

APNs: 009-271-03  
009-271-04

Carson  
City Planning  
RECORDED AT  
REQUEST OF  
2017 MAR -8 PM 4:30  
FILE NO- 473021  
SUSAN MERRIWETHER  
CARSON CITY RECORDER  
PPFS *MC* DEP *L*

TITLE OF DOCUMENT: Lot Line Deletion  
LLD-16-185  
Pilant

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:

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

~  
- 473021



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701

(775) 887-2180

[www.carson.org](http://www.carson.org)

[www.carson.org/planning](http://www.carson.org/planning)

### CARSON CITY LOT LINE DELETION LLD-16-185

APNs 009-271-03 and 009-271-04

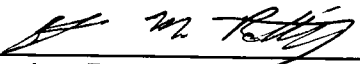
Tony A. Pilant  
4760 Voltaire Street  
Carson City, NV 89703

In response to your application of November 17, 2016, in which you requested a lot line deletion between Assessor's Parcel Numbers 009-271-03 and 009-271-04, which are owned by you:

A parcel map is not required to change the lot line between these parcels. Section 8, NRS 278.461 and NRS 278.467 states that a parcel map is not required when there is an adjustment of the boundary line or the transfer of land between two adjacent parcels which does not result in the creation of any additional parcels.

We will record the appropriate documents and notify the Carson City Recorder and Assessor of this adjustment.

PUBLIC WORKS  
Engineering Division

  
Stephen Pottéy, P.E.  
Project Manager

Date: 3-7-17

cc: Carson City Assessor  
Carson City Development Engineering

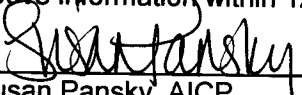
COMMUNITY DEVELOPMENT  
Planning Division

  
Susan Pansky, AICP  
Special Projects Planner

Date: 3.7.17

### LOT LINE DELETION CERTIFICATION

Pursuant to the above approval, the lot line deletion between Assessor's Parcel Numbers 009-271-03 and 009-271-04 was ordered on March 7, 2017 by the Planning Division and Engineering Division. This letter certifies that all requirements for the deletion have been satisfactorily completed by the applicant. This letter, along with the utility statements, attached exhibit and legal descriptions, must be recorded within 120 days from this date. Failure to record the above information within 120 days may invalidate the deletion approval.

  
Susan Pansky, AICP  
Special Projects Planner

3.7.17 <sup>~</sup> **473021**  
Date

## CARSON CITY ASSESSOR'S OFFICE LOT LINE DELETION APPLICATION

Pursuant to Nevada Revised Statutes (NRS) 361.189, request is hereby made to the Carson City Assessor's Office to remove the parcel line between the following APN's: 009-271-03 and 009-271-04

This action will result in one parcel of land.

I fully understand that, should I wish to recreate these parcels at a later date, I must comply with all parcel map requirements as stated in NRS 278 and Carson City Municipal Code (CCMC) Title 17. I also understand that structures may not be constructed across existing easements.

A signed utility statement, a meets and bounds description that reflects new parcel configuration, and an 8 1/2 by 11 inch exhibit of current and revised parcel configurations to be prepared by a licensed Surveyor in the State of Nevada, are required submittals with this application.

The attached utility statement indicates there are no utilities along the parcel line being removed and the attached Assessor's plat depicts the parcel line being deleted.

### ACKNOWLEDGMENT OF APPLICANT(S):

- 1) I certify that the foregoing statements are true and correct to the best of my knowledge and belief.
- 2) All required documentation has been submitted to the Planning Division.

Stephanie L Hicks

Applicant's Signature

11/14/16

Date

**TREASURER CERTIFICATE:** The undersigned hereby certifies that the taxes on the lands portrayed by this Lot Line Deletion have been paid in full for the fiscal year.

Gayle Robertson by Beth Huel, CDT.

Treasurer

3-7-17

Date

### (FOR ASSESSOR'S OFFICE USE ONLY)

The parcel line(s) between the following APN's: 009-271-03 and 009-271-04 is hereby removed. The Assessor's Parcel Number issued to the resultant parcel is APN: 009-271-05. This parcel will first appear on the 2017/18 tax roll, if recorded prior to July 1, 2017.

[Signature]

Assessor

3/7/2017

Date

DATE RECEIVED BY:

Assessor's Office: 3/7/17

Initials: KA

Planning Division: 3-7-17

Initials: [Signature]

473021

Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 17.03.020

RECEIVED

NOV 17 2016

FILE # LLD - ~~14~~ - 10 - 185

LOT LINE DELETION

FEE: \$500.00 (due at time of submittal)  
\$60/hr over 4 hours (if applicable)

CARSON CITY  
PLANNING DIVISION

Tony A. Pilant

PROPERTY OWNER

4760 Voltaire Street, Carson City, Nevada 89703

MAILING ADDRESS, CITY, STATE, ZIP

(775) 301-8026

PHONE #

FAX #

James R. Bedard, PLS

SURVEYOR

9850 Double R Boulevard, Suite 101, Reno, NV 89521

MAILING ADDRESS, CITY, STATE ZIP

(775) 746-3500 x4713

PHONE #

FAX #

[jbedard@manhard.com](mailto:jbedard@manhard.com)

E-MAIL ADDRESS

SUBMITTAL PACKET

- ☒ Application Form
- ☒ Written Project Description
- ☒ Utility Statements (original)
- ☒ Metes and Bounds description that reflects new parcel configuration
- ☒ 8 1/2 by 11 inch exhibit of current and revised parcel configurations
- ☒ 3 completed application packets (1 original, 2 copies)
- ☒ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

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.

Project's Assessor Parcel Number(s):

009-271-04, 009-271-03

Street Address ZIP Code

4760 Voltaire St. 89703

Project's Master Plan Designation

Low Density Residential

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

Voltaire St. / Patrick St.

In accordance with the provisions of Title 17, 17.03.020 Lot Line Deletions of the Carson City Municipal Code, application is hereby made for a lot line deletion between property situated at:

Address of Property

Assessor's Parcel Number of Property

1) 4670 Voltaire Street

009-271-03

2) N/A

009-271-04

3)

PROPERTY OWNER'S AFFIDAVIT

Tony A. Pilant

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 *Tony Pilant*

4670 Voltaire St., Carson City, NV 89703

Address

8/17/16

Date

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

STATE OF NEVADA  
COUNTY

On \_\_\_\_\_, 2016, Tony A. Pilant

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

notarial authentication on back

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ALL DOCUMENTS TO BE RECORDED MUST MAINTAIN A MINIMUM ONE-INCH MARGIN (Top, Bottom, Left, and Right)

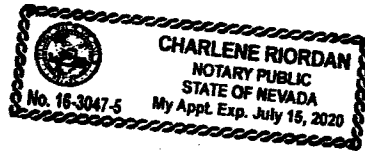
473021

State of Nevada

County of Carson City

On August 17<sup>th</sup>, 2016, Tony A. Dilant, personally appeared before me, a notary public, personally known (or proved) to me as the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

*Charlene Riordan*



~ 473021

## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: NE1/4 SW1/4 NE1/4 S31, T15N, R20E, MDM, 4670 Voltaire St., Carson City, NV, APN 009-271-03, 009-271-04

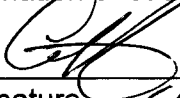
(THE LOCATION, APN, AND SITE ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature _____	Company _____	Date _____
-----------------	---------------	------------

Signature _____	Company _____	Date _____
-----------------	---------------	------------

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

 Signature <u>CLIFF LOOPER</u>	NEVADA BELL TELEPHONE CO d/b/a AT&T NEVADA Company _____	08/08/2016 Date _____
--	--	--------------------------

Signature _____	Company _____	Date _____
-----------------	---------------	------------

Signature _____	Company _____	Date _____
-----------------	---------------	------------

3. OTHER: (Please type in a statement which applies to your situation).

Signature _____	Company _____	Date _____
-----------------	---------------	------------

Signature _____	Company _____	Date _____
-----------------	---------------	------------

### THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy  
Charter Communication  
Carson City Engineering -(will sign during review)

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities

~  
- 473021

## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: NE1/4 SW1/4 NE1/4 S31, T15N, R20E, MDM, 4670 Voltaire St., Carson City, NV, APN 009-271-03, 009-271-04


(THE LOCATION, APN, AND SITE ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

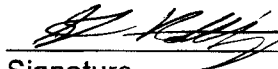
1. We DO have a utility in the easement(s) adjoining the line(s) to be deleted and desire a continuation of said easement in its present location regardless of lot line location.

Signature	Company	Date
-----------	---------	------

Signature	Company	Date
-----------	---------	------

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

	<u>SOUTHWEST GAS</u>	<u>8-8-16</u>
Signature	Company	Date

	<u>CARSON CITY PW</u>	<u>3-7-17</u>
Signature	Company	Date

Signature	Company	Date
-----------	---------	------

3. OTHER: (Please type in a statement which applies to your situation).

Signature	Company	Date
-----------	---------	------

Signature	Company	Date
-----------	---------	------

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NV Energy  
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AT&T Nevada  
Carson City Utilities

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~  
~ **473021**

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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

2. We DO NOT have a utility adjoining the line(s) to be deleted and take no exception to the elimination of easements, if any, along the line(s) to be deleted.

*[Signature]*  
Signature

Charter Communications  
Company

8-8-16  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

3. OTHER: (Please type in a statement which applies to your situation).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

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Charter Communication  
Carson City Engineering -(will sign during review)

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Carson City Utilities

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473021



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LOCATED AT: NE1/4 SW1/4 NE1/4 S31, T15N, R20E, MDM, 4670 Voltaire St., Carson City, NV, APN 009-271-03, 009-271-04

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Signature

Company

Date

Signature

Company

Date

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Signature

NV ENERGY  
Company

8-19-16  
Date

Signature

Company

Date

Signature

Company

Date

3. OTHER: (Please type in a statement which applies to your situation).

Signature

Company

Date

Signature

Company

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NV Energy  
Charter Communication  
Carson City Engineering -(will sign during review)

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities

~  
- 473021

**EXHIBIT "A"**

**Lot Line Deletion**

**Tony A. Pilant**

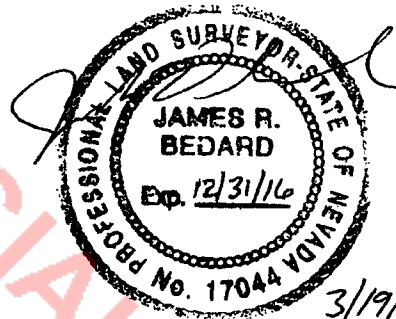
**009-271-03**

**009-271-04**

All that certain parcel of land being a portion of the Northeast 1/4 of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada, more particularly described as follows:

The East 264.00 feet of the South one-half (S 1/2) of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, State of Nevada.

Prepared By: James A. Bedard, PLS 17044  
Stantec Consultants  
6995 Sierra Center Parkway, Suite 200  
Reno, Nevada 89511-2279  
(775) 850-0777



VOLTAIRE ST.

164'±

30'  
30'

25'  
20'

33.00' R/W & PUE  
PER PATENT 1212805

60.00'  
ACCEPTED R/W

**PILANT  
APN 009-271-03  
DOC. 223836  
RESULTANT PARCEL:  
THE EAST 264.00' OF  
THE S.1/2 N.1/2  
NE.1/4 SW.1/4 NE.1/4  
SEC. 31, T15N, R20E,  
MDB&M**

APN 009-271-04  
LOT LINES BEING DELETED

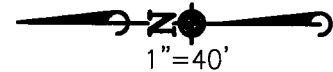
60.00'  
ACCEPTED R/W

33.00' R/W & PUE  
PER PATENT 1212805

264.00'

PATRICK ST.

SE CORNER OF S1/2 N1/2 NE1/4  
SW1/4 NE1/4 OF SECTION 31, T.  
15 NORTH, R. 20 EAST, M.D.M.



NOTE:  
NORTH-SOUTH PROPERTY  
LINE DIMENSIONS SHOWN  
ARE BASED ON AVAILABLE  
BUREAU OF LAND  
MANAGEMENT (BLM)  
GEOGRAPHIC COORDINATE  
DATA BASE (GCDB)  
INFORMATION. NO FIELD  
SURVEYING WAS PERFORMED  
TO VERIFY THE ACCURACY  
OF THE DIMENSIONS  
SHOWN.

**LEGEND**

- SUBJECT PROPERTY LINE
- RIGHT-OF-WAY LINE
- DIMENSION POINT

- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

**Manhard**  
CONSULTING LTD™

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CARSON CITY

CARSON CITY, NEVADA

PROPERTY EXHIBIT

PROJ. MGR.: AM  
DRAWN BY: JRB  
DATE: 05/09/16  
SCALE: 1"=40'

SHEET

**EXHIBIT B-1**  
CCCCNV