



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 5, 2017

Staff Contact: Hope Sullivan, Planning Manager (hsullivan@carson.org)

Agenda Title: For Possible Action: To approve a Final Subdivision Map known as Caroline Street Townhomes from Desert Peak Investments, LLC resulting in the creation of 7 residential lots and a common area lot on property zoned General Office (GO), located southwest of the corner of Caroline Street and Anderson Street, APN 004-244-06, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-15-165, pursuant to the requirements of Carson City Municipal Code (FSM-16-165).

Staff Summary: The Board of Supervisors granted approval of a Tentative Subdivision Map for the Caroline Street Townhomes on January 7, 2016. Since that time, the applicant has obtained a Site Improvement Permit and installed the infrastructure necessary to serve the proposed lots. Per Carson City Municipal Code 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: 15 minutes

Proposed Motion

I move to approve a Final Subdivision Map known as Caroline Street Townhomes from Desert Peak Investments, LLC resulting in the creation of 7 residential lots and a common area lot on property zoned General Office, located southwest of the corner of Caroline Street and Anderson Street, APN 004-244-06, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-15-165, pursuant to the requirements of Carson City Municipal Code.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

At its meeting of January 7, 2016, the Board approved the Tentative Subdivision Map for Caroline Street Townhomes by a vote of 5 - 0.

Background/Issues & Analysis

Final Subdivision Maps must be reviewed and approved by the Board of Supervisors. Approval of the Final Subdivision Map is required to allow the applicant to subdivide the property pursuant to the provisions of the Carson City Municipal Code and Nevada Revised States. All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

See the attached staff memo for a complete review of compliance of the final map with the Tentative Subdivision Map approval.

Applicable Statute, Code, Policy, Rule or Regulation

Carson City Municipal Code, Section 17.06 (Final Maps), Carson City Municipal Code, Section 18.02.050 (Reviews)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes 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 items.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
www.carson.org
www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of January 5, 2017

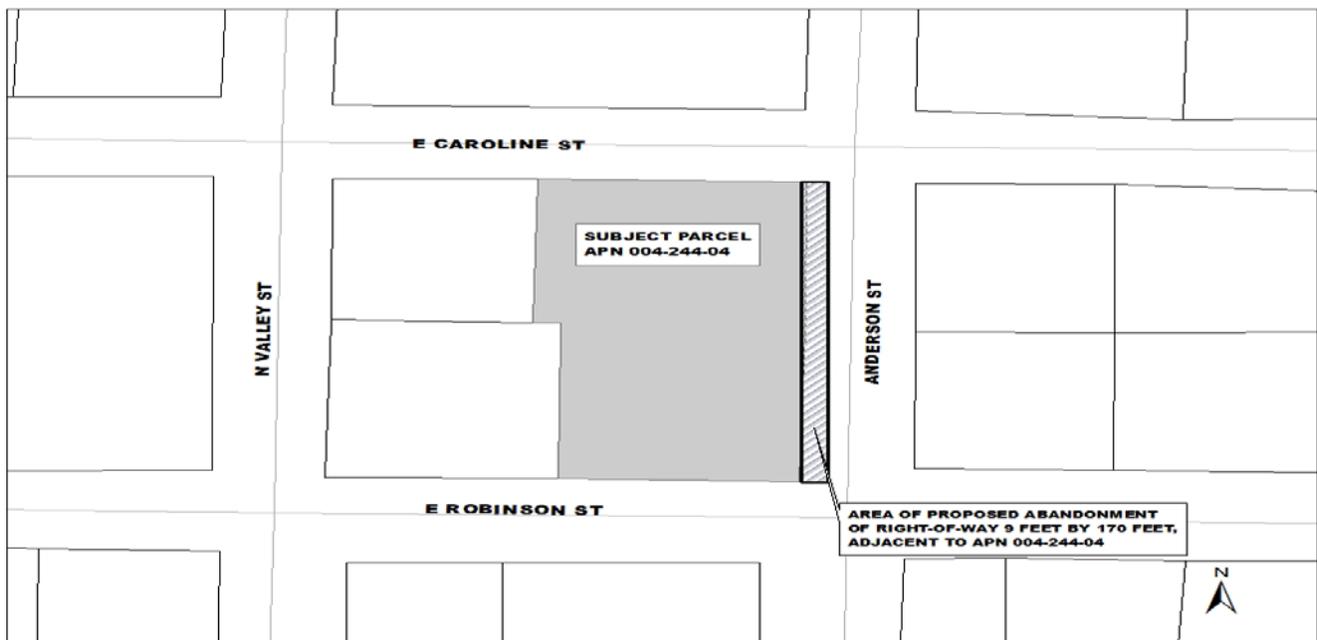
TO: Mayor and Board of Supervisors

FROM: Hope Sullivan, AICP, Planning Manager
Planning Division

DATE: December 20, 2016

SUBJECT: To approve a Final Subdivision Map known as Caroline Street Townhomes from Desert Peak Investments, LLC resulting in the creation of 7 residential lots and a common area lot on property zoned General Office (GO), located southwest of the corner of Caroline Street and Anderson Street, APN 004-244-06, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM-15-165, pursuant to the requirements of Carson City Municipal Code (FSM-16-165).

In order for the Board of Supervisors to consider approval of a Final Subdivision Map, the status of fulfillment of the conditions of approval must be reviewed. The conditions of approval associated with TSM-15-165, a Tentative Map for the Caroline Street Townhomes, have been reviewed by staff and satisfied by the applicant as indicated in this report.



At its meeting of January 7, 2016, the Board of Supervisors approved Tentative Map TSM-15-165 by a vote of 5-0 and subject to the following conditions. Compliance with each of these conditions is addressed below.

1. The applicant must sign and return the Notice of Decision including conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.

The Conditions of Approval were signed by the owner on January 20, 2016 and received back in the Planning Division on January 26, 2016.

2. Prior to submittal of the any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

The applicant has performed the required on-site and off-site improvements, and these improvements have been accepted by the Engineering Division.

3. The 2009 International Energy Code (IECC) will no longer be accepted after June 30, 2016. All Building Division applications received after July 1, 2016 have to be designed in accordance with the 2012 International Energy Efficient Code.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

4. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

5. Improvements, repairs, replacements and alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

This condition is a reference to the building code, and will be implemented at the time building permit applications are received.

6. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.

Improvements to date are in compliance with the 2012 IFC and Northern Nevada Fire Code Amendments.

7. A Site Improvement Permit will be required for all site improvements intended to serve the entire site.

A site improvement permit was issued, and all improvements have been completed.

8. 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 Division 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.

Construction of the improvements were consistent with the construction hours. These hours will continue to be implemented during the building construction process.

9. A Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved must be approved by the Board of Supervisors for recording within four years after the approval of a Tentative Map unless a longer time is provided for in an approved development agreement with the City.

The final map is being presented to the Board one year after the approval of the tentative map.

10. Prior to the recordation of the Final Map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of 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 10% of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

The applicant has provided the City with a proper surety in the amount of 10% of the engineer's estimate.

11. The applicant shall create a homeowners' association, maintenance agreement or other appropriate mechanism to provide for the ongoing maintenance of the common area associated with this tentative map.

Part II of the CC & Rs addresses the Caroline Court Townhouses Homeowners Association, including the purpose and the formation.

The following shall be included in the design of the Improvement Plans:

12. A landscape plan in compliance with Carson City Development Standards, Division 3 – Landscaping, shall be submitted with the Improvement Plans for the proposed project.

The applicant submitted a landscape plan with the improvement plans.

13. Provide information on proposed exterior lighting including specification sheets for review with the improvement plans. All exterior lighting shall be in compliance with Carson City Development Standards, Division 1.3.

The applicant submitted a specification sheet on the proposed exterior lighting.

14. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. Please address drainage from this property with post-development information. The 12 inch storm drain described in the drainage study is likely not large enough to handle future events.

Storm drainage improvements were included in the improvement plans and have been installed.

15. On page 2 of the drainage study the location shows the SW ¼ of the NW ¼. Please correct.

This is completed.

16. Depending on final project design, additional fire hydrants may be required.

One fire hydrant has been relocated in compliance with Fire Code.

17. Depending on final project design, fire sprinklers may be required.

This requirement will be addressed during building permit plan check.

The following shall be conditions to be completed prior to obtaining a Construction Permit or Final Map:

18. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.

Final improvement plans for the development prepared as stated were submitted to the City on May 3, 2016.

19. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.

The developer has implemented a dust and erosion control plan during this project.

20. If the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

The subject property is less than one acre.

The following must be submitted or included with the Final Map:

21. All Final Maps shall be in substantial conformance with the approved Tentative Map.

The Final Map is in substantial conformance with the approved Tentative Map.

22. The following notes shall be added to the Final Map:

A. These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance.

B. All development shall be in accordance with the Caroline Court Townhomes Tentative Map (TSM-15-165).

C. The parcels created with this Final Map are subject to the Residential Construction Tax payable at the issuance of Building Permits for residential units.

Each of these three notes appears on the Final Map.

23. A copy of the signed Notice of Decision shall be provided with the submission of any Final Map.

A copy of the signed Notice of Decision is on file.

24. The applicant shall provide evidence to the Planning Division indicating all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.

Each of the conditions of approval have been met.

25. The District Attorney shall review any CC&Rs prior to recordation of the Final Map.

The draft CC&Rs have been provided to the District Attorney's office for review.

26. The CC&RS shall include provisions for prohibiting long-term parking of trailers and RVs in driveways.

The parking regulations prohibit the parking of campers, travel trailers, motorhomes, or similar equipment for more than two (2) consecutive or for more than a total of four (4) nights in any thirty day period.

FINAL MAP OF CAROLINE STREET TOWNHOMES

DIVISION OF WATER RESOURCES CERTIFICATE

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

BY: _____ DATE _____

DIVISION OF WATER RESOURCES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP HAS BEEN 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 THE PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

BY: _____ DATE _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER POLLUTION CONTROL

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY _____ DATE _____

D/B/A/ NV ENERGY

BY: _____

TITLE: _____

NEVADA BELL TELEPHONE COMPANY _____ DATE _____

D/B/A AT&T NEVADA

BY: _____

TITLE: _____

CHARTER COMMUNICATIONS _____ DATE _____

BY: _____

TITLE: _____

SOUTHWEST GAS CORP. _____ DATE _____

BY: _____

TITLE: _____

CARSON CITY UTILITY DEPARTMENT _____ DATE _____

BY: _____

TITLE: _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DESERT PEAK INVESTMENTS, LLC., A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS A RECORD OF SECURITY INTEREST IN SAID LAND; AND 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 COLLECTED AS TAXES OR SPECIAL

ASSESSMENTS AS OF _____, 2016.

WESTERN TITLE COMPANY

BY: _____ DATE _____

TITLE: _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DESERT PEAK INVESTMENTS, 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 CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT THE STREETS, AVENUES, AND PUBLIC PLACES SHOWN FOR DEDICATION 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. THE OWNER DECLARES THAT HE/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAME.

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

DESERT PEAK INVESTMENTS, LLC., A NEVADA LIMITED LIABILITY COMPANY.

BY: _____ DATE _____

TITLE: _____

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

ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE PERSONALLY APPEARED _____ OF DESERT PEAK INVESTMENTS, LLC., A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP, TSM-1-165, AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

LEE PLEMEL, AICP, COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF NRS 278.010 TO 278.630 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THIS FINAL MAP IS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 2016.

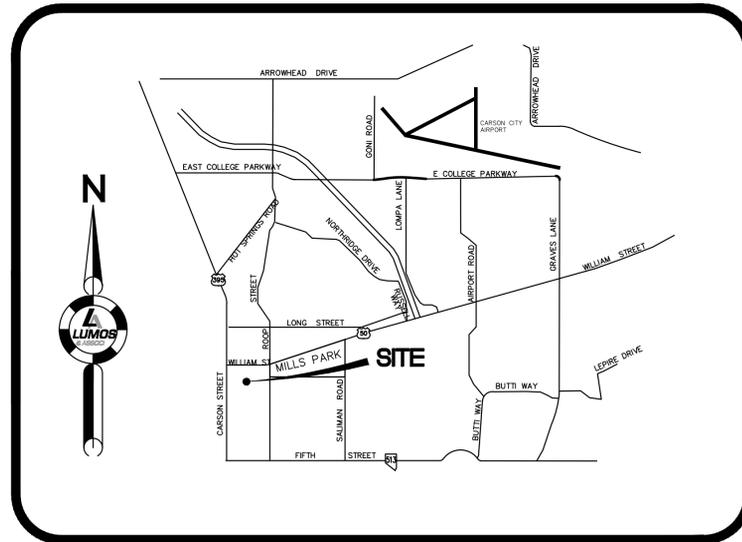
MAYOR ROBERT L. CROWELL _____ DATE _____

CLERK'S CERTIFICATE

THE BOARD OF SUPERVISORS HAS APPROVED THIS MAP AND ACCEPTED FOR DEDICATION THE STREETS AND PUBLIC PLACES SHOWN HEREON.

BY: _____ DATE _____

CLERK



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DEAN NEUBAUER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF DESERT PEAK INVESTMENTS, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NW1/4 OF SECTION 17, T.15 N., R.20 E., M.D.B. & M., CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 13, 2016.
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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY MAY 1, 2017 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

DEAN NEUBAUER, P.L.S.
NEVADA NO. 9392



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

CITY ENGINEER'S CERTIFICATE

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

CITY ENGINEER _____ DATE _____

DANIEL L. ROTTER, P.E.

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LANDS PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N. 004-244-04.

BY: _____ DATE _____

TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS _____ DAY OF _____, 2016. AT _____ MINUTES PAST _____ O'CLOCK _____ M., IN BOOK _____, AT PAGE _____ OF OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ BY: _____

CLERK - RECORDER

FILE NUMBER: _____ BY: _____

**FINAL MAP
OF
CAROLINE STREET TOWNHOMES**

FSM-16-165

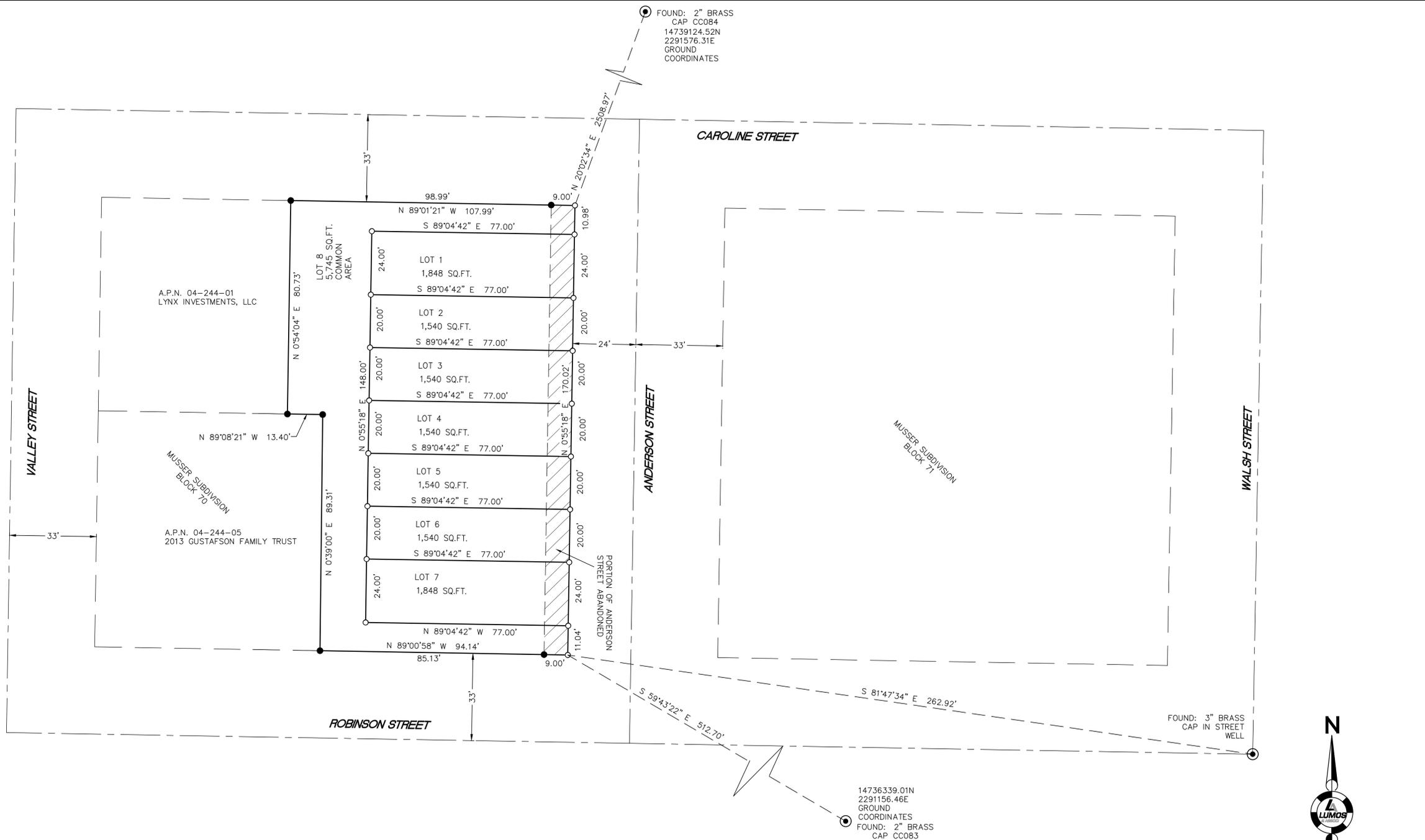
MERGER AND RESUBDIVISION
BEING PORTIONS OF BLOCK 70 OF THE MUSSER SUBDIVISION IN FILE NUMBER 60994 AND MAP NUMBER 187 AND PORTIONS OF ABANDONED ALLEYS AND ANDERSON STREET
LOCATED WITHIN THE NW1/4 OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY, NEVADA



800 E COLLEGE PARKWAY
CARSON CITY, NV 89706
TEL (775) 883-7077
FAX (775) 883-7114

Drawn By : DGN
Date : JULY 2016
Job No. : 8876.000
Dwg No. : 8876000 FM.dwg



NOTES

- 1) SUBJECT PROPERTY LIES WITHIN ZONE X PER FEMA FIRM MAP NO. 3200010092F DATED FEBRUARY 19, 2014.
- 2) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- 3) ALL LOTS SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- 4) UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CCMC 12.01 AND 12.05.
- 5) THE WESTERLY NINE FEET OF ANDERSON STREET ABANDONED PER DOCUMENT No. _____
- 6) ALL DEVELOPMENT SHALL BE IN ACCORD WITH CAROLINE STREET TOWNHOMES TENTATIVE MAP (TSM-15-165).
- 7) ZONING DISTRICT IS GENERAL OFFICE (GO).
- 8) MASTER PLAN DESIGNATION IS MIXED-USE RESIDENTIAL.
- 9) THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.

- 10) A 10' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG THE WEST LINE OF LOT 8 PER THIS MAP.
- 11) CABLE TELEVISION IS CONSIDERED A PUBLIC UTILITY AND INCLUDED IN THE PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION PER THIS MAP.
- 12) THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- 13) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO NV ENERGY 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 14) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED SPECIFICALLY TO SW GAS 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.
- 15) THE LOTS CREATED ON THIS FINAL MAP WILL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED AS A SEPARATE DOCUMENT.

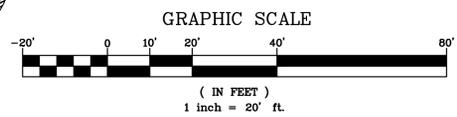
REFERENCES

- (R1) MUSSER SUBDIVISION, FILE No. 60994, MAP No. 187.
- (R2) LOT LINE ADJUSTMENT, DOCUMENT No. 450792.
- (R3) RECORD OF SURVEY MAP, FILE No. 450793, MAP No. 2832.
- (R4) DEED, DOCUMENT No. 450794.
- (R5) DEED, DOCUMENT No. 453621.
- (R6) RECORD OF SURVEY - 2010 CARSON CITY CONTROL NETWORK FILE NO. 403435, MAP No. 2749.

OFFICIAL RECORDS OF CARSON CITY, NEVADA.

LEGEND

- FOUND: 5/8" REBAR WITH PLASTIC CAP, PLS 5286
- SET: 5/8" REBAR WITH ALUMINUM CAP, PLS 9392
- ⊙ STREET CENTERLINE MONUMENT OR CARSON CITY CONTROL MONUMENT AS DESCRIBED HEREON.
- (M) MEASURED COURSE AND DISTANCE
- (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (C) CALCULATED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT



**FINAL MAP
OF
CAROLINE STREET TOWNHOMES**
FSM-16-165
MERGER AND RESUBDIVISION
BEING PORTIONS OF BLOCK 70 OF THE MUSSER SUBDIVISION IN FILE NUMBER 60994 AND MAP NUMBER 187 AND PORTIONS OF ABANDONED ALLEYS AND ANDERSON STREET
LOCATED WITHIN THE NW1/4 OF SECTION 17,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
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LUMOS & ASSOCIATES
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FAX (775) 883-7114

Drawn By : DGN
Date : JULY 2016
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