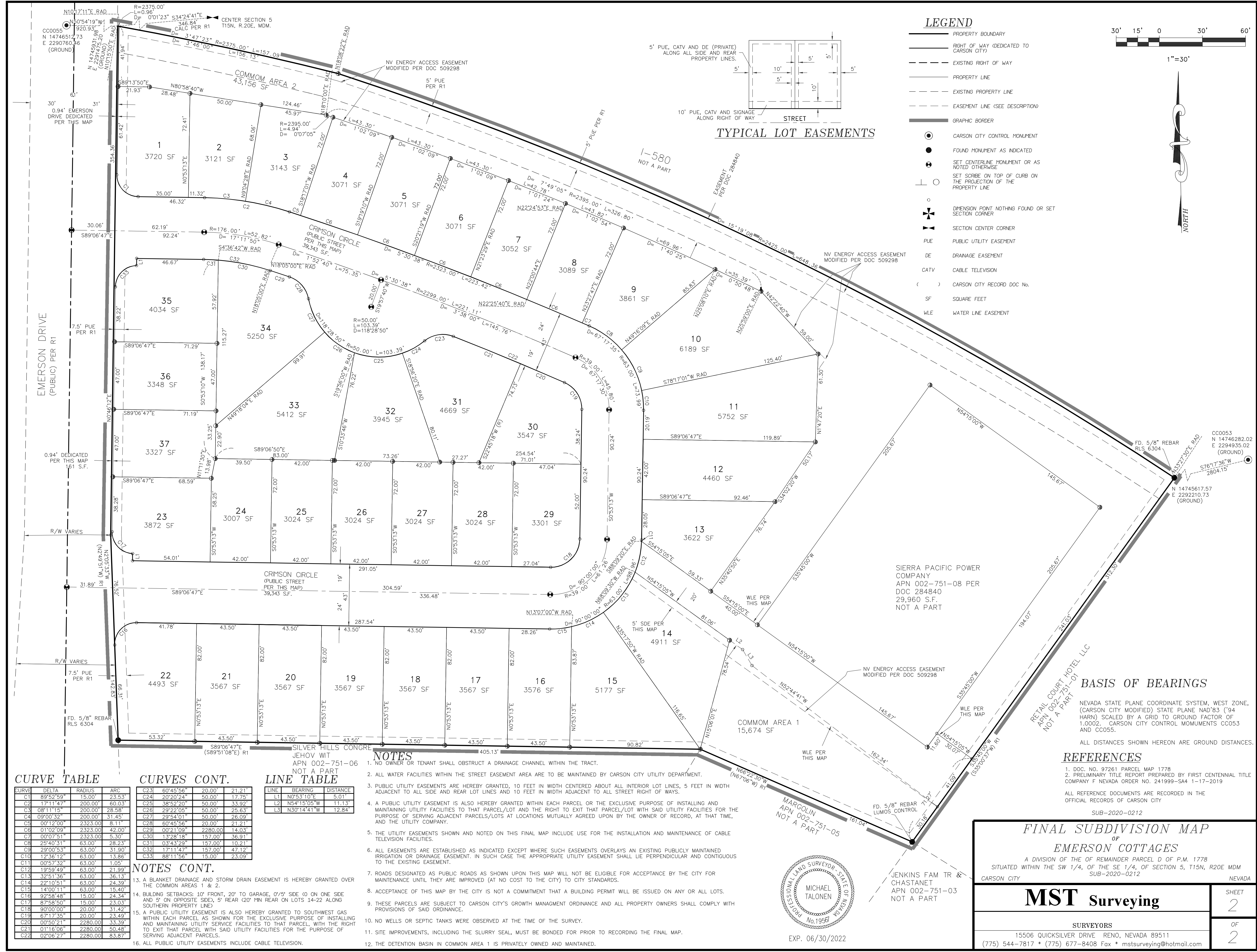
SIERRA PACIFIC POWER COMPANY
D/B/A NV ENERGY DATE

NEVADA BELL TELEPHONE COMPANY
D/B/A AT&T NEVADA DATE

SOUTHWEST GAS CORPORATION DATE

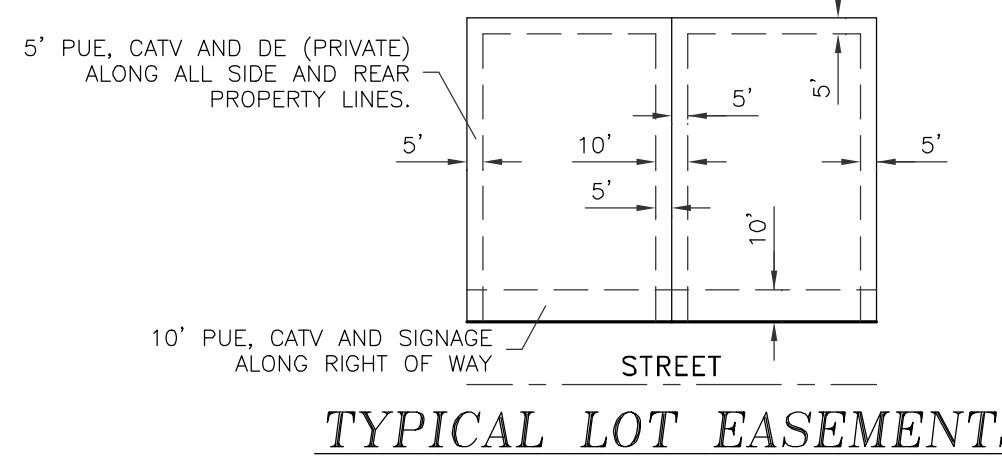
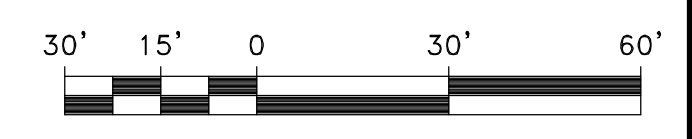
CHARTER COMMUNICATIONS DATE

FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2021, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF CARSON CITY, NEVADA FEE: _____ FILE No. _____	FINAL SUBDIVISION MAP OF EMERSON COTTAGES A DIVISION OF THE OF REMAINDER PARCEL D OF P.M. 1778 SITUATED WITHIN THE NW 1/4, OF THE SE 1/4, OF SECTION 5, T15N, R20E MDM SUB-2020-0212 CARSON CITY NEVADA	
	MST Surveying	SHEET 1
COUNTY RECORDER BY: _____ DEPUTY	SURVEYORS 15506 QUICKSILVER DRIVE RENO, NEVADA 89511 (775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com	
		OF 2



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY (DEDICATED TO CARSON CITY)
- - - EXISTING RIGHT OF WAY
- PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE (SEE DESCRIPTION)
- GRAPHIC BORDER
- CARSON CITY CONTROL MONUMENT
- FOUND MONUMENT AS INDICATED
- ⊙ SET CENTERLINE MONUMENT OR AS NOTED OTHERWISE
- ⊙ SET SCORIE ON TOP OF CURB ON THE PROJECTION OF THE PROPERTY LINE
- ⊙ DIMENSION POINT NOTHING FOUND OR SET SECTION CORNER
- ⊙ SECTION CENTER CORNER
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- CATV CABLE TELEVISION
- () CARSON CITY RECORD DOC No.
- SF SQUARE FEET
- WLE WATER LINE EASEMENT



CURVE TABLE

CURVE	DELTA	RADIUS	ARC
C1	89°52'59"	15.00'	23.53'
C2	17°11'47"	200.00'	60.03'
C3	08°11'15"	200.00'	28.58'
C4	09°00'32"	200.00'	31.45'
C5	00°12'00"	2323.00'	8.11'
C6	01°02'09"	2323.00'	42.00'
C7	00°07'51"	2323.00'	9.30'
C8	25°40'31"	83.00'	28.23'
C9	29°00'53"	63.00'	31.90'
C10	12°36'12"	63.00'	13.86'
C11	00°57'32"	63.00'	1.05'
C12	19°59'43"	63.00'	21.99'
C13	32°51'36"	63.00'	36.13'
C14	22°10'51"	63.00'	24.39'
C15	14°00'11"	63.00'	15.40'
C16	92°58'48"	15.00'	24.34'
C17	87°58'50"	15.00'	23.03'
C18	90°00'00"	20.00'	31.42'
C19	67°17'35"	20.00'	23.49'
C20	00°50'21"	2280.00'	33.39'
C21	01°16'06"	2280.00'	50.48'
C22	02°06'27"	2280.00'	83.87'

CURVES CONT.

CURVE	DELTA	RADIUS	ARC
C23	60°45'56"	20.00'	21.21'
C24	20°20'24"	50.00'	17.75'
C25	38°52'20"	50.00'	33.92'
C26	29°22'05"	50.00'	25.63'
C27	29°54'01"	50.00'	26.09'
C28	60°45'56"	20.00'	21.21'
C29	00°21'09"	2280.00'	14.03'
C30	13°28'18"	157.00'	36.91'
C31	03°43'29"	157.00'	10.21'
C32	17°11'47"	157.00'	47.12'
C33	88°11'56"	15.00'	23.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N0°53'10"E	5.31'
L2	N54°15'05"W	11.13'
L3	N30°14'41"W	12.84'

NOTES

- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE CHANNEL WITHIN THE TRACT.
- ALL WATER FACILITIES WITHIN THE STREET EASEMENT AREA ARE TO BE MAINTAINED BY CARSON CITY UTILITY DEPARTMENT.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ABOUT ALL INTERIOR LOT LINES, 5 FEET IN WIDTH ADJACENT TO ALL SIDE AND REAR LOT LINES AND 10 FEET IN WIDTH ADJACENT TO ALL STREET RIGHT OF WAYS.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL OR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL/LOT AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
- THE UTILITY EASEMENTS SHOWN AND NOTED ON THIS FINAL MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENTS OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.
- ROADS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR ACCEPTANCE BY THE CITY FOR MAINTENANCE UNTIL THEY ARE IMPROVED (AT NO COST TO THE CITY) TO CITY STANDARDS.
- ACCEPTANCE OF THIS MAP BY THE CITY IS NOT A COMMITMENT THAT A BUILDING PERMIT WILL BE ISSUED ON ANY OR ALL LOTS.
- THOSE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- NO WELLS OR SEPTIC TANKS WERE OBSERVED AT THE TIME OF THE SURVEY.
- SITE IMPROVEMENTS, INCLUDING THE SLURRY SEAL, MUST BE BONDED FOR PRIOR TO RECORDING THE FINAL MAP.
- THE DETENTION BASIN IN COMMON AREA 1 IS PRIVATELY OWNED AND MAINTAINED.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (CARSON CITY MODIFIED) STATE PLANE NAD'83 ('94 HARN) SCALED BY A GRID TO GROUND FACTOR OF 1.0002. CARSON CITY CONTROL MONUMENTS CC053 AND CC055.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES

- DOC. NO. 97261 PARCEL MAP 1778
 - PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY F NEVADA ORDER NO. 241999-SA4 1-17-2019
- ALL REFERENCE DOCUMENTS ARE RECORDED IN THE OFFICIAL RECORDS OF CARSON CITY

SUB-2020-0212

FINAL SUBDIVISION MAP
OF
EMERSON COTTAGES

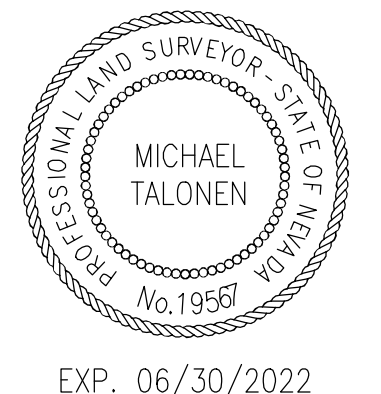
A DIVISION OF THE OF REMAINDER PARCEL D OF P.M. 1778
SITUATED WITHIN THE SW 1/4, OF THE SE 1/4, OF SECTION 5, T15N, R20E MDM
CARSON CITY NEVADA

SUB-2020-0212

MST Surveying

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SHEET
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OF
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EXP. 06/30/2022