



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** August 18, 2022

Staff Contact: Heather Manzo, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding (1) a final subdivision map known as Andersen Ranch (SUB-2021-0361) creating 203 residential lots, common areas and rights-of-way on property zoned Single Family Residential 6,000 ("SF6") and Single Family Residential 12,000 ("SF12"), located at 1450 Mountain Street and on North Ormsby Boulevard generally west of Mountain Street, east of North Ormsby Boulevard, and south of Long Street, Assessor's Parcel Numbers ("APNs") 007-573-09, -10 and -11; and (2) approval of a neighborhood park construction and residential construction tax credits agreement for the Andersen Ranch project. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Board of Supervisors ("Board") granted approval of a Tentative Subdivision Map ("TSM") for Andersen Ranch, a common open space development, on January 3, 2020. Since that time, the applicant has obtained a site improvement permit, has graded the site, and has begun the installation of infrastructure necessary to serve the subdivision. The applicant is proposing dedication of rights-of-way and parcels that will provide connections to the unified pathways network with the map. The acceptance of these dedications will be deferred until such time that the improvements have been completed and have been constructed to City standards. Per Carson City Municipal Code ("CCMC") 17.06.005, the Board has the authority to approve a final map and may direct it to 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 and the residential construction tax credit agreement as presented.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

The Board approved the tentative subdivision map on January 3, 2020.

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. Of note, Condition No. 38 requires an agreement between the developer and the City for improvements in lieu of residential construction tax fees. This agenda item contemplates the Board of Supervisors' approval of the residential construction tax agreement in conjunction

with the final subdivision map approval. The residential construction tax agreement is undergoing final edits and will be provided as late material.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 17.06; CCMC 18.02.050

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-2021-0361 \(Andersen Ranch FSM\)](#)

[Applicant Response to Andersen Ranch Conditions of Approval - 9-27-2021.pdf](#)

[Andersen Ranch Final Map - Signed.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

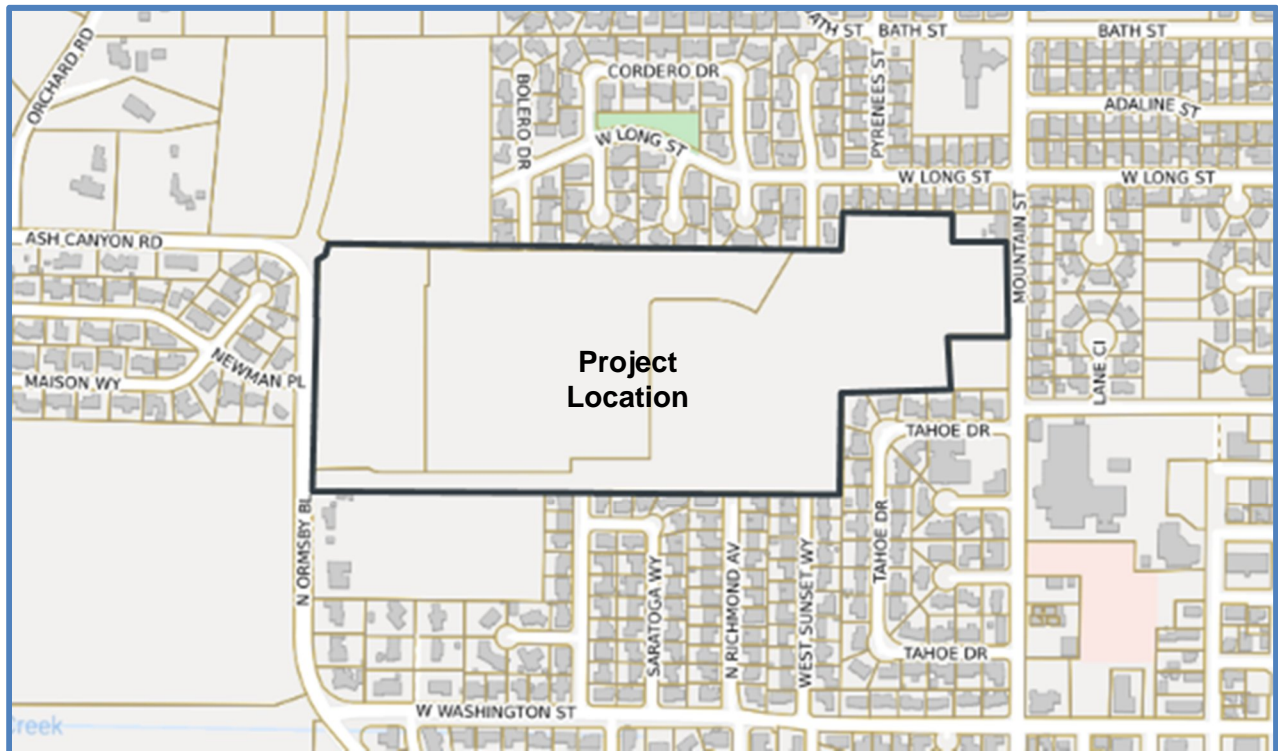
Board of Supervisors Meeting of August 18, 2022

TO: Mayor and Board of Supervisors

FROM: Heather Manzo, Associate Planner
Planning Division

DATE: August 18, 2022

SUBJECT: For Possible Action: Discussion and possible action regarding (1) a final subdivision map known as Andersen Ranch creating 203 residential lots, common areas, and rights-of-way on property zoned Single Family Residential 6,000 ("SF6") and Single Family Residential 12,000 ("SF12"), located at 1450 Mountain Street and on North Ormsby Boulevard generally west of Mountain Street, east of North Ormsby Boulevard, and south of Long Street, Assessor's Parcel Numbers ("APNs") 007-573-09, -10, and -11; and (2) approval of a neighborhood park construction and residential construction tax credits agreement for the Andersen Ranch project



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-2019-0022, the Tentative Map for the subdivision known as Andersen Ranch have been reviewed by staff and satisfied by the applicant as indicated in this memorandum.

At its meeting of January 3, 2020, the Board approved Tentative Map SUB-2020-0022 by a vote of 4-1, 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 January 3, 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: Development Engineering 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 8 on sheet 1 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 a final map.**

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 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.**

Staff Response: The Notice of Decision was signed 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.**

Staff Response: The applicant has stated this condition will be adhered to. Construction hours are noted on Sheet T-1 of 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 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.**

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's Office shall approve any Covenants, Conditions & Restrictions (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 and are ready to be recorded with the final map.

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.**

The maintenance plan shall be submitted prior to final map recordation, recorded at the time of final map recordation, and referenced on the final map.

Staff Response: A three-year maintenance plan has been submitted with the final map and will be recorded at the time of final map recordation.

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.**

Staff Response: This has been addressed. A HOA will be formed for the maintenance of common open space as well as the public trail system being developed with this project that provides connectivity to the broader pedestrian and multi-use pathway network.

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. To meet this requirement, landscaping and buffering shall be installed along the rear of Lots 1 – 6, and on the side of Lot 7. A detailed landscape plan shall be submitted with the site improvement permit application demonstrating compliance with this requirement. The landscaping may be installed with the development of the individual lots, although a deed restriction must be recorded if the landscaping is placed in a buffer easement explaining the function of the buffer easement.**

Staff Response: This condition has been addressed. A buffer easement has been identified on the final map, a restrictive covenant will be recorded for Lots 1 through 7, and landscaping plans have been approved with the site improvement permit to include the required landscaping within the northern yards of each of these lots.

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.**

Staff Response: This condition has been addressed. Common open space parcels have been identified on the map, consistent with the approved tentative map.

Other Conditions of Approval

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

Staff Response: The setbacks are addressed on Note 13 on sheet 1 of the final map and in the CC&Rs.

21. **All lots will front the internal roadway system, resulting in the peripheral setbacks being the rear setback, which is 20 feet. Note that in most cases, open space is located between the rear of the lot and the perimeter.**

Staff Response: The rear setback on peripheral lots is 20 feet as represented by Note 13 on the final map.

22. **Conceptual design for the trailhead improvements are to be submitted at the time the site improvement permit application is submitted. The improvements will be subject to review and approval by the Parks and Recreation Commission.**

Staff Response: The trailhead improvements have been approved and will be constructed.

23. **The minimum lot area shall be 5,000 square feet.**

Staff Response: The map demonstrates compliance with this requirement.

24. **The site improvement plans must demonstrate that the project meets Carson City Development Standards and Standard Details including but not limited to:**

- a. **The project must obtain FEMA LOMR approval and any necessary flood volume mitigation must be included in the site improvement plans.**
- b. **Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, curb, gutter, and paving to meet the City standard detail for a two-lane urban collector with bike lanes. Bike lane striping must be installed on both sides of the street. The final map submittal must include a clear history of the width of this segment of North Ormsby Boulevard, and right-of-way must be dedicated as necessary to contain the required improvements.**
- c. **A five foot sidewalk must be installed along the entire Mountain Street frontage.**
- d. **Main locations must meet standard detail C-1.2.4.**
- e. **Public utility easements must be shown on all parcels and must meet minimum width standards.**
- f. **The unified pathways master plan indicates bike lanes on Mountain Street. The street has sufficient width to meet the standard detail for a 2-lane urban collector with bike lanes with parking on one side only. Mountain Street must be striped on both sides with bike lanes. The bike lane must be offset for parking on the east side, and “No Parking” signage installed on the west side.**
- g. **A full water main analysis must be submitted with the site improvement permit application, which analyzes the capacity and pressures of the proposed and existing mains. This site is located within two pressure zones. The water design will need to consider accommodating both pressure zones. Pressure reducing station(s) will likely be required.**
- h. **Street suffixes of new streets must meet the naming convention provided in the Carson City Development Standards.**
- i. **The following street names conflict with existing or reserved street names and must be changed: Fletcher Street, John Henry and Mesquite Lane.**
- j. **The North-South and East-West segments of “Fletcher Street” must have separate names.**

Staff Response:

- a. **The LOMR Case #20-09-0437P has been accepted by FEMA effective as of 2/18/2021 which removed the Zone AO flood zone from the property making the overall subdivision Zone X (shaded) which does not require special mitigation.**
- b. **This condition has been met. The bike lane that is not along the frontage was waived by the Transportation Manager due to the width of the existing street.**
- c. **This condition has been met.**

- d. This condition has been met other than W Sunset Way from La Mirada Street and Mountain St which was approved to have the water on the North side of the street and Sewer and Storm Water on the South side due to possible clearance issues that would have occurred if the mains were per C-1.2.5.
 - e. This condition has been met.
 - f. This condition has been met. The bike lane on the opposite side of Ormsby Boulevard was waived by the Transportation Manager due to width constraints of the street.
 - g. This condition has been met. Private Pressure Regulating Valves are to be provided downstream of the water meters for every lot of the subdivision.
 - h. This condition has been met.
 - i. This condition has been met.
 - j. This condition has been met.
25. **The City's Transportation Master Plan includes extending North Ormsby Boulevard to West Winnie Lane. This project must enter into a development agreement with the City to pay for its pro rata share of the cost of these improvements, based on AM and PM peak traffic volumes. This agreement must be fully executed prior to Board approval of the first final map.**

Staff Response: The agreement has been executed and the pro-rata share of the future North Ormsby Boulevard improvements have been provided.

26. **The interior streets must have a minimum asphalt thickness of 4" as shown, or per the geotechnical engineer's recommendations, whichever is thicker.**

Staff Response: This condition has been met with a detail in the plans showing that all local streets will have a minimum of 4-inches thick asphalt.

27. **A site specific geotechnical report must be submitted with the site improvement permit submittal. This report must give construction recommendations for foundations, paving, and utilities, must provide the observed groundwater depth if encountered, and must provide minimum construction requirements for high groundwater if applicable.**

Staff Response: This condition has been satisfied.

28. **Haul route(s) for cut/fill must be approved by the transportation manager and included in the site improvement plans.**

Staff Response: This condition has been satisfied.

29. **A sampling tap must be installed in a common area of the project near one of the entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equal. This improvement must be included on the site improvement plans.**

Staff Response: This condition has been met with the approved site improvement plans.

30. **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 the following areas in perpetuity: common area landscapes/medians, open space, buffer areas between the**

development and neighborhoods, path system, street corridors, recreation facilities/amenities. The HOA will also be responsible for snow removal on path system, trailhead improvements, and snow storage. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City Parks and Recreation Director. Common area maintenance shall include at a minimum, but not limited to the following:

- Debris, weed, and litter removal
- Noxious weed management
- Maintaining firebreaks/defensible space
- Care and replacement of plant material
- Plant material: irrigation, system repairs, plant health (pruning, planting and replacement)

A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.

Staff Response: The HOA will be formed with the recordation of the final map. A recorded covenant will be made with the recordation of the final map.

31. **The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. multi-use path system and trailhead improvements). The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Carson City Parks and Recreation Director. A separate agreement regarding maintenance of these facilities shall be entered into between the HOA and the City at time of recordation of the first final map. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for 100% of the maintenance and upkeep of the public recreation amenities, including the trailhead and the multi-use path.**

Staff Response: The HOA will fund and maintain the recreational amenities.

32. **The applicant will construct and dedicate to the City the multi-use path, as well as implement recreation improvements to the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Parks, Recreation & Open Space Department. The applicant shall provide a 30' wide (minimum) easement for the path. Easement shall be a non-motorized public access trail easement. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA in perpetuity. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Mountain Street Trailhead to Ormsby Blvd, and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard. All other street crossings associated with the multi-use path must be reviewed and approved by Carson City Public Works and Parks, Recreation & Open Space (PROS)**

Departments to ensure pedestrian safety. This trail must be constructed or bonded for prior to Board consideration of the first final map, and dedicated with the final map.

Staff Response: The multiuse path is on land shown to be dedicated to the City and the HOA documents include maintenance of this facility.

33. **Paths, sidewalks and on-street bike lanes along the street frontage shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan. The Unified Pathways Master Plan (UPMP) identifies on-street bike lanes along the street frontage of the proposed development on North Ormsby Boulevard. This UPMP requirement needs to be coordinated with Development Engineering's requirements for the development's street frontage design and improvements.**

Staff Response: This condition has been satisfied.

34. **A multi-use path shall be constructed in the buffer area on the west side of the property, connecting to a five foot paved trail on the north side of the property to create a looped trail system. Both trails will be owned and maintained by the HOA. All street crossings associated with these paths must be reviewed and approved by Carson City Public Works and PROS to ensure pedestrian safety.**

Staff Response: This condition has been satisfied.

35. **The developer shall use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation, and Open Space Department will assist the applicant with this condition.**

Staff Response: This condition has been satisfied through the approved landscaping and erosion control plan.

36. **The applicant shall demonstrate connectivity between the trailhead/multi-use path and the development's sidewalk/path system. Sidewalk connections to the trailhead and multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.**

Staff Response: Trail connectivity has been provided with the approved site improvement plans.

37. **All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA in perpetuity and shall be maintained to City Standards. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.**

Staff Response: The drainage facilities will be maintained in perpetuity by the HOA. This responsibility is addressed in the CC&Rs and through agreements that are associated with this map.

38. **The City and the developer will enter into a development agreement that will waive the Residential Construction Tax in exchange for the construction and dedication of**

improvements. This agreement should be executed at the time of final map consideration.

Staff Response: The agreement has been reviewed by City staff and is presented for Board approval with the final map.

39. **Neighborhood Park improvements shall be incorporated into the existing Mountain Street Trailhead. The applicant developer, at its sole expense, shall design and construct park improvements. A design plan shall be determined through a public input process and approved by the Parks and Recreation Commission. Park improvements shall include design modifications to the trailhead, including but not limited to a picnic shelter and signage, and a 10 foot wide concrete multi-use path with an adjacent 3 foot wide decomposed granite path, built to City standards, shall connect to the trailhead. It is expected the identified trailhead improvements shall be constructed or bonded for prior to Board of Supervisors consideration of the first final map.**

Staff Response: An improvement permit has been issued for the neighborhood park improvements. Any work not complete has been bonded for.

40. **The multi-use path shall be located outside the project's perimeter fence, if one is installed, for ease of access by the general public. Gate(s)/fence openings providing pedestrian/ADA access for the development's residents to the path will be allowed at locations approved by the Parks, Recreation & Open Space Department.**

Staff Response: The parcels containing the multi-use pathway have been offered for dedication and acceptance is deferred until the necessary improvements have been completed. The HOA will maintain the improvements and easements will be granted to allow access for HOA maintenance.

41. **The multi-use path will include landscaping with a variety of non-fruit bearing trees (either evergreen or deciduous) that will be planted to International Society of Arboriculture (ISA) standards at approximately 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree.**

Staff Response: This condition has been satisfied. The landscape plans were approved with the site improvement plans.

42. **Carson City is a Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required common landscaping areas/open space on the project site. Also, any 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.**

Staff Response: This condition has been satisfied. The landscape plans were approved with the site improvement plans.

43. **The applicant shall construct a multi-use path on the west side of the property, and a 5 foot wide concrete path in the buffer area on the north side of the property to complete a loop trail system surrounding the development. The loop will connect at the multi-use pathway on west side of the property, and connect with the sidewalk on**

the east side of the development. The path design, construction and alignment shall be to City standards in a manner acceptable to Carson City Public Works and PROS Departments. The trail shall have a non-motorized trail easement dedicated to the City and maintained by the HOA in perpetuity.

Staff Response: The multi-use path has been designed to comply with these requirements. The parcels containing the pathways are offered for dedication to the City and will be maintained by the HOA in perpetuity.

44. **At the time of application for site improvement permit, the applicant shall provide an open space diagram demonstrating compliance with the provisions of CCMC 17.10.046.**

Staff Response: The applicant provided an open space plan that demonstrates compliance with the Common Open Space development standards contained in CCMC 17.10.046.

45. **Architecture styles shall be limited to traditional, craftsman, or farmhouse architectural styles. No Spanish or Mediterranean architecture shall be utilized.**

Staff Response: The CC&Rs address this condition.

46. **Each home must include two of the following:**
- **Brick or masonry products;**
 - **Stained, painted, or weathered wood siding or shingles, or cementitious product.**
 - **Tinted or textured stucco.**
 - **Natural stone.**
 - **Non-reflective metal accents.**

Staff Response: The CC&Rs address this condition.

47. **Along the northern perimeter, homes will be limited to a single story.**

Staff Response: There is a note on the final map limiting the development to single story homes. Additionally, the CC&Rs address this condition.

48. **Conditions 45 – 47 will be included in the CC&R's and enforced by the HOA.**

Staff Response: The CC&Rs address conditions 45 through 47. Additionally, the final map includes a note limiting the development to single story homes.

49. **Within 30 days of property acquisition, the entire property must be mowed to remove all tumbleweed and tumble mustard weed, so as to avoid weeds from breaking off and migrating off the property. This condition shall be maintained. Also, a 30 foot mowed fire break must be maintained from mid-June through September in the unimproved areas.**

Staff Response: The project is currently under construction. The applicant has obtained dust control and site improvement permits for the construction of the development.



September 27, 2021
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Re: Response to Board of Supervisors
January 3, 2020
Notice of Decision SUB-2019-0022

To Whom It May Concern:

Christy Corporation offers the following response to Conditions of Approval by the Board of Supervisors, Carson City Planning Division, dated January 3, 2020.

CONDITIONS OF APPROVAL

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accordance with the approved tentative map.
Noted and addressed.
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.
Improvement plans were submitted to the City for review on April 26, 2021 and subsequently on September 27, 2021 and adhere to the geotechnical investigation.
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.
Noted. Grading operations will comply with City standards and a permit will be obtained from NDEP. Permit submittal has been made to NDEP.
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.
Noted and complied.
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.
Submittal has been made to said departments.
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."
Note included on 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.
All proposed utilities are proposed 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
Previously signed and returned by the Owner.
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.
Hours of construction will be adhered to.
10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
Noted and addressed on the Civil 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 obtained prior to any site grading. Submittal has been made to NDEP.
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 Technical Drainage Study was preformed by House Moran Consulting, Ltd. A sewer system analysis was performed by Christy Corporation. Both were included with the initial submittal to engineering on April 26, 2021.
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 owner will provide a bond for non-constructed 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 from the water and wastewater utilities has been obtained from Carson City and will be submitted to the State at the time they are requested to sign the final map.
15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions (CC&R's) prior to recordation of the first final map.
CC&R's will be submitted to the District Attorney's Office for approval prior to recordation of the first final map.

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.

The maintenance plan shall be submitted prior to final map recordation, recorded at the time of final map recordation, and referenced on the final map.

A Maintenance Plan will be submitted prior to final map recordation by the developer.

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 homeowners association (HOA) or similar entity must be formed for maintenance of common open space and other common areas.

Permanent Preservation and Maintenance shall be addressed to include the responsibilities of the HOA or similar entity for the maintenance of common open space etc.... by the Owner prior to the closing of the first lot.

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. To meet this requirement, landscaping and buffering shall be installed along the rear of Lots 1 - 6, and on the side of Lot 7. A detailed landscape plan shall be submitted with the site improvement permit application demonstrating compliance with this requirement. The landscaping may be installed with the development of the individual lots, although a deed restriction must be recorded if the landscaping is placed in a buffer easement explaining the function of the buffer easement.

Buffering and Landscaping areas have been addressed and shown on the Landscape Plans. A deed of restriction will be recorded following map recordation for landscaping placed in the buffer easement to be maintained by the individual homeowner. The landscaping buffer and no-build easement are shown on the final map.

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.

Noted and addressed on the final map.

Other Conditions of Approval

20. The required setback shall be minimum front setback of 10 feet to the house, minimum front setback of 20 feet to the garage, minimum rear setback 20 feet, minimum side setback 5 feet, and minimum street side setback 10 feet. These setbacks shall be stated on the final map as well as in the CC&Rs.
The setbacks are noted on the Final Map and the CC&Rs. The rear yard setback has been modified to 15' for single story homes in accordance with Carson City staff coordination.
21. All lots will front the internal roadway system, resulting in the peripheral setbacks being the rear setback, which is 20 feet. Note that in most cases, open space is located between the rear of the lot and the perimeter.
Plans are in compliance with this condition. The rear setback has been modified by Carson City to be 15' for single story construction.
22. Conceptual design for the trailhead improvements are to be submitted at the time the site improvement permit application is submitted. The improvements will be subject to review and approval by the Parks and Recreation Commission.
Trailhead improvements were submitted and approved by the Parks Department.
23. The minimum lot area shall be 5,000 square feet.
Minimum Lot size is 5,000 square feet. Plans are in compliance with this condition.
24. The site improvement plans must demonstrate that the project meets Carson City Development Standards and Standard Details including but not limited to:
- The project must obtain FEMA LOMR approval and any necessary flood volumemitigation must be included in the site improvement plans.
Plans are in compliance with this condition. Reference FEMA LOMR case 20-09-0437P, Effective February 18, 2021.
 - Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, curb, gutter, and paving to meet the City standard detail for a two-lane urban collector with bike lanes. Bike lane striping must be installed on both sides of the street. The final map submittal must include a clear history of the width of this segment of North Ormsby Boulevard, and right-of-way must be dedicated as necessary to contain the required improvements.
North Ormsby Boulevard frontage includes half-street improvements per a two-lane urban collector with bike lanes as coordinated with Carson City Traffic Engineering. Clear history of widths are noted on the Final Map.
 - A five foot sidewalk must be installed along the entire Mountain Street frontage.
Plans are in compliance with this condition.
 - Main locations must meet standard detail C-1.2.4.
Plans are in compliance with this condition.
 - Public utility easements must be shown on all parcels and must meet minimum width standards.
Addressed on Final Map
 - The unified pathways master plan indicates bike lanes on Mountain Street. The street has sufficient width to meet the standard detail for a 2-lane urban collector with bike lanes with parking on one side only. Mountain Street must be striped on both sides with bike lanes. The bike lane must be offset for parking on the east side, and "No Parking" signage installed on the west side.
Bike Lane striping was added to Mountain Street but removed per Transportation

Review comment redline, dated June 26, 2021 as coordinated with Carson City Traffic Engineering.

- g. A full water main analysis must be submitted with the site improvement permit application, which analyzes the capacity and pressures of the proposed and existing mains. This site is located within two pressure zones. The water design will need to consider accommodating both pressure zones. Pressure reducing station(s) will likely be required.
A full water system network analysis was performed by SB Engineering and included with the initial submittal to the City on April 26, 2021.
- h. Street suffixes of new streets must meet the naming convention provided in the Carson City Development Standards.
Standards were reviewed and suffixes updated accordingly.
- i. The following street names conflict with existing or reserved street names and must be changed: Fletcher Street, John Henry and Mesquite Lane.
Street names were revised from approved street name list.
- j. The North-South and East-West segments of "Fletcher Street" must have separate names.
Addressed with revised approved street names
25. The City's Transportation Master Plan includes extending North Ormsby Boulevard to West Winnie Lane. This project must enter into a development agreement with the City to pay for its pro rata share of the cost of these improvements, based on AM and PM peak traffic volumes. This agreement must be fully executed prior to Board approval of the first final map.
This is in process by the Owner.
26. The interior streets must have a minimum asphalt thickness of 4" as shown, or per the geotechnical engineer's recommendations, whichever is thicker.
Noted and addressed per Geotechnical Engineer report addendum, dated April 19, 2021.
27. A site specific geotechnical report must be submitted with the site improvement permit submittal. This report must give construction recommendations for foundations, paving, and utilities, must provide the observed groundwater depth if encountered, and must provide minimum construction requirements for high groundwater if applicable.
A site specific Geotechnical and Construction Services report was prepared by Black Eagle Consulting, Inc., Dated April 12, 2021. This was submitted to engineering with the improvement plans.
28. Haul route(s) for cut/fill must be approved by the transportation manager and included in the site improvement plans.
The site balances earthwork and therefore a haul route is not required.
29. A sampling tap must be installed in a common area of the project near one of the entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equal. This improvement must be included on the site improvement plans.
Plans are in compliance with this condition.
30. 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 the following areas in perpetuity: common area landscapes/medians, open space, buffer areas between the development and neighborhoods, path system, street corridors, recreation facilities/amenities. The HOA will also be responsible for snow removal on path system, trailhead improvements, and snow storage. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City Parks

and Recreation Director. Common area maintenance shall include at a minimum, but not limited to the following:

- Debris, weed, and litter removal
- Noxious weed management
- Maintaining firebreaks/defensible space
- Care and replacement of plant material
- Plant material: irrigation, system repairs, plant health (pruning, planting and replacement)

A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.

A private HOA or similar entity will be formed and a recorded covenant or deed restriction will be placed within the proposed development.

31. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. multi-use path system and trailhead improvements). The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Carson City Parks and Recreation Director. A separate agreement regarding maintenance of these facilities shall be entered into between the HOA and the City at time of recordation of the first final map. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for 100% of the maintenance and upkeep of the public recreation amenities, including the trailhead and the multi-use path.

To be addressed prior to recordation of first final map.

32. The applicant will construct and dedicate to the City the multi-use path, as well as implement recreation improvements to the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Parks, Recreation & Open Space Department. The applicant shall provide a 30' wide (minimum) easement for the path. Easement shall be a non-motorized public access trail easement. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA in perpetuity. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Mountain Street Trailhead to Ormsby Blvd, and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard. All other street crossings associated with the multi-use path must be reviewed and approved by Carson City Public Works and Parks, Recreation & Open Space Departments to ensure pedestrian safety. This trail must be constructed or bonded for prior to Board consideration of the first final map, and dedicated with the final map.

Plans are in compliance with this condition. Flashing lights will be delivered to Public Works at Traffic Engineering's request in lieu of installing them. Installation to be at a future date by Carson City when the trail is extended offsite.

33. Paths, sidewalks and on-street bike lanes along the street frontage shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan. The Unified Pathways Master Plan (UPMP) identifies on-street bike lanes along the street frontage

of the proposed development on North Ormsby Boulevard. This UPMP requirement needs to be coordinated with Development Engineering's requirements for the development's street frontage design and improvements.

Paths, sidewalks and on-street bikes lanes along street frontage conform to the city standards and UPMP on North Ormsby Boulevard.

34. A multi-use path shall be constructed in the buffer area on the west side of the property, connecting to a five foot paved trail on the north side of the property to create a looped trail system. Both trails will be owned and maintained by the HOA. All street crossings associated with these paths must be reviewed and approved by Carson City Public Works and PROS to ensure pedestrian safety.

A five foot paved loop trail system is incorporated in the design and will be owned and maintained by the HOA.

35. The developer shall use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation, and Open Space Department will assist the applicant with this condition.

Addressed on the Landscaping and Erosion Control Plan and supporting documents.

36. The applicant shall demonstrate connectivity between the trailhead/multi-use path and the development's sidewalk/path system. Sidewalk connections to the trailhead and multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.

Connectivity between trailhead/multi-use path and sidewalk system has been addressed.

37. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA in perpetuity and shall be maintained to City Standards. A recorded covenant or deed restriction shall be placed on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity.

Final map complies with this condition.

38. The City and the developer will enter into a development agreement that will waive the Residential Construction Tax in exchange for the construction and dedication of improvements. This agreement should be executed at the time of final map consideration.

Agreement to be executed at the time of final map consideration.

39. Neighborhood Park improvements shall be incorporated into the existing Mountain Street Trailhead. The applicant developer, at its sole expense, shall design and construct park improvements. A design plan shall be determined through a public input process and approved by the Parks and Recreation Commission. Park improvements shall include, but are not limited to, at its expense design modifications to the trailhead, including but not limited to a picnic shelter and signage, and a 10 foot wide concrete multi-use path with an adjacent 3 foot wide decomposed granite path, built to City standards, shall connect to the trailhead. It is expected the identified trailhead improvements shall be constructed or bonded for prior to Board of Supervisors consideration of the first final map.

Plans are in compliance with this condition. Improvements will be bonded for.

40. The multi-use path shall be located outside the project's perimeter fence, if one is installed, for ease of access by the general public. Gate(s)/fence openings providing pedestrian/ADA access for the development's residents to the path will be allowed at locations approved by the Parks, Recreation & Open Space Department.

Plans are in compliance with this condition.

41. The multi-use path will include landscaping with a variety of non-fruit bearing trees (either evergreen or deciduous) that will be planted to International Society of Arboriculture (ISA) standards at approximately 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree.
Addressed and identified on the Landscaping Plans.
42. Carson City is a Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required common landscaping areas/open space on the project site. Also, any 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.
Addressed and noted on the Landscaping Plans.
43. The applicant shall construct a multi-use path on the west side of the property, and a 5 foot wide concrete path in the buffer area on the north side of the property to complete a loop trail system surrounding the development. The loop will connect at the multi-use pathway on west side of the property, and connect with the sidewalk on the east side of the development. The path design, construction and alignment shall be to City standards in a manner acceptable to Carson City Public Works and PROS Departments. The trail shall have a non-motorized trail easement dedicated to the City and maintained by the HOA in perpetuity.
Plans are in compliance with this condition.
44. At the time of application for site improvement permit, the applicant shall provide an openspace diagram demonstrating compliance with the provisions of CCMC 17.10.046.
The requested exhibit is included in this submittal.
45. Architecture styles shall be limited to traditional, craftsman, or farmhouse architectural styles. No Spanish or Mediterranean architecture shall be utilized.
Noted and to be addressed by Developer.
46. Each home must include two of the following:
 - Brick or masonry products;
 - Stained, painted, or weathered wood siding or shingles, or cementitious product.
 - Tinted or textured stucco.
 - Natural stone.
 - Non-reflective metal accents.**Noted and to be addressed by Developer. Identified on and enforceable with building repeat permits for homes.**
47. Along the northern perimeter homes will be limited to a single story.
Noted and to be addressed by Developer. Identified on and enforceable with plot plans for building permit for homes.
48. Conditions 45 - 47 will be included in the CC&R's and enforced by the HOA.
To be included in the CC&R's and enforced by the HOA.
49. Within 30 days of property acquisition, the entire property must be mowed to remove all tumbleweed and tumble mustard weed, so as to avoid weeds from breaking off and migrating off the property. This condition shall be maintained. Also, a 30 foot mowed firebreak must be maintained from mid-June through September in the unimproved areas.
Noted and to be addressed by the Developer on an ongoing basis. Site was mowed within 30 days of property acquisition.

I hope that this response satisfactorily addresses your comments and concerns. If you have any

questions, comments, or concerns, please do not hesitate to contact me by email at doug@christynv.com , or by phone at (775) 527-0707

Regards,

A handwritten signature in blue ink that reads "Douglas H. Buck". The signature is written in a cursive style with a large initial 'D'.

CHRISTY CORPORATION, LTD.
Douglas Buck, PE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, THAT THE PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNER.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

LENNAR RENO, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

NAME/TITLE PRINTED

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 202____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, _____ AS _____ OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNER OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED _____, FOR THE BENEFIT OF THE COUNT OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

STEWART TITLE COMPANY

BY: _____ DATE: _____

NAME/TITLE PRINTED

TREASURER'S CERTIFICATE

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

007-573-09, 10 & 11

CARSON CITY TREASURER

BY: _____ DATE: _____
TREASURER

NAME/TITLE PRINTED

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TELEVISION AND PUBLIC UTILITY COMPANIES AND THE CARSON CITY UTILITY DEPARTMENT.

SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY DATE

NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA DATE

CHARTER COMMUNICATIONS DATE

CARSON CITY UTILITY DEPARTMENT DATE

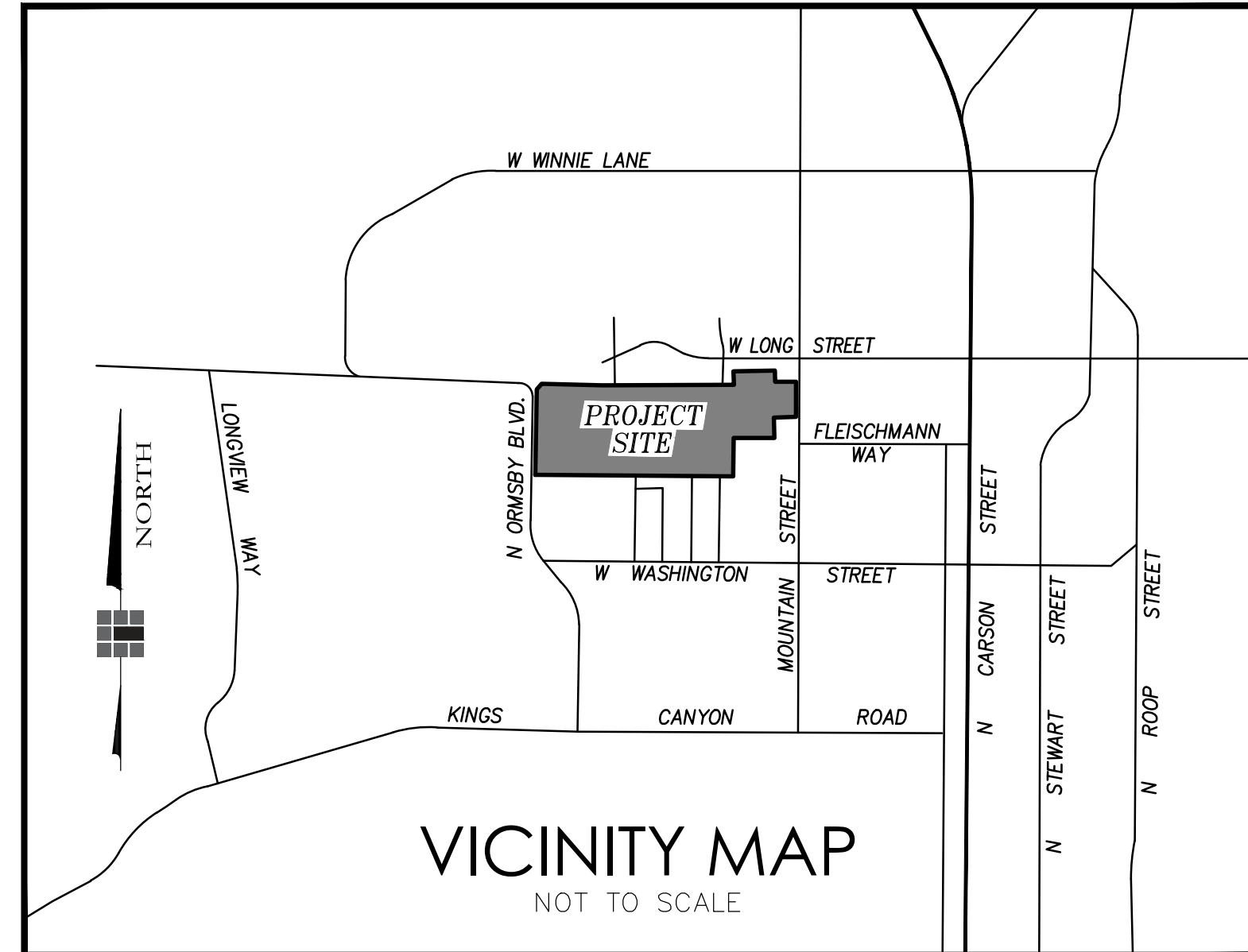
BOARD OF SUPERVISORS APPROVAL

THE COMMON AREAS AND RIGHTS OF WAY OFFERED FOR DEDICATION HEREON INCLUDE BRAVESTONE AVENUE, BOLERO DRIVE, LOVELOCK STREET, NEWMAN PLACE, DRIFTWOOD STREET, COPPER HILL AVENUE, WESTHAVEN AVENUE, LEXINGTON AVENUE, LA MIRADA STREET, N RICHMOND AVENUE, WEST SUNSET WAY, PICKAXE STREET, COMMON AREAS A, B, C, D, E AND F ARE BEING DEFERRED AT THIS TIME BY CARSON CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.390. 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 _____, 202____.

MAYOR DATE

CITY CLERK DATE

OFFICIAL PLAT OF ANDERSEN RANCH
A COMMON OPEN SPACE DEVELOPMENT



NOTES:

- 1) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 2) PUBLIC UTILITY EASEMENTS INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION.
- 3) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 5' IN WIDTH WITH ALL OTHER EXTERIOR BOUNDARIES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
- 4) A BLANKET PUBLIC UTILITY, SANITARY SEWER, STORM DRAIN, WATER FACILITIES AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS AS SHOWN HEREON.
- 5) COMMON AREAS G, H & I ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN PERPETUITY.
- 6) COMMON AREAS A, B, C, D, E & F ARE TO BE OWNED BY CARSON CITY AND ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN PERPETUITY.
- 7) THE CURRENT ZONING DESIGNATION AT THE TIME OF MAP RECORDATION FOR THE SUBJECT PROPERTY IS SF12 AND SF6.
- 8) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- 9) THERE ARE NO WELLS OR SEPTIC SYSTEMS OR STRUCTURES ON THE SUBJECT PROPERTY AND ALL PARCELS AND LOTS SHALL CONNECT TO CITY WATER AND SEWER.
- 10) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED TENTATIVE MAP, SUB-2019-0022.
- 11) THE FEMA FLOOD ZONE FOR THIS PROJECT IS LOCATED IN ZONE X WHICH ARE AREAS WITH AN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FEMA FLOOD INSURANCE MAP NO.S 3200010092G & 3200010091G WITH MAP REVISED DATES OF DECEMBER 22, 2016 AND FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 20-09-0437P WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2021.
- 12) THE 30' LANDSCAPE BUFFER OVER THE REAR OF LOTS 1-6 AND THE 8' LANDSCAPE BUFFER ON THE NORTH SIDE OF LOT 7 ARE ALSO NO-BUILD EASEMENTS.
- 13) SETBACK MINIMUMS FOR THE LOTS SHOWN HEREON ARE AS FOLLOWS:
FRONT SETBACKS = 10' TO HOUSE AND 20' TO GARAGE
REAR = 20' ON EXTERIOR LOTS (LOTS 1-6B) AND 15' ON INTERIOR LOTS (LOTS 69-203).
SIDE = 5' STREET SIDE = 10'
- 14) NO DIRECT ACCESS FROM LOTS 7, 8, 9 AND 10 ARE ALLOWED ONTO MOUNTAIN STREET.
- 15) THE 16' ACCESS OPENINGS PER FILE NO. 80846 AND BLANKET STORM DRAINAGE EASEMENT GRANTED PER FILE NO. 125664 ARE HEREBY RELINQUISHED PER THIS MAP.
- 16) NO BUILDING SHALL EXCEED ONE STORY IN HEIGHT.
- 17) THE DRAINAGE BASINS WITHIN THIS PROJECT ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18) THE OWNER HEREBY RESERVES A BLANKET EASEMENT WITHIN THE AREAS OFFERED FOR DEDICATION FOR THE PLACEMENT AND MAINTENANCE OF LANDSCAPE IRRIGATION LINES. ANY LANDSCAPE IRRIGATION LINES PLACED UNDERNEATH IMPROVED SURFACES SHALL BE PLACED WITHIN SLEEVES APPROVED BY CARSON CITY. ANY MODIFICATION, RELOCATION, AND OR MAINTENANCE OF SAID LANDSCAPE IRRIGATION LINES SHALL BE AT THE EXPENSE OF THE OWNER, THEIR SUCCESSORS AND ASSIGNS AND SHALL REQUIRE AN ENCROACHMENT PERMIT FROM CARSON CITY.
- 19) THIS PROJECT IS SUBJECT THE MAINTENANCE PLAN AS SET FORTH IN DOCUMENT NO. _____

SOUTHWEST GAS CERTIFICATE

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

SOUTHWEST GAS CORPORATION AMANDA MARCUCCI, PE, SUPERVISOR DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES DATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION BUREAU OF WATER POLLUTION CONTROL DATE

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (SUB-2019-0022) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

HOPE SULLIVAN, AICP, COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT. THAT IS IN 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.

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DANIEL A. BIGRIGG, 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 LENNAR RENO, LLC, A NEVADA DELAWARE LIMITED LIABILITY COMPANY.
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 7 AND THE NORTH 1/2 OF SECTION 18, T15N, R20E, MDM, CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON OCTOBER 6, 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 ARE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



DANIEL A. BIGRIGG, PLS
NEVADA CERTIFICATE NO. 19716

6/22/2022

CLERK-RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 202____, AT _____M. IN

BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AT THE REQUEST OF

LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

RECORDING FEE: _____ FILE NO.: _____

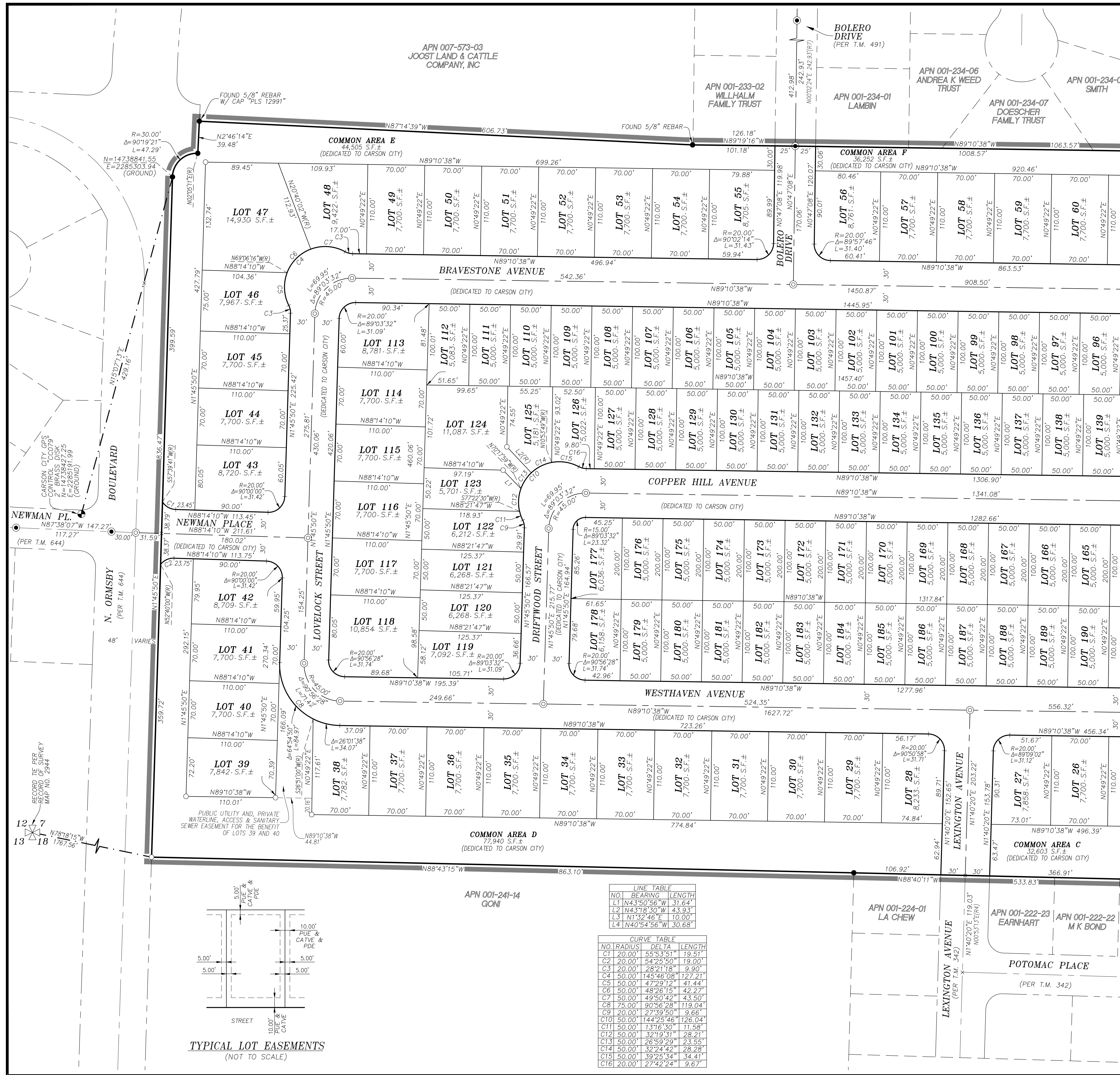
BY: _____ DATE
CLERK-RECORDER

SUB-2021-0361

OFFICIAL PLAT OF ANDERSEN RANCH A COMMON OPEN SPACE DEVELOPMENT A MERGER AND RESUBDIVISION OF ADJUSTED PARCELS 1A, 2A AND 3A PER LOT LINE ADJUSTMENT DOCUMENT NO. 486339 AND SHOWN ON RECORD OF SURVEY FILE NO. 486340 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 7 AND THE NORTH 1/2 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M. CARSON CITY NEVADA

CHRISTY CORPORATION
1000 Kiley Pkwy | Sparks Nevada 89436
775.502.8552 | christynv.com

SHEET 1 OF 3



BASIS OF BEARINGS:
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN CARSON CITY GPS REFERENCE STATION "CC029" AND "CC028" IS TAKEN AS NORTH 75°30'15" EAST. DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.0002.

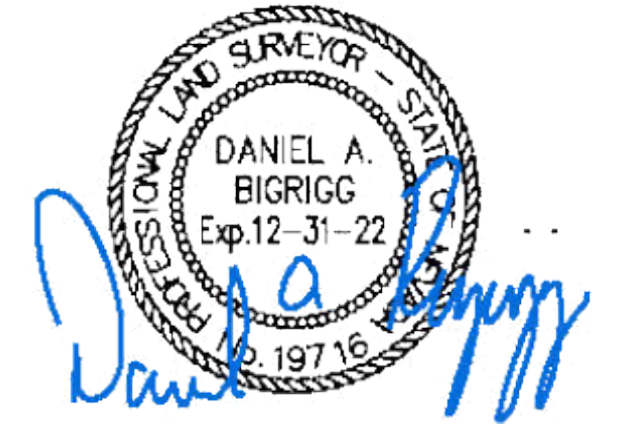
- REFERENCES**
- 1) SUBDIVISION TRACT MAP FILE NO. 12862, MAP NO. 108, 4/10/1957.
 - 2) SUBDIVISION TRACT MAP FILE NO. 26795, MAP NO. 106, 8/14/1959.
 - 3) SUBDIVISION TRACT MAP FILE NO. 52273, MAP NO. 165, 7/31/1962.
 - 4) SUBDIVISION TRACT MAP FILE NO. 84590, MAP NO. 342, 12/24/1970.
 - 5) SUBDIVISION TRACT MAP FILE NO. 2128, MAP NO. 369, 3/17/1971.
 - 6) SUBDIVISION TRACT MAP FILE NO. 91782, MAP NO. 356, 7/14/1971.
 - 7) SUBDIVISION TRACT MAP FILE NO. 60920, MAP NO. 491, 1/29/1976.
 - 8) SUBDIVISION TRACT MAP FILE NO. 78393, MAP NO. 644, 4/7/1978.
 - 9) RECORD OF SURVEY FILE NO. 403435, MAP NO. 2749, 8/11/2010.
 - 10) RECORD OF SURVEY FILE NO. 462192, MAP NO. 2856, 2/25/2016.
 - 11) RECORD OF SURVEY FILE NO. 486340, MAP NO. 2944, 6/27/2018.

ALL ABOVE IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

AREA SUMMARY

LOT AREA (203 LOTS) = 28.75 ACRES±
 COMMON AREA (9) = 7.84 ACRES±
 RIGHT-OF-WAY = 11.61 ACRES±
 TOTAL AREA = 48.20 ACRES±

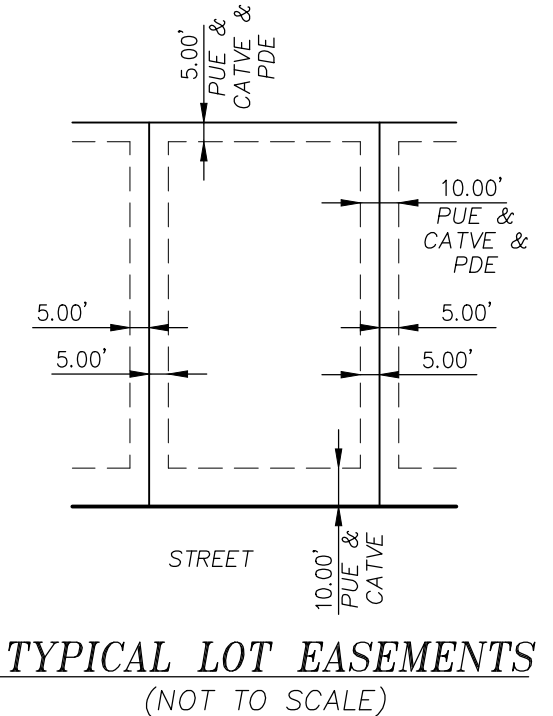
- LEGEND**
- FOUND 5/8" REBAR W/ CAP "PLS 17616" UNLESS OTHERWISE NOTED
 - FOUND STREET CENTERLINE MONUMENT IN WELL
 - × DIMENSION POINT—NOTHING FOUND OR SET
 - ⊕ PLS CORNER AS NOTED
 - ⊙ CARSON CITY GPS CONTROL MONUMENT
 - ⊙ SET STANDARD STREET CENTERLINE MONUMENT
 - ⊙ SET 5/8" REBAR W/ CAP "PLS 19716" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
 - PUBLIC UTILITY EASEMENT
 - RECORD OF SURVEY
 - TRACT MAP
 - SQUARE FEET
 - RADIAL BEARING
 - RECORD DIMENSION WITH REFERENCE NO.
 - COMMON AREA
 - PROJECT BOUNDARY
 - GRAPHIC BORDER
 - RIGHT OF WAY
 - CENTERLINE
 - ADJACENT PARCEL
 - ADJACENT RIGHT OF WAY
 - EASEMENT
 - TIE



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 A COMMON OPEN SPACE DEVELOPMENT
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 PER LOT LINE ADJUSTMENT DOCUMENT NO. 486339 AND SHOWN ON
 RECORD OF SURVEY FILE NO. 486340
 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 7
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SHEET 2 OF 3

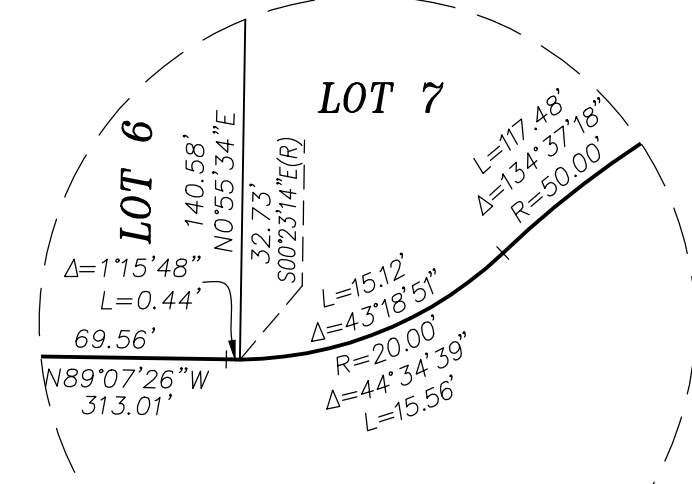
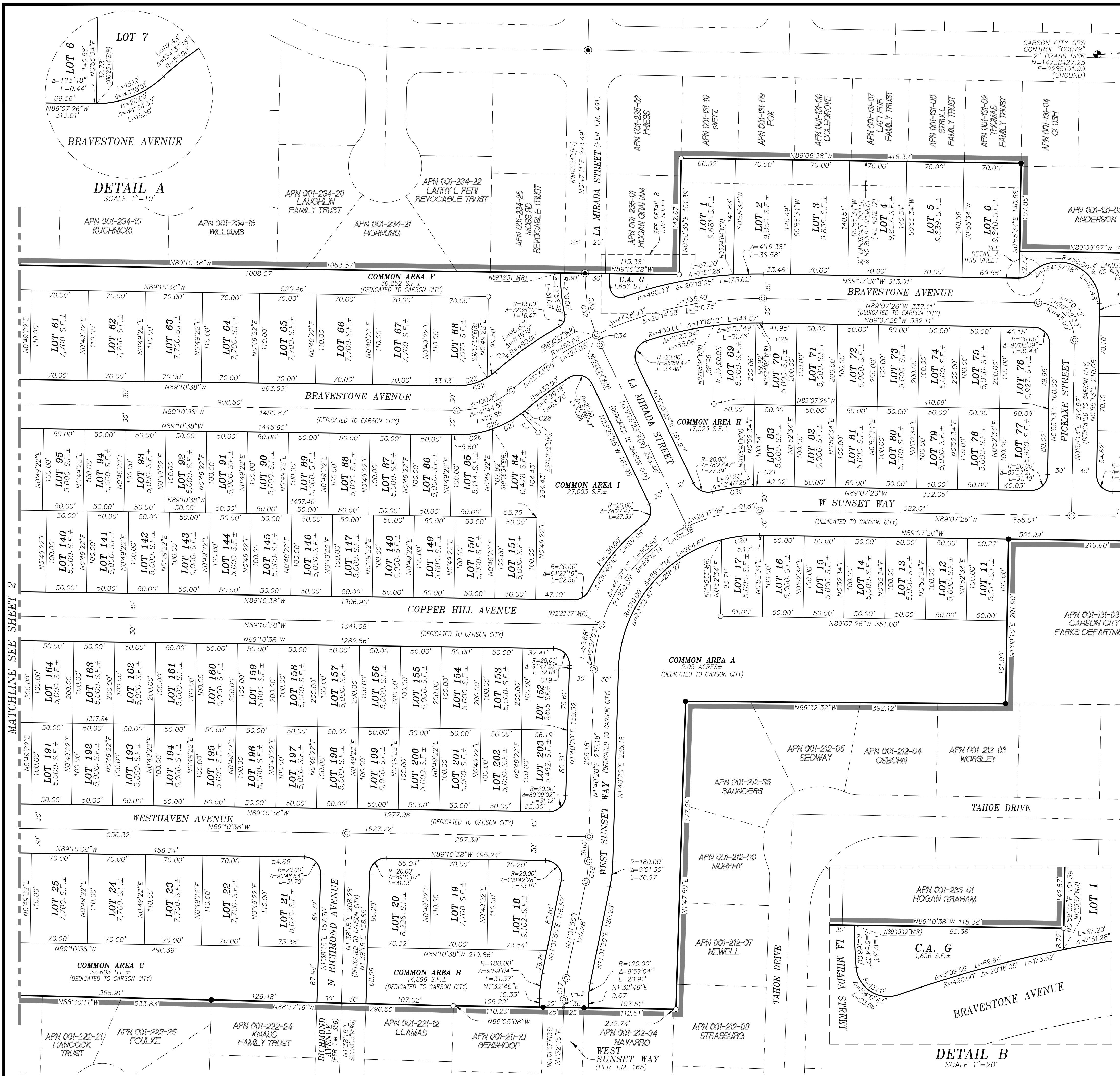


LINE TABLE

NO.	BEARING	LENGTH
L1	N43°50'56"W	31.64'
L2	N43°18'30"W	43.93'
L3	N1°32'46"E	10.00'
L4	N40°54'56"W	30.68'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	20.00'	55°33'51"	19.51'
C2	20.00'	54°25'50"	19.00'
C3	20.00'	28°21'58"	9.90'
C4	50.00'	145°46'08"	127.21'
C5	50.00'	47°29'12"	41.44'
C6	50.00'	48°26'15"	42.27'
C7	50.00'	49°50'42"	43.50'
C8	75.00'	90°56'28"	119.04'
C9	20.00'	27°39'50"	9.66'
C10	50.00'	144°25'46"	126.04'
C11	50.00'	137°16'30"	11.58'
C12	50.00'	32°19'51"	28.21'
C13	50.00'	26°59'29"	23.55'
C14	50.00'	32°24'42"	28.28'
C15	50.00'	39°25'34"	34.41'
C16	20.00'	27°42'24"	9.67'



LINE TABLE

NO.	BEARING	LENGTH
L1	N43°05'56" W	31.64'
L2	N43°05'56" W	61.01'
L3	N1°32'46" E	10.00'
L4	N40°54'56" W	30.68'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C17	150.00'	9°59'04"	26.14'
C18	150.00'	9°51'30"	25.81'
C19	230.00'	0°56'25"	3.77'
C20	170.00'	15°38'27"	46.41'
C21	130.00'	19°59'16"	45.31'
C22	70.00'	41°44'51"	51.00'
C23	70.00'	31°47'12"	38.83'
C24	70.00'	9°57'40"	12.17'
C25	130.00'	41°44'51"	94.72'
C26	130.00'	19°59'16"	45.31'
C27	130.00'	17°51'28"	40.52'
C28	130.00'	3°55'07"	8.89'
C29	430.00'	1°04'19"	8.05'
C30	230.00'	14°45'46"	59.26'
C31	20.00'	49°22'50"	17.24'
C32	198.00'	26°12'36"	90.58'
C33	198.00'	22°17'50"	77.05'
C34	198.00'	3°54'47"	13.52'



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SHEET 3 OF 3

MATCHLINE SEE SHEET 2

6/22/2022