

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 26, 2021

FILE NO: PM-2021-0030 (Appeal)

AGENDA ITEM: 13.D

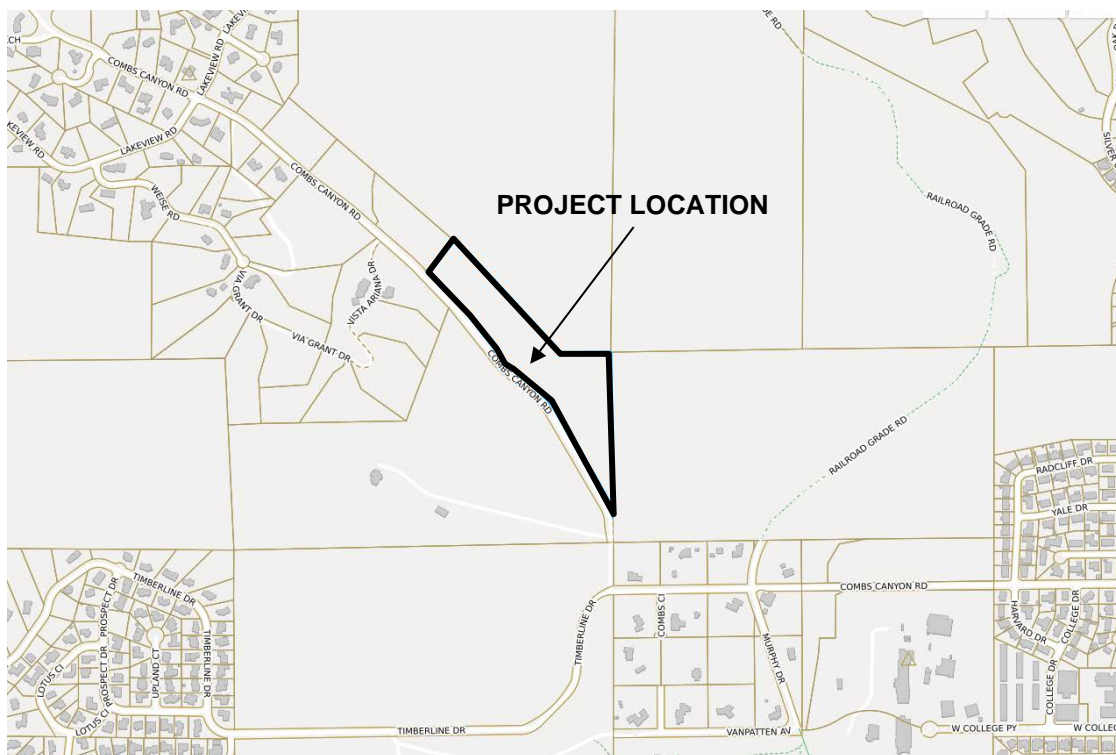
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an appeal of staff's decision to approve a Tentative Parcel Map (PM-2021-0030) subject to a condition of approval (condition #8) requiring the extension of the water main and associated improvements on property zoned Single Family 1 acre (SF1A), located at 3042 Combs Canyon Road, APN 007-502-01. (Heather Ferris, hferris@carson.org)

Summary: On April 30, 2021 staff approved a Tentative Parcel Map (PM-2021-0030) proposing to divide 15.13 acres into three parcels ranging from 3.05 acres to 9.02 acres in size. The Tentative Parcel Map was approved subject to 8 conditions of approval. An appeal of condition 8 requiring the extension of the water main and associated improvements (pressure reducing valve) was filed by the applicant on May 3, 2021. Per Carson City Municipal Code ("CCMC") 18.02.060 an administrative decision may be appealed by the applicant or any aggrieved party to the Planning Commission. The Planning Commission may deny the appeal and uphold the staff's approval, modify the conditions as outlined in the April 30, 2021 Notice of Decision, or approve the appeal and remove condition #8.

PROPOSED MOTION: "I move to deny the appeal and uphold staff's decision to approve the tentative Parcel Map subject to the conditions of approval outlined in the April 31, 2021 Notice of Decision, including the requirement to extend the water main as outlined in condition #8."

VICINITY MAP:



LEGAL REQUIREMENTS: CCMC 18.02.060 (Appeals); 17.03 (Parcel Maps, Lot Line Adjustments and Deletions, Reversion to Acreage Maps, and Merger and Resubdivision of Land); 17.07.005 (Findings); NRS 278.464 (Action on parcel map); CCDS 15.1.1 (Water and Sewer); CCMC 12.01.210 (Main Extensions)

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family-1 Acre (SF1A)

PROCEDURAL MATTERS:

CCMC 17.03.005 the Community Development Director is responsible for the administration of this Title 17- Division of land, Subdivision of Land. The “director” has the authority to approve a parcel map without further action by the commission or governing body.

CCMC 17.03.010 requires the contents of a Parcel Map to comply with CCMC 17.06 and NRS 278.466. These regulations require, in part, a certificate from the Division of Water Resources concerning Water Quantity, if the parcels will be served by a well. Therefore, staff requires the water source to be noted on the map.

CCMC 12.01.210 and Division 15 of the Development Standards outline the requirements for water main extensions. Extensions are required for development within 400 feet of an existing water main.

CCMC 18.02.060.1 states “An administrative decision of the Director may be appealed by the applicant or any aggrieved party to the Commission.” The Commission may affirm, modify, or reverse the decision.

NRS 278.462 allows a governing body, when considering a second or subsequent parcel map, to require any reasonable improvement, but not more than would be required if the parcel were a subdivision.

The subject request is an appeal of Condition #8 of the subject parcel map, requiring the extension of the water main, including the installation of a pressure reducing valve. The appeal is outlined in detail in the applicant’s letter received May 03, 2021 (attached).

BACKGROUND:

In 2014 the appellant purchased APN 007-091-72; a 25.09-acre parcel located on the north side of Combs Canyon Road. In 2016 he submitted a Parcel Map application to the City to create 4 separate parcels. The Parcel Map (PM #2909) was recorded on April 7, 2017 and resulted in the creation of the following parcels:

- Parcel 1, APN 007-502-04 (3.01 acres)
- Parcel 2, APN 007-502-03 (3.00 acres)
- Parcel 3, APN 007-502-02 (3.95 acres)
- Parcel 4, APN 007-502-01 (15.13 acres)

Parcel Map #2909 was approved based on each parcel being served with municipal water due to its availability. As such, note 10 was added to page 2 of PM #2909 stating: “All parcels must connect to the City water system.”

In 2018 the appellant submitted a building permit to construct a home on Parcel 4 of PM #2909 and where he planned to connect to the City's water system. Specifically, the appellant planned to connect to a water main along the frontage of the property. Instead of requiring the appellant to extend the water main from Vista Arianna Drive to serve his home on Parcel 4 per the requirements of the Parcel map, the appellant was allowed to construct a well to serve the single-family home. A hardship letter was issued to the well-driller. The hardship letter did not indicate that the parcel was outside of 400 feet but rather that the existing water transmission main along the property's frontage was designated as a "No Connections Allowed" main.

On February 02, 2021 the Planning Division received an application for Tentative Parcel Map (PM-2021-0030) proposing the division of Parcel 4 of PM #2909 into three parcels ranging from 3.05 acres to 9.02 acres in size.

On February 23, 2021 staff provided the appellant and his surveyor with a comment letter requesting a slope analysis, prior to issuing a decision on the Tentative Parcel Map. Per Carson City Development Standards (CCDS) 7.8.2, because the subject property is considered hillside (any parcel or development site with an average slope of 15 percent or more), a slope analysis must be provided before a parcel map or tentative subdivision map can be approved. Additionally, each lot resulting from the map must comply with the requirements of CCMC 18.08 (Hillside Development). In addition to the slope analysis, staff provided a list of 13 clerical corrections that would need to be made prior to the map being recorded.

On March 25, 2021 the appellant's surveyor submitted the slope analysis as requested along with a revised proposed Tentative Parcel Map which incorporated the clerical corrections outlined in the February 23, 2021 letter. On March 29, 2021 staff informed the appellant (via email) that staff recommended moving the parcel line for proposed parcel 4B to ensure there is adequate building area outside of the 33 percent and greater slopes and that staff would be requiring building envelopes to be identified on proposed parcels 4A and 4B to avoid building in the areas that are 33 percent slope or greater and additionally indicated that the water main extension would be required. Staff also reminded the appellant that the Notice of Decision had not yet been issued and therefore, no decision had been made approving or denying the Tentative Parcel Map.

Staff met with the appellant and his surveyor on March 31, 2021 to discuss the requirement for the water line extension and concerns with the slopes. As summarized in the March 31, 2021 email, staff informed the applicant that if he chose to have his surveyor complete a measurement of the existing water main to the closest property corner of the subject property and the measurement resulted in a distance of 400 feet or less, the requirement for the water main would stand; however, if the measurement proved the water main to be over 400 feet from the nearest property corner, the water main extension would not be required.

On April 13, 2021 the appellant submitted an email indicating the surveyor's measurement was 400 feet 2 inches. On April 15, 2021 staff informed the appellant, based on the information provided, the water main extension would still be required. As outlined in detail in the attached memo from the City Engineer, staff interprets this measurement to be 400 feet.

On April 21, 2021 the Planning Manager asked the Water Operations Supervisors if the Carson City water system could serve the subject property. Tom Grundy, Water Operations Supervisor, confirmed that the subject parcel could be served by Carson City.

On April 31, 2021 staff issued a Notice of Decision (NOD) for PM-2021-0030, approving the Tentative Parcel Map subject to eight conditions of approval, including Condition 8 which requires the water main extension and installation of a pressure reducing valve vault. (See attached NOD).

On May 03, 2021 the appellant submitted an appeal, requesting relief from the requirement to extend the water main to serve his Parcel Map, noting that he had received a hardship letter in 2018 when he built his house and he believes, based on his surveyors measurements that Carson City Development Standard (CCDS) Division 15.1.1.a does not apply as his property is 400 feet 2 inches from the existing water main.

DISCUSSION:

As noted above, the appellant was informed that he needed to extend the watermain to service these new parcels. Citing the cost and effort, the appellant has explained to staff that he will not install a watermain extension. Staff has required the watermain extension for the following reasons:

- (1) The subject property is a subsequent parcel map, further subdividing PM# 2909, which requires connection to the Carson City water system.
- (2) The construction of a well to serve the appellants home was considered a one-time exception and not applicable to future parcels.
- (3) Title 12 of CCMC and Division 15 of CCDS require the extension of a water main along the frontage of the parcel if within 400-feet of the existing water system. The appellant has indicated that his parcel line is 400-feet and 2-inches away from the existing water distribution main near Vista Ariana Drive. It is staff's opinion that 400-feet, 2-inches is nominally 400-feet away; and
- (4) CCMC 12.01.210(5) speaks to these types of scenarios that require "Participation", stating:

"The applicant shall be responsible for the construction of the waterline system (or the waterline system costs) along any of the property sides or frontage of the property along which a waterline is needed for the overall completeness and continuity of the city's water main system."

This area relies on the parcel owners and/or developers to continue development of necessary infrastructure to provide City services. Attachment C of the City Engineer's memo shows the location of PM-2021-0030 relative to other developed parcels in the area connected to the City water system. As shown, nearly all developed parcels surrounding the appellant's parcel (in all directions) are connected to the City water system, justifying the need to extend the watermain for completeness and continuity within the surrounding area, consistent with CCMC 12.01.210(5).

Consistent with the municipal code, staff has made the appellant aware that:

- The City can install the required PRV at the City's cost (roughly \$80,000 to \$100,000 value)
- The City is only requiring the watermain to be extended approximately 1,200 feet to the eastern most edge of Parcel 4B, and not along the entire frontage of the subject property. This is over 1,300 feet shorter than the length of the appellant's total frontage (2,515 feet), which would typically require water main extension improvements. Staff has found this to be consistent with code when there is only one other beneficiary (another owner/parcel) for future use.
- There are pro rata agreements that the appellant could enter with the City, which would encumber any neighboring properties which would benefit from the construction of this waterline. If the neighboring properties developed within the next 10-years, the appellant

would be entitled to a partial reimbursement of all applicable waterline fees less administrative cost per CCMC.

- The City will consider allowing installation of the water main in the roadway shoulder, which may save money in roadway patching, assuming his engineer can find a suitable solution to construct the waterline can be identified knowing that there are steep side slopes on both sides of the road.

PUBLIC COMMENTS:

Public notices were mailed to 36 property owners within 1300 feet of the subject site on May 11, 2021. As of the date of writing of this report no public comments have been received regarding this application. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 26, 2021 depending on the date of submission of the comments to the Planning Department.

CONCLUSION AND FINDINGS:

While a Tentative Parcel Map is reviewed and approved administratively, it is a discretionary review which allows for the implementation of conditions of approval in order to make the twelve required findings of fact in the affirmative. Staff has made all findings in the affirmative, subject to the Conditions of Approval outlined in the Notice of Decision. If the Planning Commission should vote to modify staff's decision, the findings listed below must still be able to be made in the affirmative.

- 1. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.**

The Parcel Map is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. Per CCMC 12.01.210 and Division 15 of the Development Standards outline the requirements for water main extensions. Extensions are required for development within 400 feet of an existing water main. Condition #8 of the tentative Parcel Map requires extension of the water main to the southern-most corner of parcel 4B and the installation of a pressure reducing valve vault near Vista Ariana Drive. Public sewer is not in the area; therefore, the parcels will be served by individual on-site sewage disposal systems which will be required to be engineered systems due to the steepness of slopes.

- 2. The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.**

The Carson City Water Operations Supervisor has indicated that the project can be served by public water via a main extension. Consistent with Carson City Municipal Code, staff has required the extension of the water main to the southernmost corner of parcel 4B (Condition # 8). Parcels 4A and 4B will be required to be served by public water, whereas, parcel 4C will be allowed to continue to be served by the existing well. Requiring the connections to the Carson City water system provides future residents with water that meets applicable health standards. This requirement also provides for continuity and completeness of service as the subject property is nearly surrounded by parcels connected to the City water system.

3. The availability and accessibility of utilities.

Utilities are available to serve the parcels. As noted above, municipal water is available and the water main is required to be extended in order to serve parcels 4A and 4B, with parcel 4C being served by the existing well. The Carson City Water Operations Supervisor has indicated that the project can be served by public water via a main extension from Vista Ariana Drive (see 4/21/21 email attached). Public sewer is not in the area; therefore, the parcels will be served by individual on-site sewage disposal systems which will be required to be engineered systems due to the steepness of slopes.

4. The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.

The project is located within an existing neighborhood and is served by existing schools, police and fire services, transportation facilities and parks. Due to the limited scope of this project, the impact to existing public services is minimal.

5. Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

While the property is located adjacent to land owned by the State of Nevada, there is no requirement for public access to this property. The State land is accessed via an existing trail at the end of Murphy Drive, southeast of the subject property.

6. Conformity with the zoning ordinance and land use element of the city's master plan.

The subject parcel is zoned SF1A which allows for parcels as small as 1 acre in size. The master plan designation for this site is Low-Density Residential (LDR). The LDR designation is intended for single family residences at densities ranging from 1/3 to 5 acres per dwelling unit. The subject parcel is in the hillside area with steep slopes ranging from 15 percent to over 33 percent; therefore, staff has required building envelopes for the proposed parcels. These building envelopes are required in order to identify buildable areas on slopes less than 33 percent. Additionally, the building envelopes must demonstrate compliance with the minimum building setbacks. Staff recognizes that development of driveways may occur outside of these building envelopes on slopes greater than 33 percent and therefore have also required a note be placed on the parcel map indicating that any development on slopes 33 percent or greater will require a special use permit consistent with Carson City Development Standards. As conditioned, the parcel map conforms with the zoning ordinance and master plan.

7. General conformity with the city's master plan for streets and highways.

The parcel map conforms to the city's master plan for streets and highways. There are no required roadway improvements associated with this parcel map.

8. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

The parcel map does not trigger the need for any roadway improvements. The existing public street are adequate to serve the proposed parcels.

9. The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.

The subject parcel is located outside of the floodplain and earthquake faults are not located on-site. The parcel is located on the hillside area with steep slopes ranging from 15 percent to over 33 percent; therefore, staff has required building envelopes for the proposed parcels. These building envelopes are required to identify buildable areas on slopes less than 33 percent. Additionally, the building envelopes must demonstrate compliance with the minimum building setbacks. Staff recognizes that development of driveways may occur outside of these building envelopes on slopes greater than 33 percent and therefore have also required a note be placed on the parcel map indicating that any development on slopes 33 percent or greater will require a special use permit consistent with Carson City Development Standards. As conditioned, the parcel map will conform to CCMC requirements as they relate to slope.

10. The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.

Parcel maps are not required to be reviewed by the Nevada Department of Environmental Protection or the Nevada Division of Water Resources, unless wells are the proposed water source (NRS 278.461). Public Works has indicated there is sufficient water supply in the Carson City water system and the property is located within 400 feet of an existing water main; therefore, connection is required (Condition #8). The parcels are not located close enough to public sewer to require connection; therefore, each resultant parcel will be served by individual on-site sewage disposal systems.

11. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

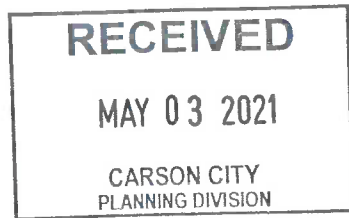
The Carson City Fire Department will provide fire protection services to the project location. The Fire Department has reviewed the project and provided comments. Development of these parcels will be required to comply with the International Fire Code and northern Nevada Fire Code amendments as adopted by Carson City. Additionally, the project is in an identified wildland urban interface area and must comply with the International Wildland Urban Interface Code and northern Nevada wildland urban interface amendments as adopted by Carson City. The Fire Department will review all future building permits for compliance with these codes.

12. Recreation and trail easements.

The project does not require any recreation and trail easements or connection to any such easements.

Attachments:

Appeal letter dated 05/03/2021
PM-2021-0030 Notice of Decision Dated 4/31/2021
Planning Manager's email Correspondence 4/21/2021
City Engineer's memo



Corey Hornemann
3042 Combs Canyon Rd.
Carson City NV 89703
c. 775-315-0679
e. chwoodworks@att.net

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

RE: April 30, 2021 Determination for APN # 007-502-01

To Whom it May Concern:

In December 2020, I asked the Carson City Planning Division ("Planning Division") several questions about a parcel map I wanted to create. I originally wanted to subdivide APN # 007-502-01 ("Original Parcel") into 4 smaller lots. Staff advised me that 3 smaller lots would be advisable with each subdivided parcel being 3 acres or more due to septic issues. I followed staff's recommendation and only sought to subdivide the Original Parcel into 3 smaller parcels. At that time, staff did not indicate that the subdivided parcels could not build on a 33% or greater slope.

Pursuant to my interactions with staff in December 2020, there was also no mention that I had to connect to the Carson City water main extension near Vista Ariana Drive for any of the subdivided parcels. In fact, as it were, on January 9, 2018, the Original Parcel had already been granted a hardship determination from the city which indicated that, because such parcel was outside of 400 feet from the city water main extension, it had been designated as a "No Connections Allowed" zone which means that the Original Parcel could not be connected to the city water main pursuant to Section 15.1.1(a) of the Carson City Development Standards. See Exhibit 1 attached hereto ("2018 Hardship Determination"). Section 15.1.1(a) of the Carson City Development Standards remains in place to this day so I am puzzled as to how or why staff have indicated that this provision is inapplicable to the Original Parcel or any proposed subdivision of the same per the Planning Division's determination letter dated April 30, 2021 ("April 2021 Determination Letter").

If Section 15.1.1(a) is no longer applicable, that change must be made pursuant to an act and a vote by the supervisors, staff cannot unilaterally decide when it should be enforced as it seems to be the case pursuant to the April 2021 Determination Letter. In that regard, I urge this Appeals Board to reject the portion of the April 2021 Determination Letter that relates to Section 15.1.1(a).

Following my discussions with staff in December 2020, on February 2, 2021, I submitted a parcel map to the city to subdivide the Original Parcel into 3 smaller parcels ("Proposed Parcel Map").

On February 23, 2021, a determination was issued by the Planning Division indicating several corrections that needed to be made to the Proposed Parcel Map. Pursuant to their corrections, staff indicated that "connection to city sewer is waived until said sewer are within 400 feet of the closest parcel created within this parcel map then all parcels shall connect to city sewer facilities." As stated previously, none of the proposed subdivided parcels are within 400

feet of a city water main.

Aside from the clerical errors to the Proposed Parcel map, staff additionally requested a slope analysis. Staff did not explain any reasoning behind this. The Topo was already attached to the Proposed Parcel Map. Nevertheless, after spending more money from an engineer, I supplied staff with a slope analysis and corrected the clerical mistakes. I also indicated I was ready for Mylar.

On March 31, 2021, my surveyor and I had a phone meeting with staff at which time staff first mentioned the water line extension requirement, i.e. the water line extension requirement that neither comports with Section 15.1.1(a) nor the 2018 Hardship Determination. The conclusion of this meeting was that if I proved I was outside the 399' mark that I would not have to do the extension. After paying more money to have the parcel surveyed and mapped out, I was outside the 399' mark. Nevertheless, the city Engineer said "no" you must do the extension. Once again staff reneged on their previous determination.

After everything was re-submitted, staff, for the first time, indicated that lot 4B to the Proposed Parcel Map was too steep to build on. Carson City has many steep building sites being constructed on right now, including apartments on the South end of town, Canterbury lane 89703, and timberline area behind the college. The Engineer stated that the site was required for a special use permit and I could not apply for it due to the slope of lot 4B to the Proposed Parcel Map. Nevertheless, I proved that the slope for all the proposed sub-parcels indicated on the Proposed Parcel Map were right at 33%- and the Engineer said I would have to make lot line adjustments to make it work. I did not agree with that. Again, the water line extension was not mentioned.

I went directly to public works and asked them to push this through. They told me no and that it did not matter whether I was further than 399 feet or not. They did not provide their rationale for that decision nor did they cite any applicable rules or regs. They just said they would make me link into the main water line no matter what. In fact, when I asked what their reasoning was behind their decision, they said, "If I give this to you, the town is small, and people talk. Other contractors will find out and be expecting favors from the city." Their just cause was talk of the town, not bad water supply, or that I am blocking 100 houses from getting water. Again, as stated previously, I am not asking for a "favor," I am merely asking that the city comply with the rules and regulations on the books. Is Section 15.1.1(a) of the Carson City Development Standards not on the books? Per my review, it is, and it must be complied with. All I am asking is that the folks charged with enforcing the rules comply with them which, I regret to say, does not seem to be the case as it relates to my request.


I have a hardship letter proving that my property is designated "No connections allowed" and I have spent the time and money showing that I am outside the 399-foot mark once again. All these arguments were hashed out in 2018 (13 meetings in the City Managers office to be exact) and I am now only asking that the city uphold their 2018 Hardship Determination and enforce the rules as enacted and that I be granted the ability to pass the Proposed Parcel Map through a well designation.

Furthermore, pursuant to the April 2021 Determination Letter, the Planning Division has now provided new findings on this property, to wit, the slope determination. Please be advised that I am willing to work with the city regarding the slope concern but, quite frankly, I do not believe the slope concern is ripe for a determination at this point as it was only brought up quite recently and staff has done little to try to resolve that matter with me in an informal setting. As such, I believe it is inappropriate that a determination be made at this time with respect to the slope concern and it would be a waste of this body's time and energy to make a determination on that issue when it could reasonably be worked out without the need of judicial intervention. As such, I respectfully request the slope concern not be considered at this time so that I may be afforded the opportunity to work out those issues in an informal manner with staff. I have several solutions in mind that may resolve the slope issue if staff is willing to work with me.

That said, I strongly disagree with the April 2021 Determination as it relates to the water main concern. I hope you will be understanding of my position and I furthermore hope that you will enforce Section 15.1.1(a) as enacted, but I am willing to appeal this matter further if you do not enforce this codified rule.

Thank you for your consideration and I am available should you have any concerns or require any additional information.

Sincerely,



Corey Hornemann



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

January 9, 2018

Thomas Benedict
W. M. Blain Well Drill & Pump Inc.
PO Box 1255
Carson City, NV 89702

RE: 3042 Combs Canyon Road (APN 007-502-01)

Dear Mr. Benedict:

Please be advised that 3042 Combs Canyon Road (APN 007-502-01) in Carson City Nevada cannot be served by the Carson City municipal water system. Although there is a water main on the frontage of the subject parcel, it has been designated as a "No Connections Allowed" main since it is unsuitable to serve parcels in that area due to the configuration of the booster pump system in that area.

Please contact me at 283-7081 if you have questions or comments regarding these matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Grundy", is written over a horizontal line.

Tom Grundy, P.E.
Senior Project Manager
Carson City Public Works

cc: Stephen Pott  y

COMBS CANYON ROAD

308.46'

PAF
P.M
3.9'
APM

EX. WATER
LINE
3' FROM
EDGE OF
PAVEMENT
400.15' FROM
PERP. TO
PARCEL 4
TO WV AT
VISTA
ARIANA DR

FND
REE
195

90.33'
N43°32'46"
N43°43'45"
W22°
W(R1)



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

April 30, 2021

PARCEL MAP REVIEW COMMITTEE

An application was received regarding a request for a Tentative Parcel Map (PM-2021-0030) to divide a 15.13-acre parcel into three parcels ranging from 3.05 acres to 9.02 acres in size on property zoned Single Family 1 acre (SF1A), located at 3042 Combs Canyon Road, APN 007-502-01.

The Carson City Parcel Map Review Committee has completed its review of the above referenced tentative Parcel Map. The tentative Parcel Map is approved subject to the following conditions:

The following are conditions of approval required per CCMC 18.02.105:

1. All parcel maps shall be in substantial accord with the approved tentative map.
2. These parcels are subject to the growth management ordinance and a note shall be placed on the map stating:

"These parcels are subject to the Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."
3. The existing assessor's parcel number is a required notation on the treasurer's certificate.
4. Proof of taxes being paid in full for the fiscal year will be required prior to recordation.
5. The adjacent assessor's parcel numbers and property ownership are required notations on the map.

The following conditions must be completed prior to recordation of the Parcel Map:

6. A note shall be added to the notes section of the map stating that any development on slopes equal to or exceeding 33% will require a Special Use Permit.
7. The final Parcel Map shall show building envelopes on each parcel over the areas that are less than 33% slope. These building envelopes must also demonstrate compliance with minimum building setbacks.
8. The following shall be completed prior to recordation of the parcel map:
 - a. The water main shall be extended along the parcel's frontage to the southernmost corner of parcel 4B or a bond must be provided equal to 150 percent of the engineer's cost estimate per Carson City Development Standard 15.1.1.

- b. Due to high pressures in the water main at this location, a pressure reducing valve vault must be installed in the above referenced water main extension, near Vista Ariana Drive.
- c. The applicant shall provide construction plans for review and approval by the development engineering department for the required improvements referenced in a and b above.

This decision was made on April 30, 2021.



Hope Sullivan, AICP
Planning Manager

PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN 10 DAYS OF RECEIPT

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

OWNER/APPLICANT SIGNATURE

DATE

PLEASE NOTE:

Prior to submitting the Parcel Map on mylar for recording, you must respond to the conditions with a letter of transmittal and a PDF copy of the final Parcel Map. Please submit the response to conditions and corrections via email to the Planning Division at planning@carson.org. Once all comments are adequately addressed, we will request the map on mylar with signatures, electronic copies of the map in both PDF and CAD, and the recording fee. Please do not submit Planning applications via the portal and do not print to mylar until you receive approval to do so from the Planning Division.

★ CLERK ★
FILED
Time 11:03am

APR 30 2021

By Lena E. Besock
Deputy
Carson City, Nevada



CARSON CITY NEVADA

Consolidated Municipality and State Capital

PUBLIC WORKS

May 19, 2021

Heather Ferris, Planning Manager

RE: History and Background for Waterline Extension Requirements
3042 Combs Canyon Road
Tentative Parcel Map (PM-2021-0030)

Dear Ms. Ferris,

The intent of this letter is to provide a detailed background on the issue of the waterline extension being required related to PM-2021-0030. In 2014, Mr. Corey Hornemann, purchased APN 007-091-72 a parcel on the northern side of Combs Canyon Road, with a total of 25.09 acres. In 2016/2017, he submitted a Parcel Map (PM) to the City to create 4 separate parcels. The PM was recorded as #2909-A & B (**see Attachment A**) which resulted in the creation of:

- Parcel 1, APN 007-502-04 (3.01 acres);
- Parcel 2, APN 007-502-03 (3.00 acres);
- Parcel 3, APN 007-502-02 (3.95 acres); and
- Parcel 4, APN 007-502-01 (15.13 acres).

Carson City Municipal Code (CCMC) Division 15.1.1 (a) states:

"Parcel map development with a property line within four hundred feet (400') of an existing water or sewer main or as otherwise required in these standards. Prior to recording a parcel map, the owner/developer shall submit improvement plans to Carson City development engineering and Carson City fire department for approval of water and sewer main extensions (the fire department approval is required for water main extensions only). The owner/developer shall construct the water and sewer mains or provide the engineering division with a suitable bond equal to one hundred fifty percent (150%) of the engineer's cost estimate prior to recording the parcel map."

At the time of the initial PM, there was a distribution main within 400-feet of the parent parcel, which is the main point of this determination, and applies to all parcels affected by this language. To specifically clarify this requirement of CCMC, staff required note 10 to be added to Page 2 of the PM (**see Attachment A**), it states: "All parcels must connect to the City water system". The original intent was to have Parcels 1 through 3 connect to the existing distribution main and have Parcel 4 connect to the transmission main along the frontage. This was discussed with the Water Division at the time of the PM, and it was believed that pressure at the transmission main was stable enough to serve a single-family home. In 2018, Mr. Hornemann submitted a building permit to build a home on Parcel 4, where he planned to install a potable water connection to the City's system. At that time and upon further investigation, staff's initial assumption regarding the ability for Mr. Hornemann to connect to the City's water transmission main along the parcel frontage was found to be inaccurate. Instead of requiring Mr. Hornemann to extend the water distribution main (from Vista Ariana Drive) to serve his home on Parcel 4 per the requirements of the parcel map, as supported in CCMC 15.1.1 and by note 10 on the recorded PM, staff reached a compromise with Mr. Hornemann and allowed a one-time, special exemption for the construction of a single well to serve Mr. Hornemann's single-family home since the initial information provided to and relied upon by Mr. Hornemann had changed. Subsequently, a hardship letter was submitted to the well-driller, to allow for the drilling of a well, as is standard practice for any well. The hardship letter did not indicate that the parcel was outside of 400 feet, but rather that the existing water transmission along the frontage was designated as a "No Connections Allowed" main.



CARSON CITY NEVADA

Consolidated Municipality and State Capital

PUBLIC WORKS

The special exemption was intended as a compromise to support the construction of a single home and not apply to future parcels, as was recounted by staff. At the time this placated all parties involved and Mr. Hornemann could finish construction and service his house with well water.

Because of the recorded Note 10 on the PM, there is no concern with Parcels 1 through 3 not connecting to the City's water system in the future since any new development would have the distribution main accessible and within close proximity of the parcel. The difficult part of the determination resides solely on Parcel 4 where Mr. Hornemann's home is located and the parcel in which is he trying to subdivide yet again after waiting at least 1-year as required by CCMC Chapter 17.03.005 of the Development Standards. For your consideration is a tentative Parcel Map (**see Attachment B**) that will now further divide the remaining 15.13-acre parcel into three additional parcels:

- Parcel 4A (3.06 acres);
- Parcel 4B (3.05 acres); and
- Parcel 4C – Mr. Hornemann's residence at 3042 Combs Canyon Road (9.02 acres); based on the remaining size, Parcel 4C could also be parceled again.

For this latest PM, Mr. Hornemann was informed that he needed to extend the watermain to service these new parcels. Due to the cost and effort, Mr. Hornemann has explained to staff that he will not install a watermain extension. Staff defends this requirement based on the following reasons:

- (1) Note 10 of the initial PM and the intent for all parcels (parent and subsequent child parcels) to "connect to the City water system";
- (2) The construction of a well to serve Mr. Hornemann's current home was considered a one-time exception and not applicable to future parcels;
- (3) Title 12 and 15 of CCMC require the extension of a water main along the frontage of the parcel if within 400-feet of the existing water system. Mr. Hornemann has indicated that his parcel line is 400-feet and 2-inches away from the existing water distribution main near Vista Arian Drive. It is staff's opinion that 400-feet, 2-inches is nominally 400-feet away; and
- (4) CCMC 12.01.210 (5) speaks to these types of scenarios that require "Participation", stating:
"The applicant shall be responsible for the construction of the waterline system (or the waterline system costs) along any of the property sides or frontage of the property along which a waterline is needed for the overall completeness and continuity of the city's water main system."

Simply stated, this area relies on the parcel owners and/or developers to continue development of necessary infrastructure to provide City services. **Attachment C** shows the location of PM-2021-0030 relative to other developed parcels in the area connected to the City water system. As shown, nearly all developed parcels surrounding Mr. Hornemann's parcel (in all directions) are connected to the City water system, justifying the need to extend the watermain for completeness and continuity within the surrounding area.

- (5) Lastly, if we do not require this waterline extension it has two adverse effects: (1) it sets a precedence for other citizens and developers which shows that the City will not enforce the CCMC, if pushed long enough and hard enough and (2) it moves the City away from the Water Conservation Plan which aims to have better tracking of water usage and move away from individual unregulated well systems that consume water from our precious groundwater aquifers. If we do not enforce the referenced code in this instance, other developments in this area could potentially sub-divide and increase the number of lots as well as



CARSON CITY NEVADA

Consolidated Municipality and State Capital

PUBLIC WORKS

install many more wells in the area. Now is the time to require this commitment and extended the watermain. **Attachment C** also shows the potential number of lots, based on current zoning density, that could be developed in the future.

As was done in 2018 when Mr. Hornemann was constructing his home, City staff has worked diligently worked with this applicant, within the confines of the code, to help relieve the burden of these necessary capital improvements. In doing so we must also be fair and consistent when using these codes for all to whom it applies to, under similar circumstances.

To date, the City has offered:

- To install the required PRV at the City's cost (roughly \$80,000 to \$100,000 value)
- Only requiring the watermain to be extended approximately 1,200 feet to the eastern most edge of Parcel 4B, and not along Mr. Hornemann's existing residence's frontage (Parcel 4C). This is over 1,300 feet shorter than the length of his total frontage (2,515 feet), which would typically require water main extension improvements. Staff has found this to be consistent with code when there is only one other beneficiary (another owner/parcel) for future use.
- Reminded Mr. Hornemann that there are pro rata agreements that he could enter with the City, which would encumber any neighboring properties which would benefit from the construction of this waterline. If the neighboring properties developed within the next 10-years, Mr. Hornemann would be entitled to a partial reimbursement of all applicable waterline fees less administrative cost per CCMC.
- City will consider allowing installation of the water main in the roadway shoulder, which may save money in roadway patching, assuming his engineer can find a suitable solution to construct the waterline knowing that there are steep side slopes on both sides of the road. This is not typically allowed, but there is ample right-of-way to support this effort if an agreeable solution can be presented to the City.

Admittedly, the 2018 hardship letter, has made this issue much more complicated than it would otherwise be. The City worked on finding a reasonable solution then and is now working to find a reasonable solution now. I have tried to convey the history of this project with as much transparency and accuracy as is known to those currently working at Carson City Public Works.

In closing, the City has required other residences and developments, in similar situations, to install PRVs, extend watermains, and locate them in the road. Recently, the Clearview Ridge development was approved which required both a PRV and a water line extension, at the owner's cost, while utilizing the pro rata agreement. Staff has worked hard to consider not only the history of this project, but also the nature of the work as well as the concerns from the property owner. Staff also believes that what has been offered is reasonable and impartial. We hope that the commissioners will agree with our findings and continue to require the watermain extension. As the Commission is aware, this is the typical method in which waterlines are constructed and then later dedicated to the City to own and operate.

Sincerely,

A handwritten signature in black ink that reads "Randall C. Rice".

Randall Rice, PE
City Engineer
RRice@Carson.org

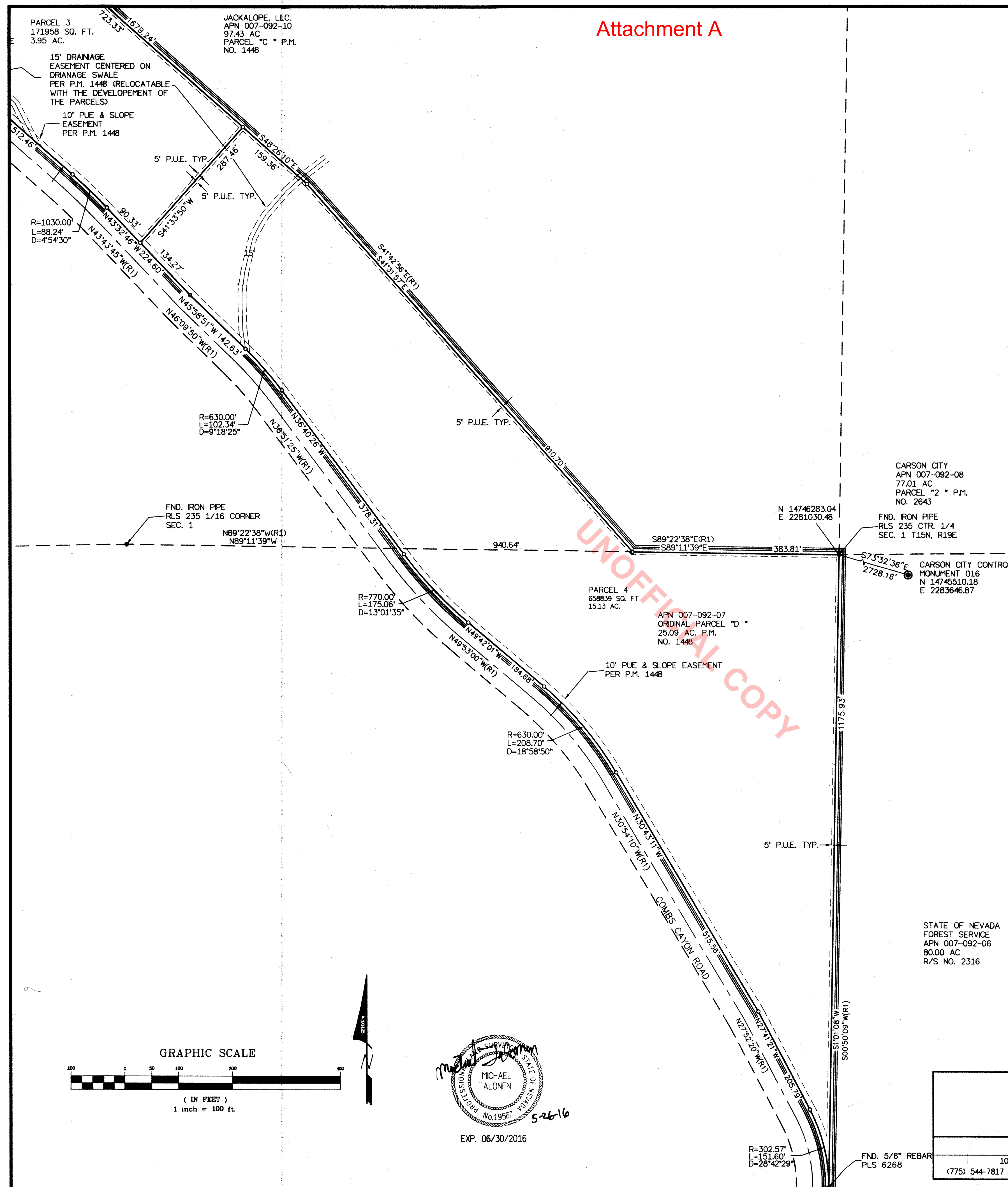
S89°22'38"E(R1)
= S89°11'39"E

383.81'

PARCEL 4
658039 SQ. FT
15.13 AC.

APN 007-092-07
ORIGINAL PARCEL "D"
25.09 AC. P.M.
NO. 1448

10' PUE & SLOPE EASEMENT
PER P.M. 1448



NEVADA STATE PLANE COORDINATE SYSTEM, WEST
ZONE(2703), (CARSON CITY MODIFIED) STATE PLANE NAD'83
'94 HARN) SCALED BY A GRID TO GROUND FACTOR OF
1.0002. CARSON CITY CONTROL MONUMENTS CC016 AND
CC076.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR CAPPED PLS 19567, UNLESS INDICATED OTHERWISE
- CARSON CITY CONTROL MONUMENT

9 10
16 15 SECTION CORNER

1. PARCEL MAP NO. 1448 RECORDED APRIL 28, 1987 IN BOOK 5, PAGE 1448 OF THE OFFICIAL RECORDS OF CARSON CITY.
2. PARCEL MAP NO. 2643 RECORDED MARCH 21, 2007 IN BOOK 10, PAGE 2643 OF THE OFFICIAL RECORDS OF CARSON CITY.
3. CARSON CITY CONTROL NETWORK MAP NO. 2749 RECORDED AUGUST 11, 2010 AS FILE NO. 403435.

1. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS SINGLE FAMILY ONE ACRE (SF1A) AND THE MASTER PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR).
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH ALONG ALL REAR AND SIDE LOT LINES.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NV ENERGY & CHARTER COMMUNICATIONS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OF RECORD, AT THE TIME AND THE UTILITY COMPANY.
4. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
5. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NEVADA BELL COMPANY, D/B/A AT&T NEVADA, WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
6. THE CARSON CITY CASE NUMBER IS PM-16-004.
7. THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.
8. A 10' PUBLIC UTILITY AND SLOPE EASEMENT PER PARCEL MAP NO. 144B.
9. BY GEOGRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN THE FEMA FLOOD ZONE X SHOWN ON FLOOD INSURANCE RATE MAP NO. 320001100R3F, COMMUNITY PLAN NUMBER 320001 DATED FEBRUARY 19, 2014 FOR CARSON CITY, NEVADA. NO PORTION OF THIS LAND IS SHOWN TO BE WITHIN A FLOOD HAZARD.
10. ALL PARCELS MUST CONNECT TO THE CITY WATER SYSTEM.
11. ALL PARCELS WILL NEED TO MEET THE REQUIREMENTS OF CARSON CITY HILLSIDE ORDINANCE.
12. A GRADING AND DRAINAGE PLAN MUST BE SUBMITTED WITH EACH BUILDING APPLICATION, AND DRAINAGE, EROSION CONTROL AND RUNOFF INFILTRATION MUST BE ADDRESSED.
13. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
14. DUE TO THE STEEPNESS OF THESE SLOPES, SEPTIC AND LEACH FIELD SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.

FOR

COREY HORNEMANN

A DIVISION OF PARCEL "D" OF PARCEL MAP NO. 1448 FILE NO. 57744
SITUATE IN THE W 1/2 OF SECTION 1, T15N, R19E, MDN

CARSON CITY, NEVADA

SHEET 2 OF 2

SHEET 2 OF 2

OWNER’S CERTIFICATE

THIS IS TO CERTIFY THAT COREY HORNEMANN IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278.010 TO 278.630 INCLUSIVE, AND THAT THE EASEMENTS SHOWN OR NOTED HEREON ARE GRANTED. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. WE CONSENT TO THE PREPARATION AND RECORDATION OF THE PARCEL MAP IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES

COREY HORNEMANN, DATE

NOTARY CERTIFICATE

STATE OF _____ :SS.
COUNTY OF _____
ON _____, 2021

_____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, 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.

NOTARY PUBLIC

REFERENCES

1. PARCEL MAP NO. 1448 RECORDED APRIL 28, 1987 IN BOOK 5, PAGE 1448 OF THE OFFICAL RECORDS OF CARSON CITY.
2. PARCEL MAP NO. 2643 RECORDED MARCH 21, 2007 IN BOOK 10, PAGE 2643 OF THE OFFICAL RECORDS OF CARSON QITY.
3. CARSON CITY CONTROL NETWORK MAP NO. 2749 RECORDED AUGUST 11, 2010 AS FILE NO. 403435.
4. PARCEL MAP NO. 2909 RECORDED APRIL 7, 2017 IN BOOK 10, PAGE 2909 OF THE OFFICAL RECORDS OF CARSON CITY.

TREASURER’S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID IN FULL FOR FISCAL YEAR 2020/2021 FOR APN 007-502-01

BY: _____

TITLE: _____ DATE

SECURITY INTEREST HOLDER’S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, _____, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

NAME: _____ DATE _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____ :SS.
COUNTY OF _____
ON _____, 2021

_____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, 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.

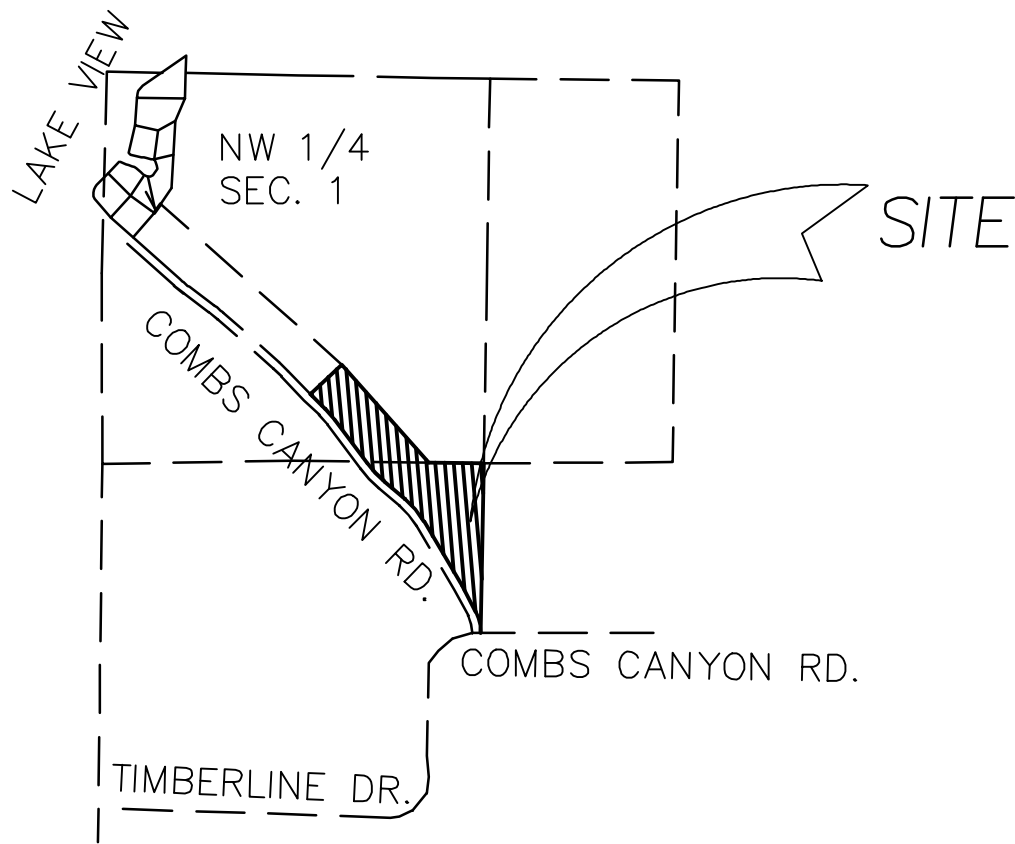
NOTARY PUBLIC

PARCEL MAP REVIEW COMMITTEE

PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP REVIEWED AND APPROVED ON _____, 2021 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

CARSON CITY COMMUNITY DEVELOPMENT DEPARTMENT
LEE PLEMEL, AICP, COMMUNITY DEVELOPMENT DIRECTOR DATE

VICINITY MAP



NOTES

1. THE CURRENT ZONING OF THE SUBJECT PROPERTY IS SINGLE FAMILY ONE ACRE (SF1A) AND THE MASTER PLAN DESIGNATION IS LOW DENSITY RESIDENTIAL (LDR).
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, FIVE (5) FEET IN WIDTH ALONG ALL REAR AND SIDE LOT LINES.
3. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NV ENERGY & CHARTER COMMUNICATIONS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY FACILITIES TO THAT PARCEL/LOT AND THE RIGHT TO EXIT THAT PARCEL/LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNERS OF RECORD, AT THE TIME AND THE UTILITY COMPANY.
4. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
5. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED SPECIFICALLY TO NEVADA BELL COMPANY, D/B/A AT&T, NEVADA, WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INGRESS/EGRESS, INSTALLING, MAINTAINING, INSPECTING AND REPAIRING UTILITY FACILITIES WHICH PROVIDE SERVICE TO THAT PARCEL/LOT, WITH THE RIGHT TO EXIT THAT PARCEL/LOT WITH ADDITIONAL UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS/LOTS.
6. THE CARSON CITY CASE NUMBER IS PM-21-_____
7. ALL DEVELOPMENT MUST MEET CCDS DIV 7 HILLSIDE DEVELOPMENT.
8. A 10' PUBLIC UTILITY AND SLOPE EASEMENT PER PARCEL MAP NO. 1448.
9. BY GEOGRAPHICAL PLOTTING ONLY, THIS PROPOERTY IS LOCATED WITHIN THE FEMA FLOOD ZONE X SHOWN ON FLOOD INSURANCE RATE MAP NO. 3200010083F, COMMUNITY PANEL NUMBER 320001 DATED FEBRUARY 19, 2014 FOR CARSON CITY, NEVADA. NO PORTION OF THIS LAND IS SHOWN TO BE WITHIN A FLOOD HAZARD.
 - A. "CONNECTION TO CITY SEWER IS WAIVED UNTIL SAID SEWER ARE WITHIN 400 FEET OF THE CLOSEST PARCEL CREATED WITH THIS PARCEL MAP THEN ALL PARCELS SHALL CONNECT TO CITY SEWER FACILITIES"
 - B. "THESE PARCELS ARE SUBJECT TO THE REQUIREMENTS ESTABLISHED BY WLD LAND URBAN INTERFACE ORDINANCE CMC 14.10"
 - C. "ALL PARCELS SHALL COMPLY WITH CITY, STATE AND FEDERAL REGULATIONS CONCERNING DENTRIFICATION SEPTIC SYSTEMS AND MAINTENANCE."
11. ALL PARCELS WILL NEED TO MEET THE REQUIREMENTS OF CARSON CITY HILLSIDE ORDINANCE.
12. A GRADING AND DRAINAGE PLAN MUST BE SUBMITTED WITH EACH BUILDING APPLICATION, AND DRAINAGE, EROSION CONTROL AND RUNOFF INFILTRATION MUST BE ADDRESSED.
13. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
14. DUE TO THE STEEPNESS OF THESE SLOPES, SEPTIC AND LEACH FIELD SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
15. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TV.

SURVEYOR’S CERTIFICATE

I, MICHAEL TALONEN, 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 COREY HORNEMANN.
2. THE LANDS SURVEYED LIE WITHINW 1/2 OF SECTION 1, T19N, R19E, MDM AND THE SURVEY WAS COMPLETED ON NOVEMBER 25, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



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

UTILITY COMPANIES’ CERTIFICATE

THE UTILITY EASEMENTS SHOWN HEREON THIS REVERSION PLAT HAVE BEEN CHECKED, BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES.

SERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY DATE

NAME:
TITLE:

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

NAME:
TITLE:

CHARTER COMMUNICATIONS DATE

NAME:
TITLE:

SOUTHWEST GAS CORP. DATE

NAME:
TITLE:

CARSON CITY UTILITY DEPT. DATE

NAME:
TITLE:

CITY ENGINEER CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PARCEL MAP AS SHOWN HERON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RANDALL RICE, PE DATE
CITY ENGINEER

RECORDER’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MST SURVEYING, INC. ON THIS DAY OF _____, 2021 AT _____ MINUTES PAST _____ O’CLOCK _____ M., IN BOOK _____ AT PAGE _____ OF THE OFFICAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ BY: _____
RECORDER

FILE NUMBER: _____ BY: _____
DEPUTY

COMBINED AREA = 15.13 AC.±

MST Surveying

SURVEYORS

15506 QUICKSILVER DR Reno, Nevada 89511
(775) 544-7817 * (775) 677-8408 Fax * mstsurveying@hotmail.com

PARCEL MAP

FOR

COREY HORNEMANN

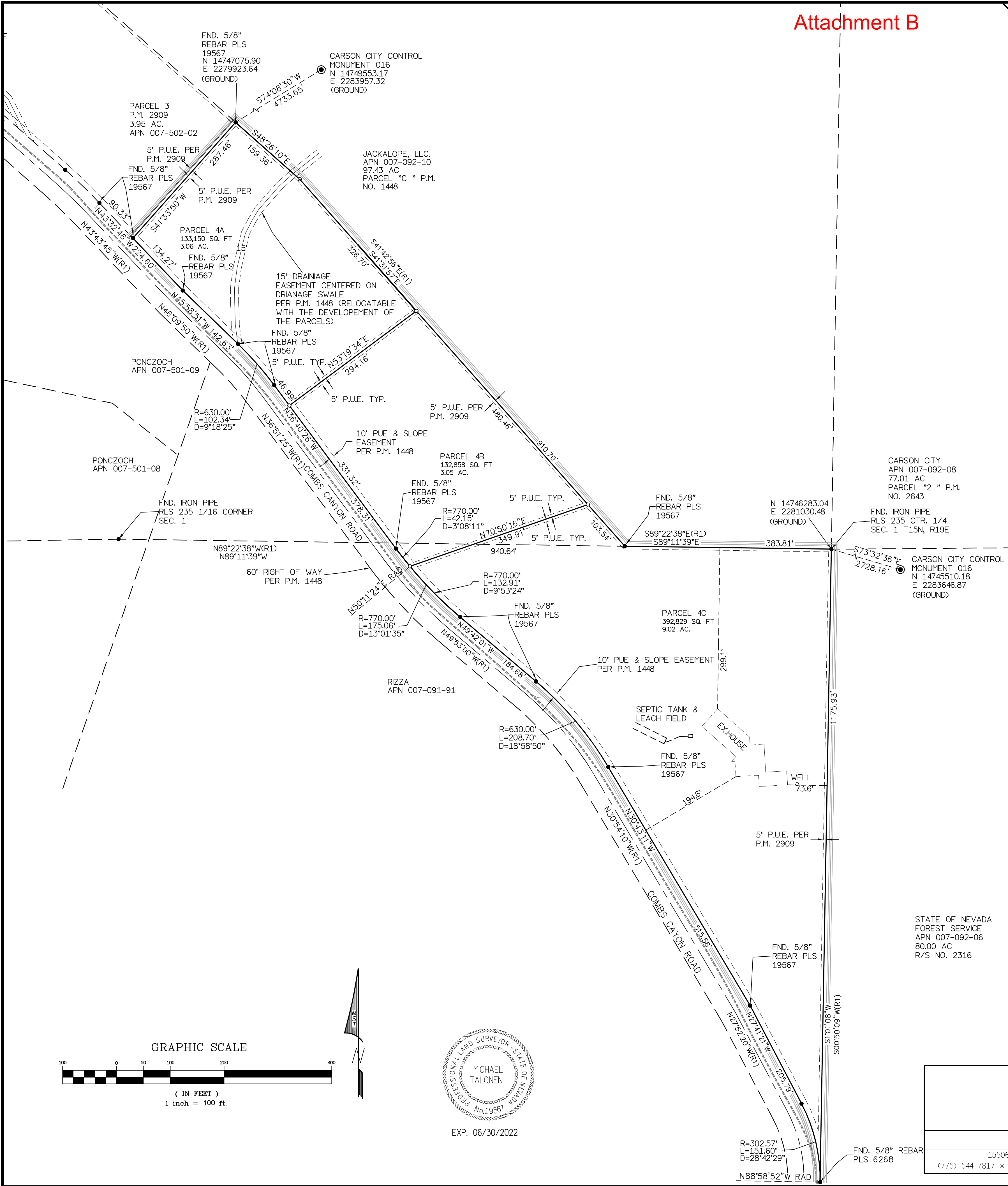
11-25-2020

A DIVISION OF PARCEL "A" OF PARCEL MAP NO. 2909 FILE NO. 473796
SITUATE IN THE W 1/2 OF SECTION 1, T19N, R19E, MDM

PM-2021-0030

CARSON CITY, NEVADA

SHEET 1 OF 2



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE(2703), (CARSON CITY MODIFIED) STATE PLANE NAD'83 ('94 HARD) SCALED BY A GRID TO GROUND FACTOR OF 1.0002. CARSON CITY CONTROL MONUMENTS CC016 AND CC076.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

COMBINED AREA = 15.13 AC.±

LEGEND

- FOUND MONUMENT AS INDICATED
- SET 5/8" REBAR CAPPED PLS 19567, UNLESS INDICATED OTHERWISE
- CARSON CITY CONTROL MONUMENT

9 10
16 15 SECTION CORNER

STATE OF NEVADA
FOREST SERVICE
APN 007-092-06
80.00 AC
R/S NO. 2316

MST Surveying

SURVEYORS

15506 QUICKSILVER DR. Reno, Nevada 89511
(775) 544-7817 * (775) 677-9166 Fax * mstsurveying@hotmail.com

PARCEL MAP

FOR

COREY HORNEMANN

11-25-2020

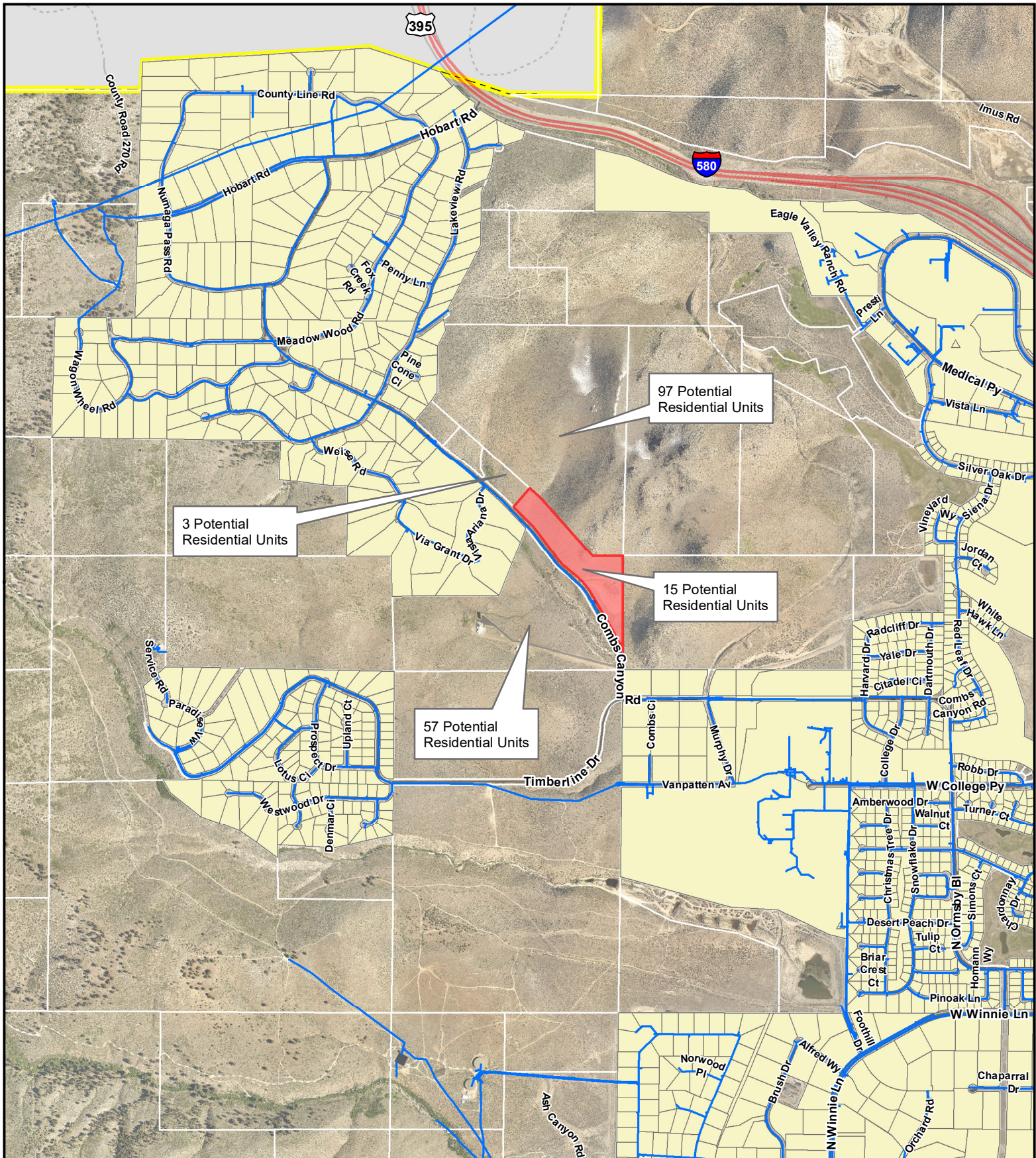
A DIVISION OF PARCEL "4" OF PARCEL MAP NO. 2909 FILE NO. 473796

SITUATE IN THE W 1/2 OF SECTION 1, T15N, R19E, MDM

PM-2021-0030

CARSON CITY, NEVADA

Attachment C



CARSON CITY PUBLIC WORKS
3505 BUTTE WAY
CARSON CITY, NV 89701
(775) 283-7394

GIS



- Parcel of Interest (PM-2021-0030)
- Parcels Connected to City Water
- Carson City
- Washoe
- Water Pipe

1:17,595

1 inch = 1,466 feet

0 337.5 675 1,350 Feet

THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON.

Heather Ferris

From: Tom Grundy
Sent: Wednesday, April 21, 2021 12:43 PM
To: Hope Sullivan
Cc: Heather Ferris; Randall Rice; Edmund Quaglieri
Subject: RE: Hardship letter

The property at address 3042 Combs Canyon Road could be serviced with a main extension from Vista Ariana Dr. A pressure regulating station would be required.

Tom Grundy, PE | Water Operations Supervisor
Direct: 775-283-7081 | Email: tgrundy@carson.org

-----Original Message-----

From: Hope Sullivan <HSullivan@carson.org>
Sent: Wednesday, April 21, 2021 10:45 AM
To: Tom Grundy <TGrundy@carson.org>
Cc: Heather Ferris <HFerris@carson.org>; Randall Rice <RRice@carson.org>; Edmund Quaglieri <EQuaglieri@carson.org>
Subject: RE: Hardship letter

Tom:
Thank you. The property referenced in your letter is currently seeking a parcel map. Is it still your opinion that the subject property cannot be served by the Carson City municipal water system? Can the property be served by extending the water from Vista Ariana Drive?

LMK! Thank you.

Hope Sullivan, AICP
Planning Manager
Carson City, NV
108 E. Proctor Street
Carson City, NV
775-283-7922

-----Original Message-----

From: Tom Grundy <TGrundy@carson.org>
Sent: Wednesday, April 21, 2021 9:00 AM
To: Hope Sullivan <HSullivan@carson.org>
Cc: Heather Ferris <HFerris@carson.org>; Randall Rice <RRice@carson.org>; Edmund Quaglieri <EQuaglieri@carson.org>
Subject: RE: Hardship letter

Hi Hope,

Randy and I discussed two parcels, 3451 Combs Canyon Road and 3042 Combs Canyon Road.

Regarding 3451 on the west side, we did not issue a well hardship letter for that parcel. We did issue a well hardship letter for 3042, on the east side of Combs Canyon, see attached.

Hope this helps, if you have any questions, feel free to give me a call.

Tom Grundy, PE | Water Operations Supervisor
Direct: 775-283-7081 | Email: tgrundy@carson.org

-----Original Message-----

From: Hope Sullivan <HSullivan@carson.org>

Sent: Wednesday, April 21, 2021 6:57 AM

To: Tom Grundy <TGrundy@carson.org>

Cc: Heather Ferris <HFerris@carson.org>

Subject: Hardship letter

Tom:

Can you send a copy of the Combs Canyon hardship letter you and Randy discussed? Thx!

Hope

Sent from my iPhone