



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 7, 2021

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map for the development known as Silver View Townhomes resulting in the creation of 34 single family residential lots and 7 common area parcels on a 2.75-acre parcel zoned Retail Commercial (RC), located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12 (SUB-2020-0012). (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors (“Board”) granted approval of the Tentative Subdivision Map for Silver View Townhomes on March 19, 2020. Since that time, the applicant has obtained a Site Improvement Permit and has secured for the improvements by providing a proper surety in the amount of 150 percent of the engineer's estimate. Per Carson City Municipal Code (“CCMC”) 17.06.005, the Board has the authority to approve a Final Map and may direct that it be recorded and entered as a legal document in the records of Carson City.

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

Proposed Motion

I move to approve the Final Subdivision Map as presented.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

March 19, 2020: The Board approved Tentative Map SUB-2020-0001 subject to conditions of approval.

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? 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:

[SUB-2020-0012 \(Silver View Townhomes FSM\).docx](#)

[Silver View TH 10-5-20 Response Letter.pdf](#)

[Silver View Final Map.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



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

MEMORANDUM

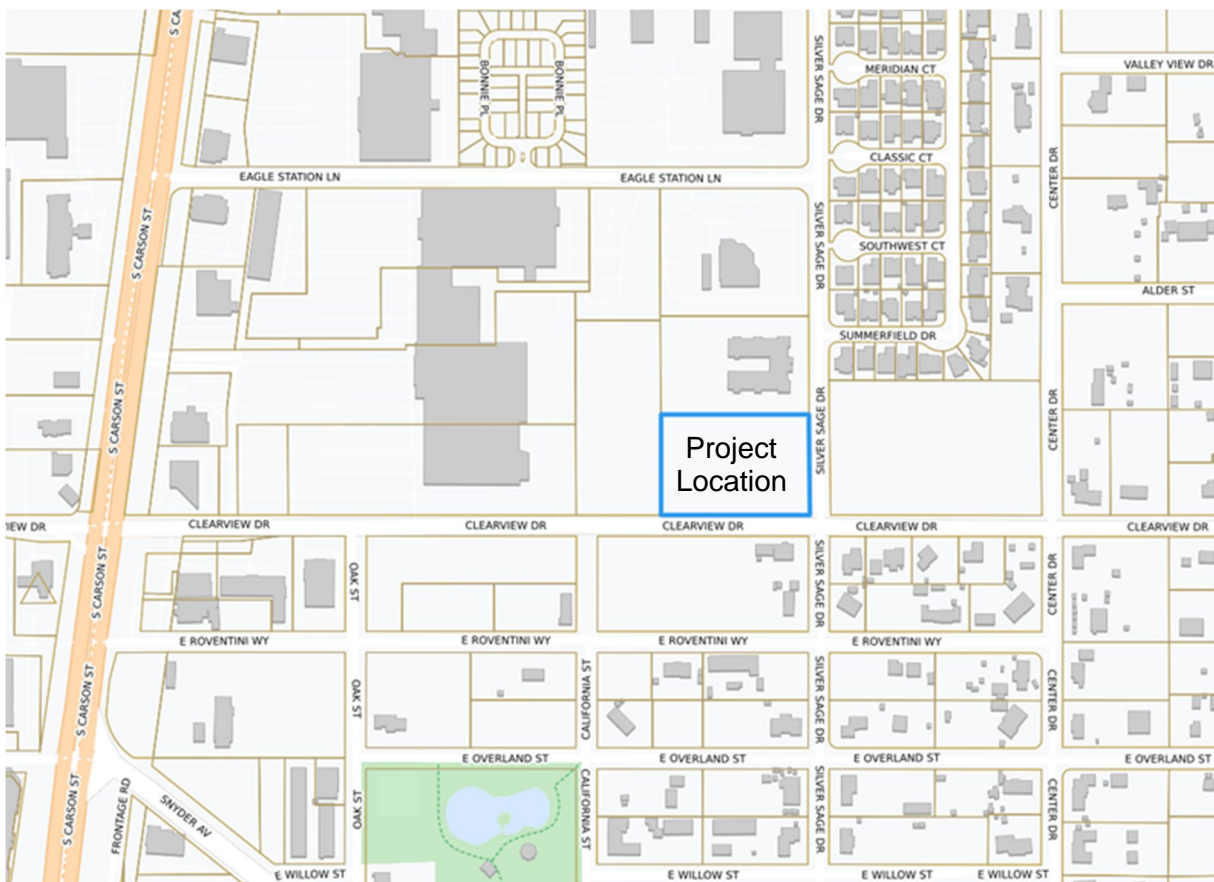
Board of Supervisors Meeting of October 7, 2021

TO: Mayor and Board of Supervisors

FROM: Heather Ferris, Planning Manager
Planning Division

DATE: September 24, 2021

SUBJECT: For Possible Action: Discussion and possible action regarding a Final Subdivision Map for the development known as Silver View Townhomes resulting in the creation of 34 single family residential lots and 7 common area lots, on a 2.75-acre parcel zoned Retail Commercial (RC), located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12. (SUB-2020-0012).



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-2020-0001, the Tentative Map for the subdivision known as the Silver View Townhomes, have been reviewed by staff and satisfied by the applicant as indicated in this memorandum.

At its meeting of March 19, 2020, the Board approved Tentative Map SUB-2020-0001 by a vote of 3-1, 1 recusal, 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 Response: Staff has reviewed the final map and had determined it is substantially the same as the tentative map approved by the Board on March 19, 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.

Staff Response: 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.

Staff Response: The improvement plans comply with City Standards. There is no mass grading planned for this project.

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

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

5. With the submittal of any final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps, and shall include approval by the fire department of all hydrant locations.

Staff Response: The Health and Fire Departments have reviewed and approved the final map and 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."

Staff Response: The required note has been added to the final map (see Note 13 on sheet 2 of the final map).

7. Placement of all utilities shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.

Staff Response: 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.

Staff Response: The Notice of Decision was signed on March 26, 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 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.

Staff Response: 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.

Staff Response: 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.

Staff Response: 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.

Staff Response: 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.

Staff Response: 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.

Staff Response: 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.

Staff Response: The CC&R's have been provided to the District Attorney's office.

Other Conditions of Approval:

16. All construction and improvements must meet the requirements of Carson City Standard Details, including, but not limited to:
 - a. Gas and electric utilities must be shown on construction drawings. A typical detail must be provided with the construction drawings showing separation requirements are being met per Nevada Division of Environmental Protection and City Detail C-1.2.5 and C-1.2.4.
 - b. The water main in Clearview Drive must be extended along the frontage to connect into Silver Sage Drive. It is suspected that an existing valve was buried near the dead end of the water main west of the project. The valve must be exposed, and a new riser installed. If no valve can be found a new one must be installed. The new patch over the water main will need to extend to the newly installed curb and gutter.
 - c. An ADA access ramp must be installed at the corner of Silver Sage Drive and Clearview Drive.

Staff Response: These items have been addressed with the site improvement permit.

17. Storm drainage must be designed to surface drain wherever practicable. Any storm drain utilities outside of the roadway must be privately owned and maintained.

Staff Response: This item has been addressed with the site improvement plans. Storm drainage has been designed consistent with this condition of approval.

18. A blanket Public Utility and Access easement must be created over all internal streets. This will need to be shown on construction drawing as well as the final map.

Staff Response: The intent of this condition was to provide for a public utility easement and access easement over the private roads; however, the Board of Supervisors approved the roads as public, therefore, the need for the public utility and access easement is negated. The intent of the condition is met with the public roads.

19. A sampling tap must be included in a common area of the project near one of the entrances.

Staff Response: The site improvement plans addressed this condition. A sampling tap has been included in the common area for the project at the intersection of Galway Court and Dublin Street approximately 200 feet from the Silver Sage Drive entrance.

20. The site improvement plans shall indicate fire hydrant locations in compliance with International Fire Code Appendix C, Table C102.1.

Staff Response: The site improvement plans address this condition. The Fire Department reviewed the plans and determined compliance with this condition.

21. No on-street parking is allowed. "No Parking-Fire Lane" signs must be installed every 50 feet on both sides of the street.

Staff Response: The site improvement plans address this condition. The Fire Department has reviewed the plans and determined compliance with this condition.

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

Staff Response: The applicant provided landscape plans with the site improvement permit. As part of the review for the site improvement permit, the Planning Division reviewed and approved the landscape plans determining compliance with this condition.

23. 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.

Staff Response: The applicant provided landscape plans with the site improvement permit. As part of the review for the site improvement permit, the Planning Division in conjunction with the Parks Recreation and Open Space Department reviewed and approved the landscape plans determining compliance with this condition.

24. The applicant is required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weed.

Staff Response: The site improvement plans addressed this condition. Best management practices were addressed with the erosion control plan.

25. All aspects of the building must be included within the boundaries of the lot. The required internal setbacks shall be as follows:

Front - 10 feet to the house and 20 feet to the garage

Side - 0 feet (interior units) and 1.5 feet (exterior units)

Rear - 10 feet minimum

Periphery Boundary- 10 feet minimum along the northern and western boundaries; and 30 feet along the southern and eastern boundaries.

These setbacks shall be stated on the final map as well as the CC&Rs.

Staff Response: The setbacks listed in condition 25 are addressed on Note 2, sheet 2 of the final map, and in the CC&Rs.

26. At the time of recordation of the final map, a private Homeowner's Association (HOA) or similar entity must be formed to provide maintenance for all common areas, and landscaping (including landscaping within the right-of-way). Private maintenance must be described in the CC&Rs. The City will not maintain these facilities.

Staff Response: The CC&Rs have been provided for review and will be recorded concurrently with the final subdivision map.

27. The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the concurrent application LU-2020-0001- A Special Use Permit for a residential use in a non-residential district.

Staff Response: Special Use Permit LU-2020-0001 was approved by the Planning Commission on February 26, 2020.

28. Per the condition volunteered by the applicant at the public hearing, prior to approval of the final subdivision map, the developer shall provide the City with a check equal to the cost of a slurry seal of the internal public roads (square footage of the asphalt section of the road multiplied by the price per square foot that Carson City has negotiated with its seasonal provider) to the satisfaction of the public works director.

Staff Response: The applicant has provided a check equal to the cost of a slurry seal for the internal public roads.

October 5, 2020

Hope Sullivan, AICP
Planning Manager
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Re: SILVER VIEW TOWNHOMES – Notice of Decision - SUB-2020-0001

Dear Ms. Sullivan:

Following is the responses to the conditions of approval for the Silver View Townhomes project:

Condition 1:

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

Response 1:

The final map associated with this project will be in substantial accord with the approved tentative map.

Condition 2:

“Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.”

Response 2:

The development engineering department shall approve all on-site and off-site improvements prior to the approval of any final map. The plans will adhere to the recommendations contained in the project soils and geotechnical report.

Condition 3:

“Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.”

Response 3:

A note has been added to the grading plan stating the above. Please see note 25 on sheet 4.

Condition 4:

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

Response 4:

For this final map, all lot areas and lot widths will meet the zoning requirements approved as part of the approved tentative map.

Condition 5:

"With the submittal of any final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps, and shall include approval by the fire department of all hydrant locations."

Response 5:

Attached with this submittal is email conformation from the Carson City fire department approving all hydrant locations.

Condition 6:

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

Response 6:

The above note has been added to the final map for this project.

Condition 7:

"Placement of all utilities shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps."

Response 7:

The existing overhead facilities fronting the project along Clearview Drive is a transmission power line and cannot be relocated underground. The overhead communication line fronting the project along Silver Sage Drive is proposed to be relocated underground. All proposed utilities within this project are proposed to be underground.

Condition 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."

Response 8:

The applicant signed and returned the notice of decision within the 10 days of receipt of notification after the board of supervisors meeting.

Condition 9:

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

Response 9:

The above note has been added to sheets 2 and 4 of the improvement plans.

Condition 10:

“The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.”

Response 10:

The plans associated with this project adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.

Condition 11:

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

Response 11:

The disturbed area for this project is less than 5 acres. Due to this the Nevada Division of Environmental Protection does not require a surface area disturbance/dust control permit.

Condition 12:

“A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.”

Response 12:

A hydrology report, water report and sewer report have been included with this submittal package.

Condition 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.”

Response 13:

A proper surety in the amount of 150 percent of the engineer's estimate will be provided prior to the recording of the final map. Attached with this submittal is the Engineers Estimate of Probable Cost with a 50% contingency added. It is understood that the prior to 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.

Condition 14:

"A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map."

Response 14:

"will serve" letters from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

Condition 15:

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

Response 15:

CC&Rs will be provided and approved prior to approval/recordation of the final map.

Condition 16:

"All construction and improvements must meet the requirements of Carson City Standard Details, including, but not limited to:

a. Gas and electric utilities must be shown on construction drawings. A typical detail must be provided with the construction drawings showing separation requirements are being met per Nevada Division of Environmental Protection and City Detail C-1.2.5 and C-1.2.4.

b. The water main in Clearview Drive must be extended along the frontage to connect into Silver Sage Drive. It is suspected that an existing valve was buried near the dead end of the water main west of the project. The valve must be exposed and a new riser installed. If no valve can be found a new one must be installed. The new patch over the water main will need to extend to the newly installed curb and gutter.

c. An ADA access ramp must be installed at the corner of Silver Sage Drive and Clearview Drive."

Response 16:

- a. Plans have been submitted to NV Energy and SW Gas. Once their design is complete, the gas and electric utilities will be incorporated into the civil drawings. A typical detail will be provided showing separation requirements are being met per NDEP and City Details C-1.25 and C-1.2.4.
- b. The water main in Clearview Drive has been extended along the frontage to connect into Silver Sage Drive. On sheet 3, a label has been added to the connection point at the west connection point on Clearview drive stating *"The valve must be exposed and a new riser installed. If no valve can be found a new one must be installed."* The patch over the water main has been shown to extend to the existing curb and gutter.
- c. A proposed ADA access ramp is proposed at the corner of Silver Sage Drive and Clearview Drive. Please reference improvement plans for exact location.

Condition 17:

“Storm drainage must be designed to surface drain wherever practicable. Any storm drain utilities outside of the roadway must be privately owned and maintained.”

Response 17:

Storm drainage has been designed to surface drain wherever practicable. A note has been added to sheet 4 stating *“Any storm drain utilities outside of the roadway must be privately owned and maintained.”*

Condition 18:

“A blanket Public Utility and Access easement must be created over all internal streets. This will need to be shown on construction drawing as well as the final map.”

Response 18:

All proposed internal streets within the project are proposed to be public, therefore a blanket public utility and access easement is not needed over all internal streets.

Condition 19:

“A sampling tap must be included in a common area of the project near one of the entrances.”

Response 19:

A sampling tap has been included in a common area for this project at the intersection of Galway Court and Dublin Street approximately 200' away from the Silver Sage Drive entrance.

Condition 20:

“The site improvement plans shall indicate fire hydrant locations in compliance with International Fire Code Appendix C, Table C102.1.”

Response 20:

Fire hydrant locations are shown in the improvement plans and are in compliance with International Fire Code Appendix C, Table C102.1.

Condition 21:

“No on-street parking is allowed. “No Parking-Fire Lane” signs must be installed every 50 feet on both sides of the street.”

Response 21:

“No Parking” signs have been proposed to be installed approximately every 50 feet on both sides of the street. Please reference sheet 2 for proposed locations.

Condition 22:

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

Response 22:

A landscape plan has been included as part of the improvement plans included with this submittal.

Condition 23:

“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.”

Response 23:

Please reference the Landscape plans that have been included with this submittal.

Condition 24:

“The applicant is required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weed.”

Response 24:

“best management practices” have been included in the erosion control plan.

Condition 25:

“All aspects of the building must be included within the boundaries of the lot. The required internal setbacks shall be as follows:

Front - 10 feet to the house and 20 feet to the garage

Side - 0 feet (interior units) and 1.5 feet (exterior units)

Rear- 10feet minimum

Periphery Boundary- 10 feet minimum along the northern and western boundaries; and 30 feet along the southern and eastern boundaries.

These setbacks shall be stated on the final map as well as the CC&Rs.”

Response 25:

The above setbacks will be stated on the final map as well as the CC&Rs.

Condition 26:

“At the time of recordation of the final map, a private Home Owner’s Association (HOA) or similar entity must be formed to provide maintenance for all common areas, and landscaping (including landscaping within the right-of-way). Private maintenance must be described in the CC&Rs. The City will not maintain these facilities.”

Response 26:

A private Home Owner’s Association (HOA) or similar entity will be formed to provide maintenance for all common areas, and landscaping (including landscaping within the right-of-way). Private maintenance will be described in the CC&Rs. The City will not maintain these facilities.

Condition 27:

“The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the concurrent application LU-2020-0001- A Special Use Permit for a residential use in a non-residential district.”

Response 27:

Approval has been granted for LU-2020-0001. The approval has been included with this submittal.

Condition 28:

“Per the condition volunteered by the applicant at the public hearing, prior to approval of the final subdivision map, the developer shall provide the City with a check equal to the cost of a slurry seal of the internal public roads (square footage of the asphalt section of the road multiplied by the price per square foot that Carson City has negotiated with its seasonal provider) to the satisfaction of the public works director.”

Response 28:

Prior to approval of the final map the above condition will be satisfied.

If you have any questions or concerns, please contact David Kitchen at 775-321-6531 or Travis Sulezich at 775-321-6537.

Sincerely,
Manhard Consulting



Travis J. Sulezich, P.E.
Project Engineer

OWNER'S CERTIFICATE:

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

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

RPJ NV LLC

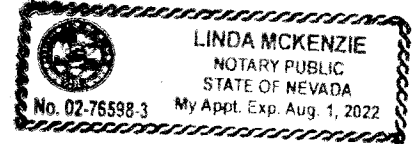
BY: Mark B. Turner DATE: 7-27-2021
PRINTED NAME Mark B. Turner TITLE: Manager

NOTARY CERTIFICATE

STATE OF Nevada }
COUNTY OF Carson City } SS
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
ON THIS 27 DAY OF July, 2021,
Mark B. Turner
OF RPJ NV, LLC
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Linda McKenzie
NOTARY PUBLIC
Linda McKenzie
PRINT NAME



COMMISSION NO. 02-76598-3 EXPIRES ON 8-1-2022

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.

April Holt, P.E. DATE: 7-20-2021
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
BUREAU OF WATER POLLUTION CONTROL
NAME/TITLE PRINTED: April Holt, P.E.

DIVISION OF WATER RESOURCES

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

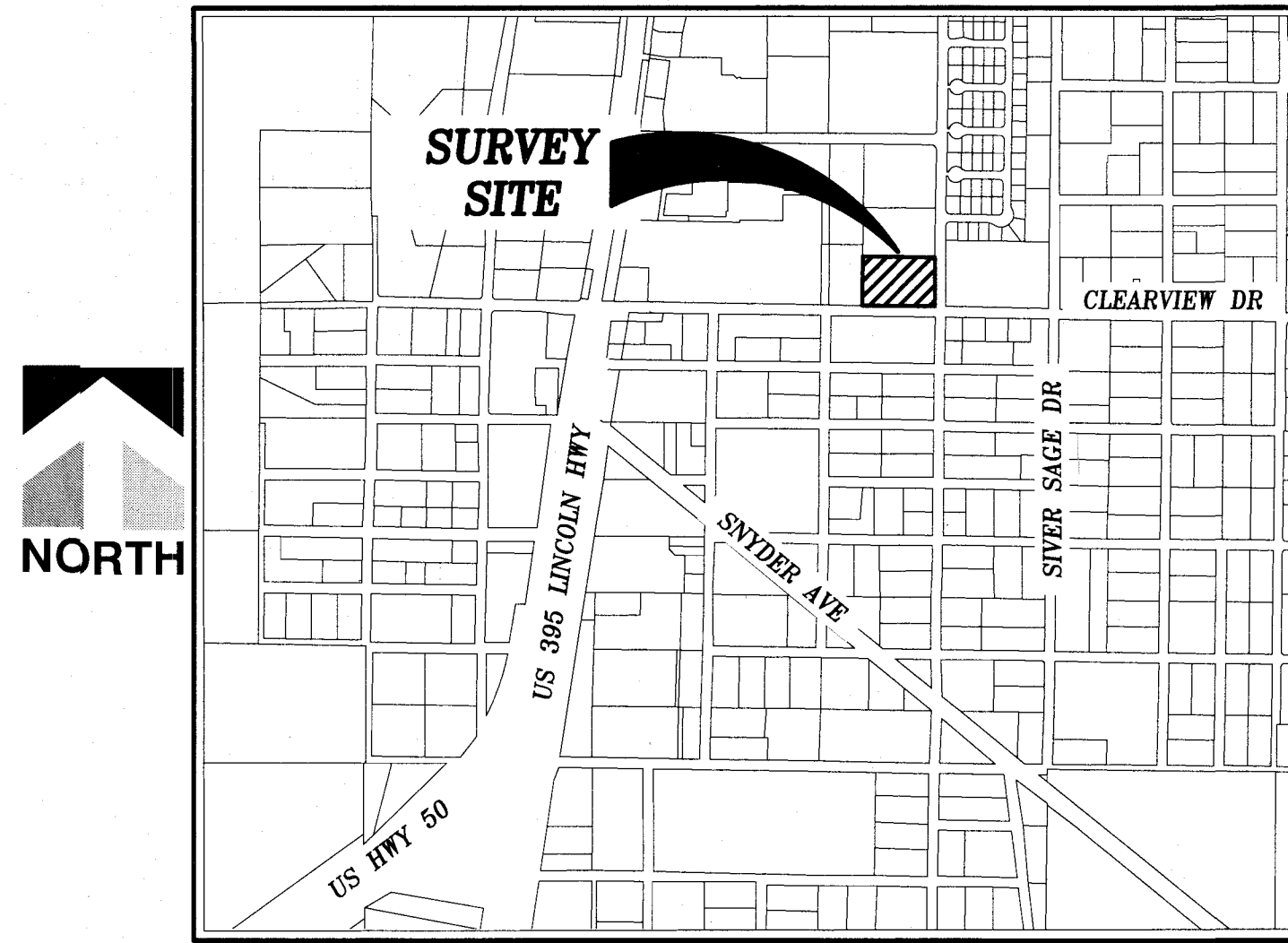
Karl Eitenmiller P.E. DATE: 7-22-2021
DIVISION OF WATER RESOURCES
NAME/TITLE PRINTED: Karl Eitenmiller

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (SUB-2020-0001) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

Hope Sullivan, AICP DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR

**OFFICIAL PLAT
FOR
SILVER VIEW TOWNHOMES**

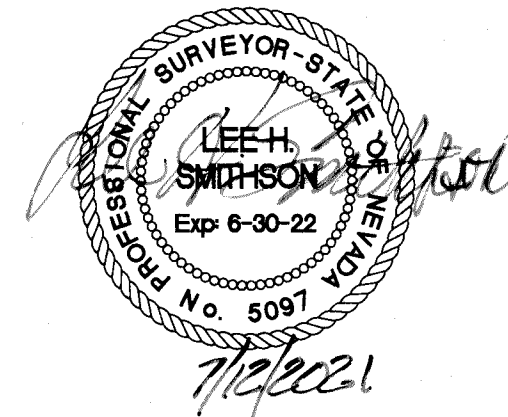


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

- I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RPJ NV LLC, DATED JANUARY 15, 2020.
 2. THE LANDS SURVEYED LIE WITHIN THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 15, 2020.
 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY July 12, 2021, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

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



RECORDER'S CERTIFICATE:

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

RECORDING FEE: \$ _____
FILE NO: _____

CLERK RECORDER _____ DATE _____

CARSON CITY CLERK

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

CITY CLERK _____ DATE _____
NAME PRINTED: _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER 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:

Western Title Company, LLC DATE: 6-29-2021
NAME/TITLE PRINTED: Delia H. Conzett, NV

CITY ENGINEERS'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT. THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

Randall Rice, PE DATE: _____
CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE DUBLIN STREET, LIMERICK COURT, GALWAY COURT AND THE RETURN OF THE NORTHWEST QUADRANT OF CLEARVIEW DRIVE AND SILVER SAGE DRIVE. ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO
A.P.N. 009-125-12.

TREASURER _____ DATE _____

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

CHARTER COMMUNICATIONS:

BY: Armando Espino DATE: 7/6/2021
Armando Espino Supervisor
PRINT NAME/TITLE

FRONTIER COMMUNICATIONS COMPANY

BY: Chris Wilking DATE: 7/22/21
Chris Wilking Engineer
PRINT NAME/TITLE

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY:

BY: Brandon Guagliardi DATE: 6-28-21
Brandon Guagliardi Assistant
PRINT NAME/TITLE

CARSON CITY UTILITY COMPANY

BY: _____ DATE _____
PRINT NAME/TITLE

SOUTHWEST GAS

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT THAT PARCEL.

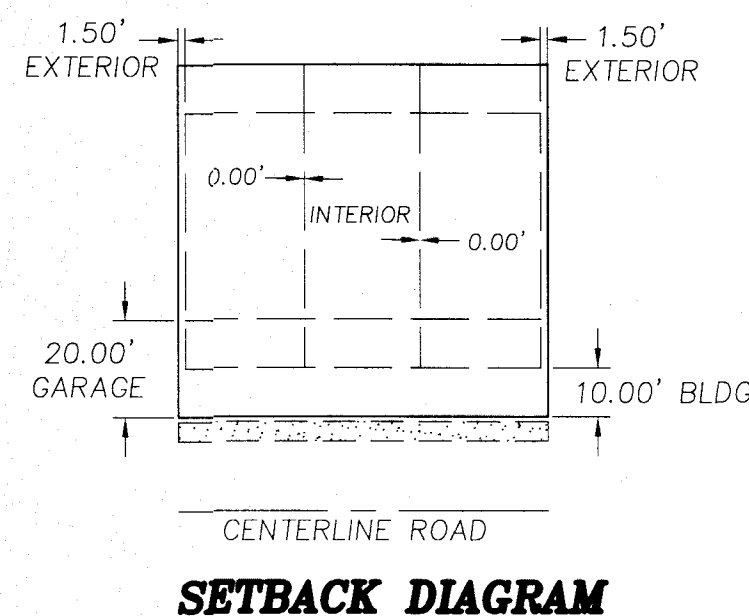
Amanda Marguich DATE: 7/2/21
Amanda Marguich Supervisor/Engineering
Chloe Ramsey

SUB-2020-0012

FINAL MAP FOR
SILVER VIEW TOWNHOMES
BEING A DIVISION OF PARCEL C-3 OF RECORD OF SURVEY/BLA
MAP NO. 1875, SITUATE IN SE 1/4 OF THE SW 1/4 OF SECTION 29
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
CARSON CITY NEVADA
DRAWN BY: ACP/LHS
DATE: JUNE 2021
PROJ. CODE: LILCCNV
PROJ. #: 02
SHEET 1 OF 3
Manhard CONSULTING LTD
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3500 fx: 775-746-3550 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

NOTES

- ALL ROADWAYS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
- ALL ASPECTS OF THE BUILDING MUST BE INCLUDED WITHIN THE BOUNDARIES OF THE LOT. THE REQUIRED INTERNAL SETBACKS SHALL BE AS FOLLOWS:
 - FRONT - 10 FEET TO THE HOUSE AND 20 FEET TO THE GARAGE
 - SIDE - 0 FEET (INTERIOR UNITS) AND 1.5 FEET (EXTERIOR UNITS)
 - REAR - 10 FEET MINIMUM
 - PERIPHERY BOUNDARY - 10 FEET MINIMUM ALONG THE NORTHERN AND WESTERN BOUNDARIES; AND 30 FEET ALONG THE SOUTHERN AND EASTERN BOUNDARIES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH NORTH PROPERTY LINE AND 10 FEET IN WIDTH COINCIDENT WITH THE WEST PROPERTY LINE AND ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON.
- PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- 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.
- A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS AND DETENTION BASIN AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER REQUIRED COVENANTS, CONDITIONS AND RESTRICTIONS, AND NOT BY CARSON CITY.
- A PUBLIC USE EASEMENT IS HEREBY GRANTED OVER AND ACROSS ALL COMMON AREAS.
- ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND FUNDED BY A LANDSCAPE MAINTENANCE DISTRICT.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- FEMA FLOOD ZONE NOTES: PANEL 32031C3445G EFFECTIVE DECEMBER 22, 2016. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.



LAND SUMMARY

34 RESIDENTIAL LOTS	= ±	1.43 ACRES
7 COMMON ELEMENTS	= ±	0.78 ACRES
DEDICATED RIGHT-OF-WAY	= ±	0.54 ACRES
TOTAL AREA	= ±	2.75 ACRES

REFERENCES

- PARCEL MAP NO. 1619, FILE NO. 81429, RECORDED FEBRUARY 08, 1989.
- PARCEL MAP NO. 1673, FILE NO. 86786, RECORDED JUNE 13, 1989.
- RECORD OF SURVEY MAP NO. 1875 IN SUPPORT OF BLA, FILE NO. 115523, RECORDED MAY 21, 1991
- PARCEL MAP NO. 1979, FILE NO. 139203, RECORDED JANUARY 22, 1993
- PARCEL MAP NO. 2016, FILE NO. 148631, RECORDED AUGUST 26, 1993.
- PARCEL MAP NO. 2293, FILE NO. 223064, RECORDED SEPTEMBER 08, 1998.
- BOUNDARY LINE ADJUSTMENT, FILE NO. 115298, RECORDED MAY 15, 1991
- CARSON CITY CONTROL NETWORK MAP NO. 2749, FILE NO. 403435, RECORDED AUGUST 11, 2010.

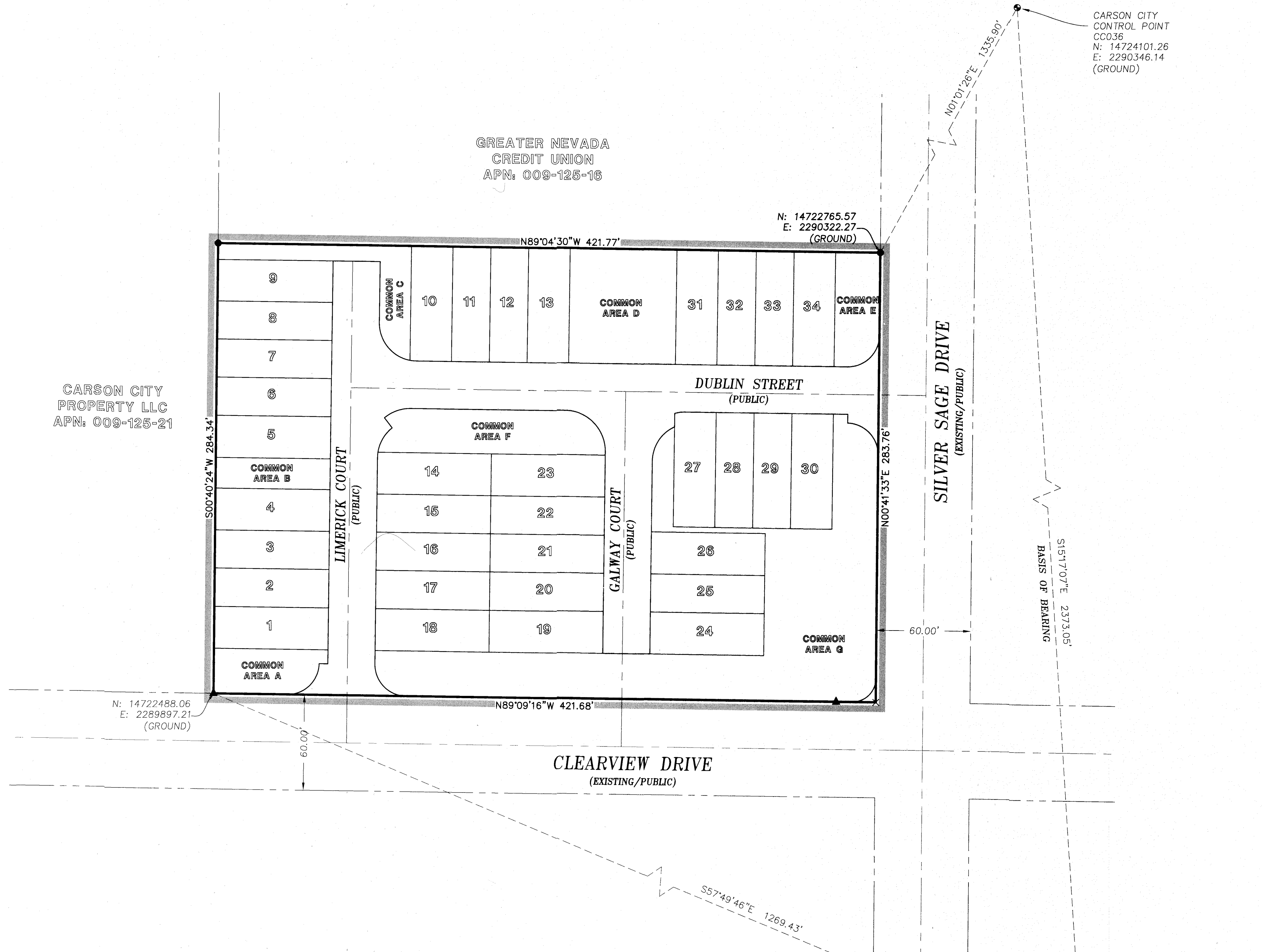
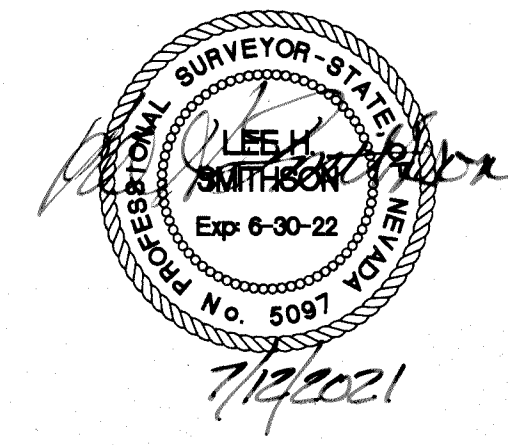
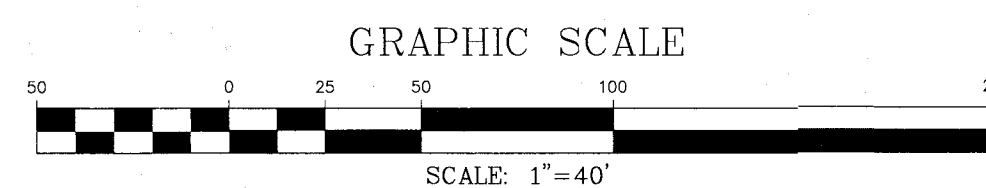
RECORDED IN OFFICIAL RECORDS OF CARSON CITY, NEVADA

BASIS OF BEARING

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 CC036 AND CC069. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

LEGEND:

- ▲ FOUND 5/8" REBAR W/ TAG "PLS 3579" PER PARCEL MAP 1619
- FOUND 5/8" REBAR W/ TAG "RLS 1797"
- ⊙ FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- ⊕ SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- ✕ OR ✕ DIMENSION POINT, NOTHING FOUND OR SET.
- P.U.E. PUBLIC UTILITY EASEMENT
- ROS RECORD OF SURVEY
- PM PARCEL MAP
- S.F. SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- SUBDIVISION BOUNDARY LINE
- NEW PARCEL LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- GRAPHIC BORDER



CARSON CITY CONTROL POINT CC036
N: 14724101.26
E: 2290346.14
(GROUND)

CARSON CITY CONTROL POINT CC069
N: 14721812.16
E: 2290971.74
(GROUND)

© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

FINAL MAP FOR
SILVER VIEW TOWNHOMES
BEING A DIVISION OF PARCEL C-3 OF RECORD OF SURVEY/BLA
MAP NO. 1875, SITUATE IN SE 1/4 OF THE SW 1/4 OF SECTION 29
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA

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

DRAWN BY: ACP/LHS	DATE: JUNE 2021
PROJ. CODE: LILCONV	PROJ. #: 02
SHEET 2 OF 3	

LEGEND

- ▲ FOUND 5/8" REBAR W/ TAG "PLS 3579" PER PARCEL MAP 1619
- FOUND 5/8" REBAR W/ TAG "RLS 1797"
- FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- ⊥ SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE ON LOT LINE EXTENDED
- STANDARD STREET CENTERLINE WELL MONUMENT TO BE SET, STAMPED "PLS 5097"
- ✕ OR ⊙ DIMENSION POINT, NOTHING FOUND OR SET.
- P.U.E. PUBLIC UTILITY EASEMENT
- ROS RECORD OF SURVEY
- PM PARCEL MAP
- S.F. SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- SUBDIVISION BOUNDARY LINE
- NEW PARCEL LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE
- GRAPHIC BORDER

GREATER NEVADA
CREDIT UNION
APN: 009-125-16

CARSON CITY
PROPERTY LLC
APN: 009-125-21

10.00' P.U.E.
GRANTED PER THIS
MAP

10.00' POWERLINE
EASEMENT
PER DOC. NO.
115298

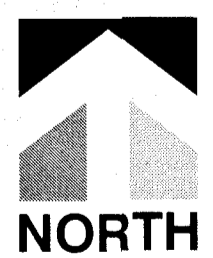
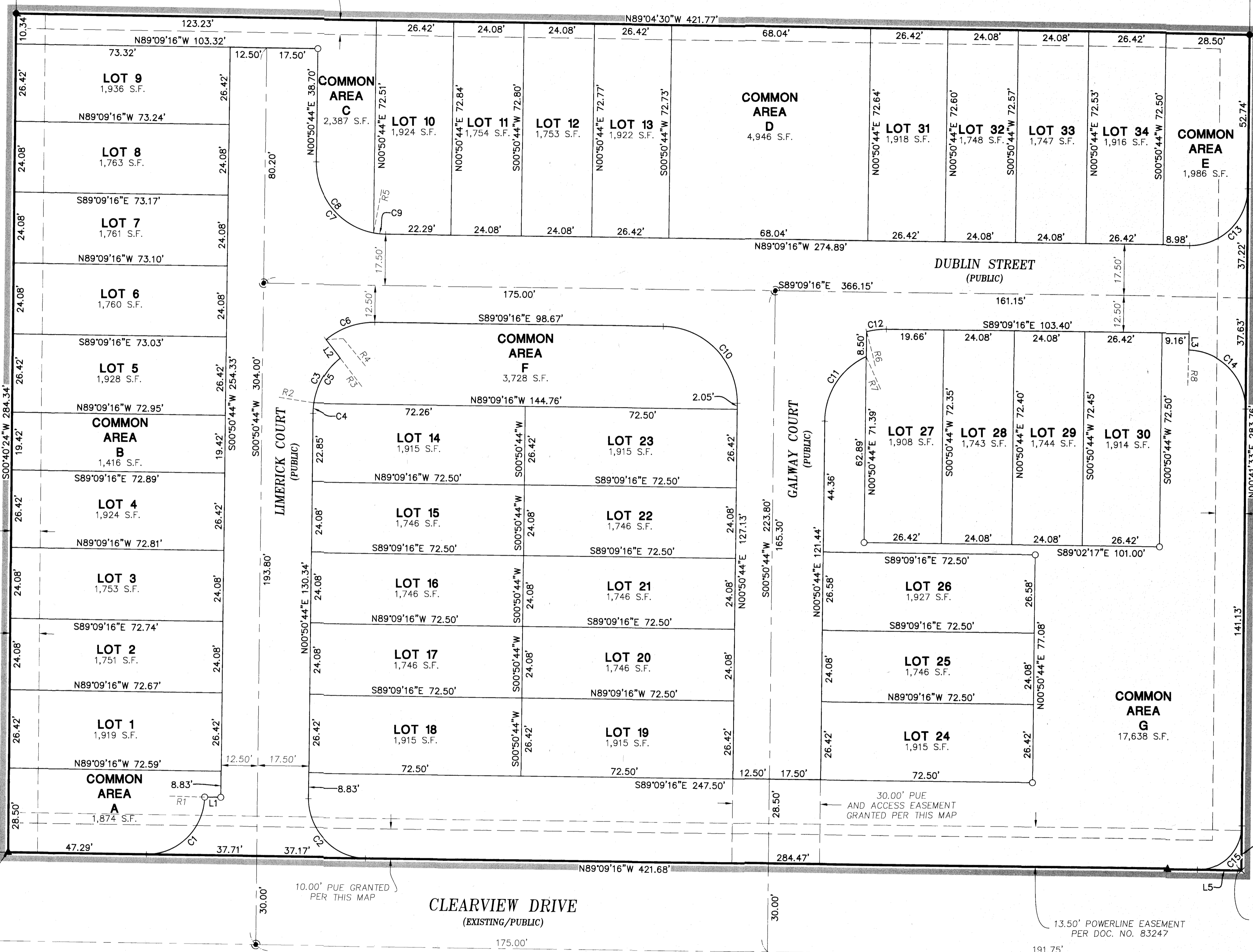
N: 14722488.06
E: 2289897.21
(GROUND)

5.00' PUE GRANTED
PER THIS MAP

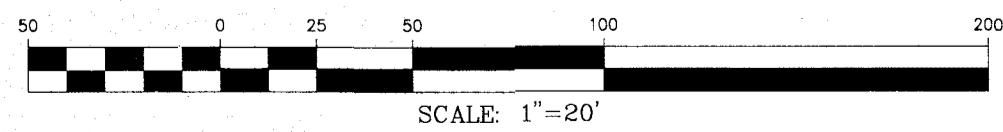
10.00' PUE
GRANTED
PER THIS
MAP

SILVER SAGE DRIVE
(EXISTING/PUBLIC)

OFFERED FOR DEDICATION
TO CARSON CITY



GRAPHIC SCALE

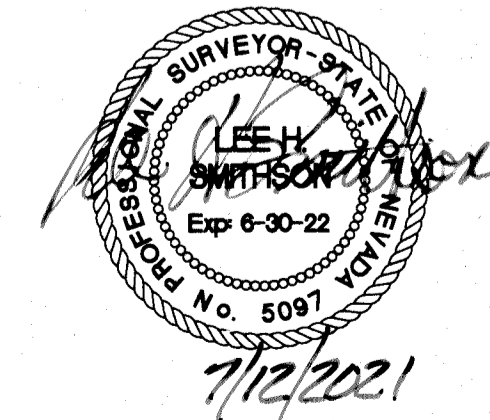


RADIAL BEARINGS	
LINE	BEARING
R1	N88°12'48"W
R2	S80°59'32"E
R3	S37°39'20"E
R4	S39°25'26"E
R5	N10°45'06"E
R6	S14°24'25"E
R7	S24°00'07"E
R8	S01°44'55"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°09'16"W	5.50'
L2	N37°40'05"W	8.00'
L3	S00°50'44"W	5.50'
L4	N00°41'33"E	15.04'
L5	N89°09'16"W	15.04'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	30.80'	88°14'08"
C2	20.00'	30.75'	88°06'21"
C3	24.00'	21.73'	51°53'03"
C4	24.00'	3.58'	8°32'52"
C5	24.00'	18.15'	43°20'11"
C6	25.67'	18.04'	40°16'10"
C7	24.00'	37.70'	90°00'00"
C8	24.00'	33.55'	80°05'38"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C9	24.00'	4.15'	9°54'22"
C10	25.67'	40.32'	90°00'00"
C11	24.00'	27.47'	65°34'57"
C12	25.67'	6.83'	15°15'09"
C13	20.00'	30.81'	88°15'14"
C14	20.00'	30.73'	88°02'09"
C15	15.00'	23.60'	90°09'11"



© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

FINAL MAP
FOR
SILVER VIEW TOWNHOMES
BEING A DIVISION OF PARCEL C-3 OF RECORD OF SURVEY/BLA
MAP NO. 1875, SITUATE IN SE 1/4 OF THE SW 1/4 OF SECTION 29
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY, NEVADA

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

DRAWN BY: ACP/LHS
DATE: JUNE 2021
PROJ. CODE: LILCCNV
PROJ. #: 02

SHEET
3 OF **3**