

Item # 70

**City of Carson City
Agenda Report**

Date Submitted: January 6, 2009

Agenda Date Requested: January 15, 2009

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a Final Subdivision Map application known as Heritage Hangars, from Lumos & Associates for C & D Developers, LLC, to allow 12 separate air space units within two buildings on property zoned Public Regional (PR), located at 2600 E. College Parkway, Airport Lease Parcel 219A, APN 005-021-02. (FSUB-08-096)

Staff Summary: The Heritage Hangars Subdivision will create sub-lease parcels for airplane hangars. A final map must be approved and recorded to create legal parcels.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: Recommended approval of the Tentative Subdivision Map on May 30, 2007 with a vote of 7 ayes and 0 nays.

Prior Board Action: Approved the Tentative Subdivision Map on June 21, 2007 with a vote of 5 ayes and 0 nays.

Recommended Board Action: I move to approve Phase I of a Final Subdivision Map application known as Heritage Hangars, from Lumos & Associates for C & D Developers, LLC, to allow a subdivision map resulting in 12 air space lots on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-02 based on the fulfillment of 20 conditions of approval.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all Final Map applications. The Planning Commission recommended approval of the tentative map for Heritage Hangars by a vote of 5 ayes and 0 nays at the Board of Supervisors meeting of June 21, 2007. The applicant has met the 20 conditions of approval of the tentative map.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 116 (Common-Interest Ownership—Uniform Act), NRS Chapter 278 (Subdivision of Land: Final Maps), CCMC 17.06 (Subdivision Final Maps),

Fiscal Impact: N/A

Explanation of Impact: N/A

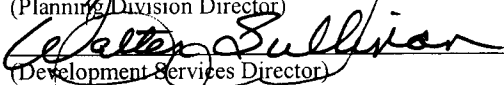
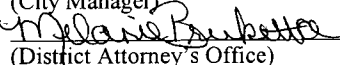
Funding Source: N/A

Alternatives: 1) If the Board finds that one or more of the conditions of approval have not been met, deny the final map.

Supporting Material: 1) Staff memo
2) Final Map application

Prepared By: Janice Brod, Management Assistant V

Reviewed By:


(Planning Division Director)

(Development Services Director)
(City Manager)

(District Attorney's Office)

Date: 1/6/09
Date: 1/06/09
Date: 1/6/09
Date: 1-6-09

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)



Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
(775) 887-2180

Plandiv@ci.carson-city.nv.us
www.carson-city.nv.us

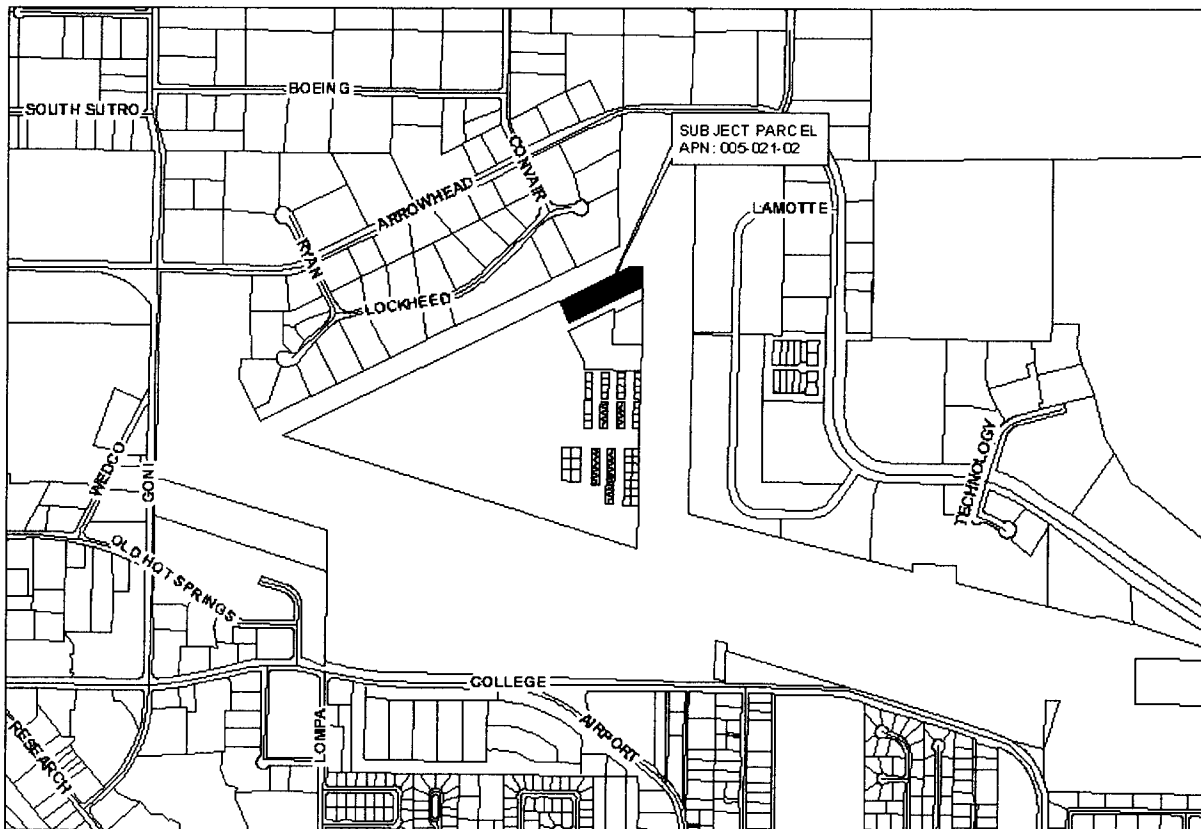
MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: January 15, 2009

SUBJECT: FSUB-08-096, A Final Subdivision Map known as Heritage Hangars Phase I, from Airport Structures, LLC (property owner: Airport Structures, LLC) resulting in 12 air space parcels, two common area lots and one parcel for future phases, on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-02.

In order for the Board of Supervisors to consider approval of the final map, the status of fulfillment of the conditions of approval must be reviewed. Tentative Map TSM-07-060 conditions of approval have been reviewed by staff and satisfied by the applicant.



TENTATIVE SUBDIVISION MAP RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

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

The representative for the applicant, Lumos and Associates, signed the Notice of Decision on July 27, 2007 and returned it to the Planning Division.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.

The civil improvement plans and building plans submitted to Carson City for approval are in substantial conformance with the tentative improvement plans submitted with the tentative map application. Building permits for the Corsair building (08-662) and the Thunderbolt building (08-1220) are currently in plan check. The development will be an airspace condominium development with Airport Structures, LLC leasing the real property from the Carson City Airport Authority, and the owners of the individual hangars owning the airspace parcel located within the hangar.

3. All on- and off-site improvements shall conform to City standards and requirements.

Airport Structures, LLC submitted civil improvement plans to the Carson City Airport Authority and Carson City Building Department for review and approval. The improvement plans were approved and an ensuing permit was issued on August 13, 2008. The permit is referenced as CCB# 06-1257.

4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

Carson City approved Tentative Map 07-060 on June 21, 2007. The applicant commenced the use within the twelve month time frame. Airport Structures, LLC has acquired a site and grading permit for the project and expects the building permit has been issued soon.

Nevada State law and Carson City Municipal Code allow for a two year time frame after the approval of a tentative map for the final map to be approved for recording by the Board of Supervisors. The recording of the final map for phase one is anticipated before the expiration

date of June 21, 2009. According to CCMC 17.06.015 (Time Limit for Recording), "if the subdivider elects to present a successive map in a series of phased final maps, the successive final map must be approved by the Board within one year of the recording of the preceeding final map. The Board may grant an extension of not more than one year for any successive final map after the one-year period for presenting a successive final map has expired. Failure to obtain Board approval of a final map or any phase thereof within these time limits terminates all proceedings, requiring an entirely new Tentative Map submittal." The applicant has decided to submit the Heritage Hangars final map in three phases.

5. A Final Map application must be reviewed, approved and recorded prior to parceling of the individual units.

Airport Structures, LLC is submitting phase I of the final map application to create air space parcels located within the hangars. The building will not be parceled into condominiums until the final map is approved and recorded.

6. The applicant must meet and maintain all of the requirements and conditions of approval of the Carson City Airport Authority.

The Carson City Airport Authority reviewed the tentative map and reviewed and approved the civil improvement plans and building plans. The Carson City Airport Authority and Airport Structures, LLC entered into a Lease Agreement, which contains certain conditions that have been complied with.

7. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

Site improvement permit (06-1257) was approved by the Building Department and issued on August 13, 2008. Airport Structures, LLC submitted building plans to Carson City Building Department for phase one of the project. The applications are currently in plan check in the Building Department.

8. The applicant will need to meet all codes and requirements as they relate to this project. Plan submittals must indicate hydrant placement per the code. Additionally, all hydrants must be operational. An all weather access road must be in place prior to start of construction.

The fire hydrant placement has been approved by the appropriate agencies as represented by the issuance of the site improvement and grading permit (CCBD # 06-1257).

9. The Uniform Plumbing Code ('03 UPC) does not allow plumbing systems from one property to cross over into another property. This issue, which conflicts with the original Site Improvement Permit, will be required to be resolved during the construction of the hangars.

The project is an airspace condominium project where the real property will be common area. Inside the buildings, there is common area between the ceiling and airspace parcel. Service laterals will either be placed below ground or in the common area between the ceiling and the airspace parcel. Therefore, service laterals will not cross parcel lines. The applicant provided written justification to the Chief Building Official on September 29, 2008. The justification was reviewed and approved by Keven Gattis, CBO.

10. No components of the plumbing and electrical systems shall cross the property lines of the neighboring units. This issue, which conflicts with the original Site Improvement Permit, will be required to be resolved during the construction of the hangars.

The project is an airspace condominium project where the real property will be common area. Inside the buildings, there is common area between the ceiling and airspace parcel. Service laterals will either be placed below ground or in the common area between the ceiling and the airspace parcel. Therefore, service laterals will not cross parcel lines. The applicant provided written justification to the Chief Building Official on September 29, 2008. The justification was reviewed and approved by Keven Gattis, CBO.

11. Fire walls; if the hangars are to be used solely as storage hangars, this information shall be noted in the plans submitted for review, and within the conditions placed on the individual hangar owners.

Airport Structures, LLC has addressed this issue in Section 3.7 of the Covenants Conditions and Restrictions. Specifically, the uses are limited to those permitted in the Ground Lease and/or Sublease, the Special Use Permit, the Final Map conditions and Title 19 of the Carson City Municipal Code. In addition, Section 3.3 of the Covenants Conditions and Restrictions also prohibits the use of the hangars that violate federal, state or local law or affect the overall insurance rate for the Association.

12. Reduced pressure principle backflow prevention assemblies are required on all domestic water services.

The civil improvement plans have been approved and the required backflow devices will be installed for each domestic water service.

13. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

Airport Structures, LLC has prepared a SWPPP and SWPPP booklet and issued the Notice of Intent to the Nevada Department of Environmental Protection (NDEP). The NDEP confirmation number is CSW-9897.

14. 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 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 may appear in the work within one year of acceptance by the city.

The preliminary engineer's cost estimate for the unfinished public improvements was routed to Jeff Sharp, City Engineer, with this final map application. Prior to the final map being approved by the Board of Supervisors, Airport Structures, LLC will have posted a surety for the remaining public improvements.

15. The CC&R's shall specifically address maintenance of all shared water and sewer facilities, including the sand/oil separators.

The Association is responsible for maintenance of Common Area, Improvements and Limited Common Elements. The utilities are included in these areas. This is specifically addressed in Definitions, 5.2.7, 5.2.8, and 6.4.1 of the CC&R's. The Association has the right to collect assessments and perform maintenance as required.

16. Clarification of the lease parcels located in the center triangle Airport parcel shall be provided to and approved by the Planning Division and the Assessor's Office prior to the submittal of the Final Subdivision Map.

PBS&J filed a new record of survey, RS 2676 recorded on December 17, 2007, clarifying the triangular parcel and lease parcel 219A. The tax assessor issued new parcel numbers on March 5, 2008. The APN was changed from 008-133-75 to 005-021-02. A copy of the Assessor's letter and the revised Assessor's parcel map was supplied to city staff with the final map application.

The following shall be submitted with any associated permit application:

17. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application.

A copy of the notice of decision was attached to all building permit applications and to the final map submittal.

The following are general requirements applicable throughout the life of the project:

18. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within construction limits.

Airport Structures, LLC is aware of the condition and will ensure its contractors and sub-contractors maintain proper dust control measures during construction.

19. The primary building color must meet Airport Authority design requirements and be similar to the existing surrounding buildings.

Airport Structures, LLC submitted building plans to the Carson City Airport Authority and a sample card was included. The Carson City Airport Authority manager has approved the building plans including the selected color, which is similar to the surrounding buildings.

20. The Final Map shall comply with all applicable standards including NRS 116, NRS 278 and Title 17.

The final map has been prepared by, stamped, and signed by a surveyor licensed in the State of Nevada. The surveyor certifies that the final map is prepared in compliance with all applicable statutes.

RECOMMENDATION

Staff recommends that the Board of Supervisors "move to approve a Final Subdivision Map known as Heritage Hangars from Airport Structures, LLC resulting in 12 air space parcels, two common area lots and one parcel for future phases, on property zoned Public Regional (PR), located at 2600 College Parkway, APN 005-021-02."

HH/
Attachments

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

APPLICANT
Airport Structures, LLC

PHONE #
(775) 359-3000

MAILING ADDRESS, CITY, STATE, ZIP
500 Damonte Ranch Parkway, Ste 703, Reno, NV 89521

ENGINEER **PHONE #** **FAX #**
Lumos and Associates, Inc. (775) 827-6111 (775) 827-6122
ATTN Randall Long

MAILING ADDRESS, CITY, STATE, ZIP
5401 Longley Lane #5, Reno, NV 89511

E-MAIL ADDRESS
rlong@lumosengineering.com or amiller@lumosengineering.com

PROPERTY ADDRESS, CITY, STATE, ZIP
2600 East College Parkway, Carson City, NV 89706

PRESENT ZONING
Public Regional (PR)

PN(S)
05-31-38
005-031-38

FOR OFFICE USE ONLY:

FSUB - 08 - 096

FINAL MAP FOR SUBDIVISION

FEE: \$1,800.00 per phase

SUBMITTAL PACKET

- ☐ 10 Maps and documentation (1 Original + Copies)
- ☐ Documentation of Taxes Paid-to-Date
- ☐ Copy Tentative Map condition of approval
- ☐ Letter documenting compliance of Tentative Map conditions for approval
- ☐ Documentation of Improvement Plan Approval from Development Engineering

Application Reviewed and Received By:

F SUB - 08 - 096

Submittal Deadline: Anytime during business hours.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Final Map.

Subdivision Name: Heritage Hangars Number of Lots: 13

PROPERTY OWNER'S AFFIDAVIT

I, Peery M. Dilworth, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

500 Damonte Ranch Pkwy #703
Address Reno, NV 89521

Date

9/2/08

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

on September 2, 2008, personally appeared before me, a notary public, Peery M. Dilworth, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Kathleen Ann Coulson
Notary Public



KATHLEEN ANN COULSON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 93-3793-2 - Expires June 17, 2009

NOTE: In order to avoid unnecessary time delays in processing your project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call the Planning Division at 775-887-2180

AIRPORT STRUCTURES, LLC

Final Map-Phase I

RESPONSE TO TENTATIVE MAP CONDITIONS

August 29, 2008

The following list the conditions as set forth in the approved Tentative Map (TSM 07-060), and provides Airport Structures, LLC responses to each condition as proof of compliance.

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration. The applicant for the tentative map complied with this condition. **A copy of the executed notice of decision is attached.**
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. **The civil improvement plans and building plans submitted to Carson City for approval are in substantial conformance with the tentative improvement plans submitted with the tentative map. The development will be an airspace condominium development with Airport Structures, LLC leasing the real property from the Carson City Airport Authority, and the owners of the individual hangars owning the airspace parcel located within the hangar.**
3. All on and off-site improvements shall conform to City standards and requirements. **Airport Structures, LLC submitted civil improvement plans to the Carson City Airport Authority and Carson City for review and approval. The improvement plans were approved and an ensuing permit was issued on August 13, 2008. The permit is referenced as CCBD # 06-1257.**
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit

Lumos and Associates, Inc.

August 29, 2008

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shall become null and void. **Carson City approved Tentative Map 07-060 on June 21, 2007. The final map for the first phase of the project shall be recorded by June 21, 2009. Airport Structures, LLC has acquired a site and grading permit for the project and expects the building permit to be issued by the end of September. The recording of the final map for phase one is anticipated before the end of 2008 and well before the expiration date of June 21, 2009.**

5. A final map application must be reviewed, approved and recorded prior to the parceling of the individual units. **Airport Structures, LLC is submitting the final map application to create air space parcels located within the hangars. The buildings will not be parceled into condominiums until the final map is approved and recorded.**
6. The applicant must meet and maintain all of the requirements and conditions of approval of the Carson City Airport Authority. **The Carson City Airport Authority reviewed the tentative map and reviewed and approved the civil improvement plans and building plans. The Carson City Airport Authority and Airport Structures, LLC entered into a Lease Agreement, which contains certain conditions that have been complied with.**
7. The Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project. **Airport Structures, LLC submitted building plans to the Carson City Building Department for phase one of the project and anticipates receiving a building permit by the end of September.**
8. The applicant will need to meet all codes and requirements as they relate to this project. Plan submittals must indicate hydrant placement per the code. Additionally, all hydrants must be operational as well. An all weather access road must be in place prior to start of construction. **The fire hydrant placement has been approved by the appropriate agencies as represented by the issuance of the site and grading permit (CCBD# 06-1257).**
9. The Uniform Plumbing Code ('03 UPC) does not allow plumbing systems from one property to cross over into another property. This issue, which conflicts with the original site improvement permit, will be required to be resolved during the construction of the hangars. **The project is an airspace condominium project where the real property will be common area. Inside the buildings, there is common area between the ceiling and airspace parcel. Service laterals will either be placed below ground or in the**

Lumos and Associates, Inc.
August 29, 2008
Page 2 of 5

common area between the ceiling and the airspace parcel. Therefore, service laterals will not cross parcel lines.

10. No components of the plumbing and electrical systems shall cross the property lines of the neighboring units. This issue, which conflicts with the original site improvement permit, will be required to be resolved during the construction of the hangars. **The project is an airspace condominium project where the real property will be common area. Inside the buildings, there is common area between the ceiling and airspace parcel. Service laterals will either be placed below ground or in the common area between the ceiling and the airspace parcel. Therefore, service laterals will not cross parcel lines.**
11. Firewalls - if the hangars are to be used solely as storage hangars, this information shall be noted in the plans submitted for review, and within the conditions placed on the individual hangar owners. **Airport Structures, LLC has addressed this issue in the Section 3.7 of the Covenants Conditions and Restrictions. Specifically, the uses are limited to those permitted in the Ground Lease and/or Sublease, the Special Use Permit, the Final Map conditions and Title 19 of the Carson City Municipal Code. In addition, Section 3.3 of the Covenants Conditions and Restrictions also prohibits the use of the hangars that violate federal, state or local law or affect the overall insurance rate for the Association.**
12. Reduced pressure principle backflow prevention assemblies are required on all domestic water services. **The civil improvement plans have been approved and the required backflow devices will be installed for each domestic water service.**
13. The applicant shall obtain a dust control and storm water pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures. **Airport Structures, LLC has prepared a SWPPP and SWPPP booklet and issued the Notice of Intent to the Nevada Department of Environmental Protection (NDEP). The NDEP confirmation number is CSW-9897.**
14. 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 one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvement by the City, the developer shall provide the City with a proper

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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 may appear in the work within one year of acceptance by the City. **Attached is a preliminary engineer's cost estimate for the unfinished public improvements. Prior to the final map being approved by the Board of Supervisors, Airport Structures, LLC will have posted a surety for the remaining public improvements.**

15. The CC&R's shall specifically address maintenance of all shared water and sewer facilities, including the sand/oil separators. **The Association is responsible for maintenance of Common Area, Improvements and Limited Common Elements. The utilities are included in these areas. (See Definitions, 5.2.7, 5.2.8, and 6.4.1). The Association has the right to collect assessments and perform maintenance as required.**
16. Clarification of the lease parcels located in the center triangle Airport parcel shall be provided to and approved by the Planning Division and the Assessor's Office prior to submittal of the Final Subdivision Map. **PBS&J filed a new record of survey, RS 2676 recorded on December 19, 2007, clarifying the triangular parcel and lease parcel 219A. The tax assessor issued new parcel numbers on March 5, 2008. The APN was changed from 008-133-75 to 005-021-02. A copy of the Assessor's letter and the revised Assessor's parcel map has been enclosed herewith for your review.**
17. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application. **A copy of the notice of decision is attached.**
18. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within the construction limits. **Airport Structures, LLC is aware of the condition and will ensure its contractors and sub-contractors maintain proper dust control measures during construction.**
19. The primary building color must meet Airport Authority design requirements and be similar to the existing surrounding buildings. **Airport Structures, LLC submitted building plans to the Carson City Airport Authority and a sample color card was included. The Carson City Airport Authority manager has approved the building plans including the selected color, which is similar to the surrounding buildings.**
20. The final map shall comply with all applicable standards including NRS 116, NRS 278 and Title 17. **The final map has been prepared by, stamped, and**

Lumos and Associates, Inc.
August 29, 2008
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signed by a surveyor licensed in the state of Nevada. The surveyor certifies that the final map is prepared in compliance with all applicable statutes.

Lumos and Associates, Inc.

August 29, 2008

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December 18, 2008

Ms. Heidi Eskew-Herrmann, AICP
Carson City Planning Department
2621 Northgate Drive, Suite 62
Carson City, NV 89706

Via Hand Delivery

Re: Airport Structures/Heritage Hangars Final Map FSUB 08-096

Dear Heidi,

Per your instructions, enclosed are 12 copies of the final map for the above referenced project. I have also enclosed revised closure calculations for Jeff Sharp. If everything is satisfactory, please place this matter on the next available Board of Supervisors agenda. Randall has spoken to Jeff about the Development Agreement and Bond. Both documents will be forthcoming, and it is my understanding that Jeff is okay with scheduling the item for the next available agenda. If the documents are not completed and approved by the date of the Board of Supervisors' meeting, we can pull the item from the agenda.

Thank you for your attention to this matter, and if you have any questions, do not hesitate to contact me.

Sincerely,

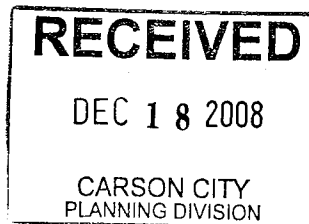
A handwritten signature in cursive script that reads 'Audra Miller'.

Audra Miller, AICP
Planning Manager

AM/

Enc.

F SUB : 0 8 - 0 9 6

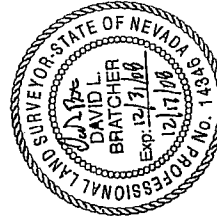


CARSON CITY
PLANNING DIVISION

RECEIVED
DEC 18 2008
PLANNING DIVISION
CARSON CITY
F SUB -08-096

FINAL MAP
FOR
HERITAGE HANGERS - PHASE 1
LEASE PARCEL 219A
LOCATED WITHIN A PORTION OF THE 1/4 OF SECTION 4,
T. 15 N. R. 20 E. WABLER N.
NEVADA
CARSON CITY

DATE: SEPTEMBER 2008
DRAWN BY: J. L. BRATCHER
CHECKED BY: J. L. BRATCHER
SHEET 1 OF 4
FSD-08-096



REFERENCES
(R1) RECORD OF SURVEY FOR CARSON CITY AIRPORT
RS 2876, FILE NO. 374940
(R2) CC & RS DOCUMENT NO.

BASIS OF BEARINGS
THE BEARINGS FOR THE HERITAGE HANGERS ARE THE NEVADA STATE PLANE
COORDINATE SYSTEM, MODIFIED GRID, AS SHOWN ON THE RECORD OF
SURVEY, RS 2876, FILE NO. 374940.

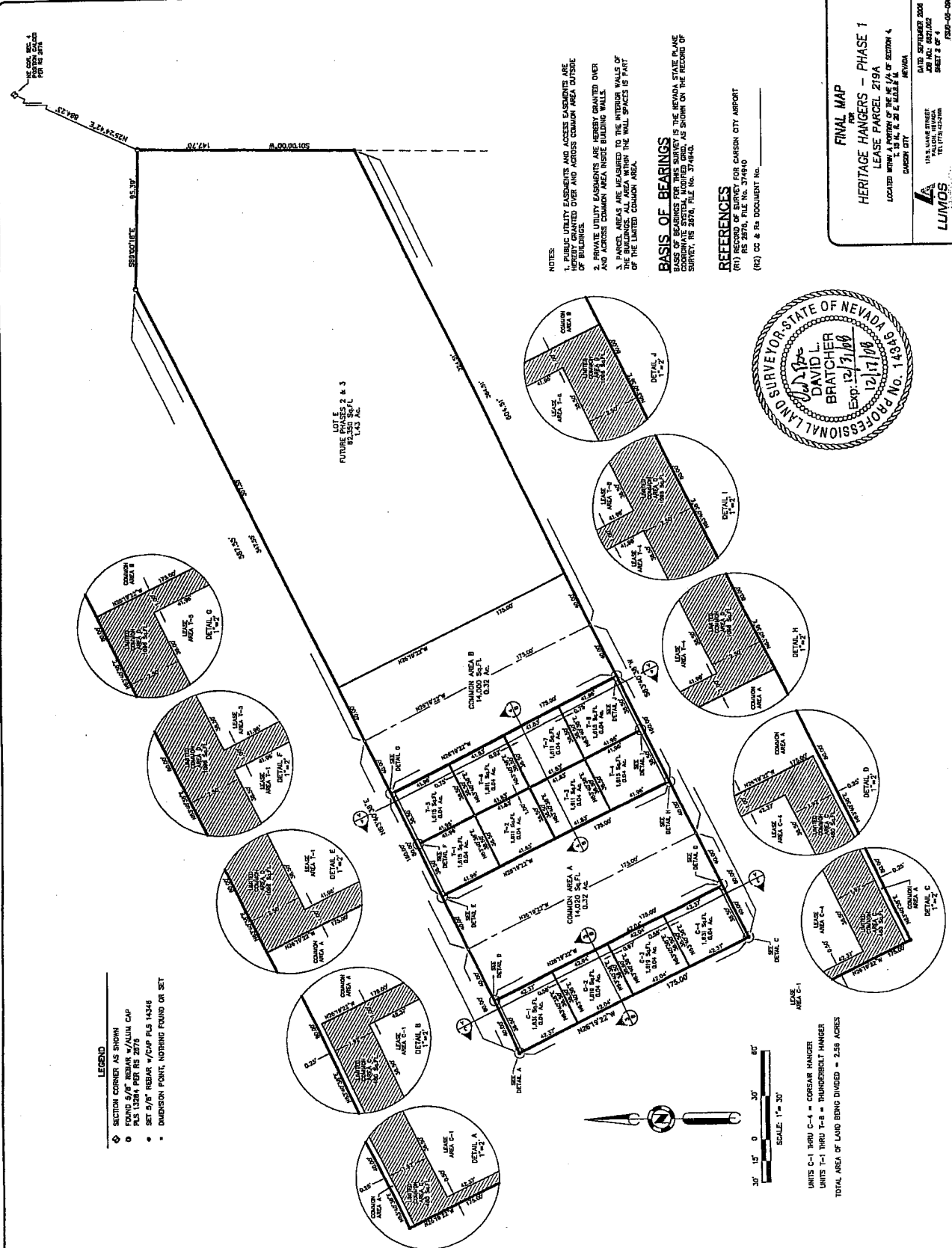
NOTES:
1. PUBLIC UTILITY EASEMENTS AND ACCESS EASEMENTS ARE
HEREBY GRANTED OVER AND ACROSS COMMON AREA OUTSIDE
OF BUILDING.
2. PRIVATE UTILITY EASEMENTS ARE HEREBY GRANTED OVER
AND ACROSS COMMON AREA INSIDE THE BUILDING WALLS.
3. ALL EASEMENTS ARE GRANTED TO THE INTERIOR WALLS OF
THE BUILDINGS. ALL AREA WITHIN THE WALL SPACES IS PART
OF THE UNITED COMMON AREA.

LOT E
FURNISHING LOT 2 & 3
82,200 SQ. FT.
1.43 AC.

LEGEND
SECTION CORNER AS SHOWN
O PLANNING DIVISION PLANNING CAP
P.S. 1234 PER RS 2876
• SET 5/07 REGULAR 4/CAP PLS 14346
• DIMENSION POINT, NOTHING FOUND OR SET

SCALE: 1" = 30'
30' 15' 0' 30' 60'

UNITS C-1 THRU C-4 = CORSIAN HANGER
UNITS T-1 THRU T-8 = THUNDERBOLT HANGER
TOTAL AREA OF LAND BEING DIVIDED = 2.58 ACRES



CARSON CITY
PLANNING DIVISION

END VIEW CORSAIR AIRSPACE CROSS SECTION 1"-10'

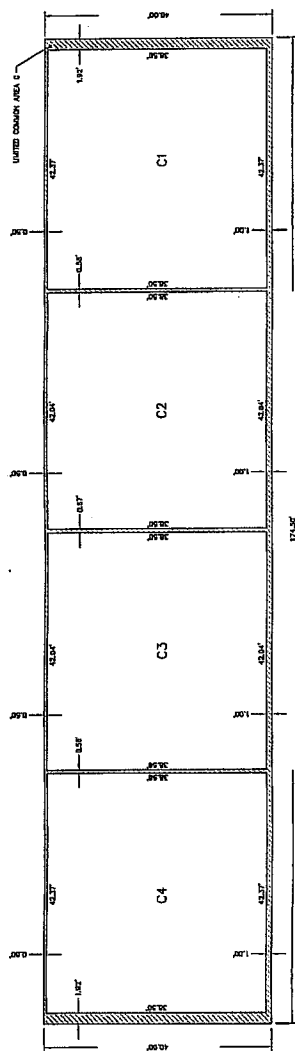
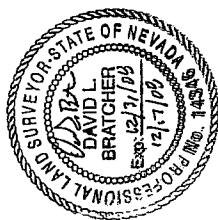
⊕

FRONT VIEW CORSAIR AIRSPACE CROSS SECTION 1"=10'

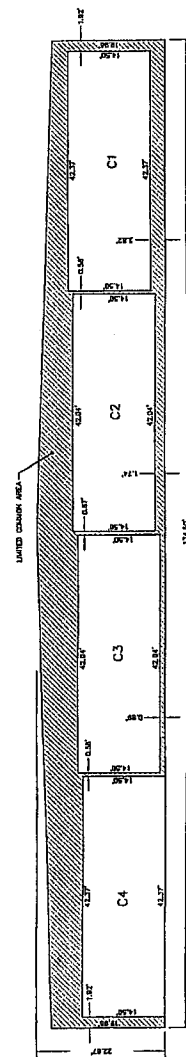
CORSAIR HANGERS

LUMOS
178 S. MAIN STREET
FALCON, NEVADA
TEL (775) 433-2168

DATE: SEPTEMBER 2009
JOB NO.: 8007.002
SHEET 3 OF 4



TOP VIEW CORSAIR AIRSPACE CROSS SECTION 1"=10'

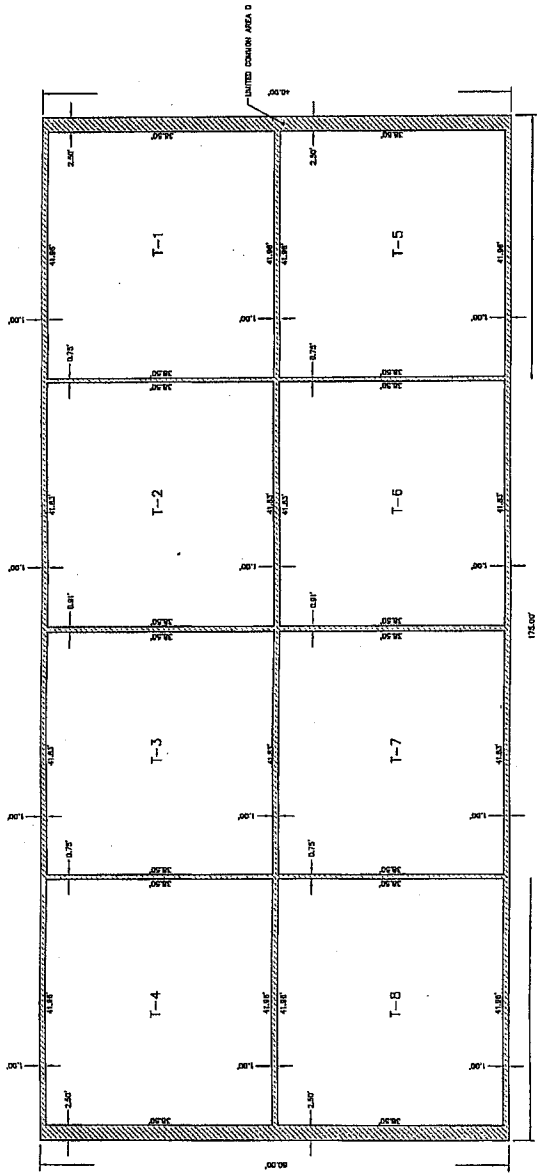


ES

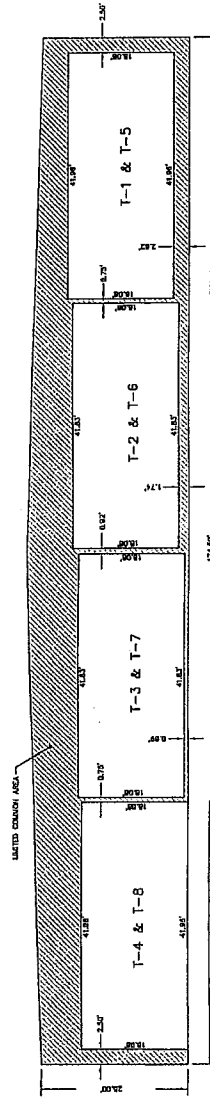
END VIEW CORSAIR AIRSPACE CROSS SECTION 1"-10'

⊕

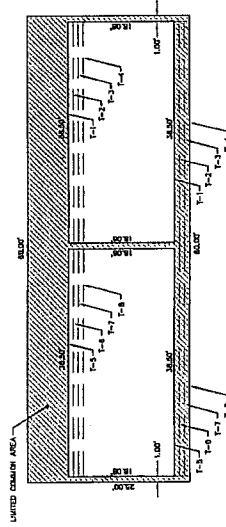
FRONT VIEW CORSAIR AIRSPACE CROSS SECTION 1"=10'



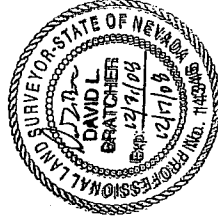
TOP VIEW THUNDERBOLT AIRSPACE CROSS SECTION T=10'



FRONT VIEW THUNDERBOLT AIRSPACE CROSS SECTION T=10'



END VIEW THUNDERBOLT AIRSPACE CROSS SECTION T=10'



FINAL MAP
FOR
HERITAGE HANGERS - PHASE 1
LEASE PARCEL 219A
LOCATED WITHIN A PORTION OF THE 1/4 OF SECTION 4,
T. 15 N. R. 20 E. M. 22 S. 1/4
CARSON CITY, NEVADA

DATE: SEPTEMBER 2008
DRAWN BY: DAVID L. BRATCHER
SHEET 4 OF 4
LUMOS
115 S. MAIN STREET
FALCON, NEVADA
705.776.0000
FIRM-08-008

THUNDERBOLT HANGERS

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