

APNs: 003-102-06  
003-102-04

RECORDED AT THE  
REQUEST OF  
*Chris Cocking*  
2017 NOV 13 PM 2:03  
FILE NO. **480374**  
SUSAN MERRIWETHER  
CARSON CITY RECORDER  
FEES *35.00* DEP *L*

TITLE OF DOCUMENT:

Lot Line Deletion  
LLD-17-127  
Chris Cocking Trustee, J. Cocking Trust

When Recorded Mail to:

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

~ **480374**



## 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)

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### CARSON CITY LOT LINE DELETION LLD-17-127

APNs 003-102-06 & 003-102-04

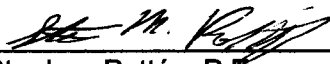
Chris Cocking Trustee J. Cocking Trust  
3677 Cindy's Trail  
Carson City, NV 89705

In response to your application of September 6, 2017, in which you requested a lot line deletion between Assessor's Parcel Numbers 003-102-06 and 003-102-04, which are owned by Chris Cocking Trustee J. Cocking Trust

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: 11-6-17

COMMUNITY DEVELOPMENT  
Planning Division

  
Hope Sullivan, AICP  
Planning Manager

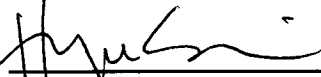
Date: 10-10-17

cc: Carson City Assessor  
Carson City Development Engineering

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### LOT LINE DELETION CERTIFICATION

Pursuant to the above approval, the lot line deletion between Assessor's Parcel Numbers 003-102-06 and 003-102-04 was ordered on OCTOBER 10, 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.

  
Hope Sullivan, AICP  
Planning Manager

10-10-17  
Date

480374

<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		FOR OFFICE USE ONLY CCMC 17.03.020 <b>RECEIVED</b> <b>LOT LINE DELETION 6 2017</b> FEE: \$500.00 (due at time of application submittal) +\$60/hr over 4 hours if required SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Utility Statements <input checked="" type="checkbox"/> Metes and Bounds Legal Description reflecting new parcel configuration <input checked="" type="checkbox"/> 8.5"x11" Exhibit of current and revised parcel configurations <input checked="" type="checkbox"/> Documentation of Taxes Paid-to-Date Application Reviewed and Received By: <i>Kathleen</i> Submittal Deadline: To the PLANNING DIVISION anytime during business hours. Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
<b>FILE # LLD - 17 - 127</b>		
<b>PROPERTY OWNER</b> Chris Cocking Trustee J. Cocking Trust		
<b>MAILING ADDRESS, CITY STATE, ZIP</b> 3677 Cindy's Trail, Carson City, NV 89705		
<b>PHONE #</b> 775-315-1876		
<b>SURVEYOR</b> Bruce Scott		
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 340 N. Minnesota St.		
<b>PHONE #</b> 775-883-1600		
<b>EMAIL ADDRESS</b> Bruce@rci-nv.com		
<b>Project's Assessor Parcel Number(s):</b> 003-102-06 & 003-102-04	<b>Street Address</b> 402 W Sixth St. & S. Division	
<b>Project's Master Plan Designation</b> SF/MFA	<b>Project's Current Zoning</b> MFA	<b>Nearest Major Cross Street(s)</b>

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

<u>Address of Property</u>	<u>Assessor's Parcel Number of Property</u>
1) 402 W Sixth St.	003-102-06
2) S. Division St.	003-102-04

#### PROPERTY OWNER'S AFFIDAVIT

I, Chris Cocking, 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: *Chris Cocking* Address: 3677 Cindy's Trail Date: 09/06/2017  
Carson City, Nevada 89705

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

STATE OF NEVADA  
 COUNTY OF CARSON CITY CONSOLIDATED

On SEPTEMBER 6, 2017, Christopher Cocking, 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.

*Shari Baughman*  
 Notary Public



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

480374

## 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:

003-102-06 & 003-102-04

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.

Signed utility statements, a meets and bounds description that reflects new parcel configuration, and an 8 ½ 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 statements indicate 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.

Chris Cochran  
Applicant's Signature

Chris Cochran  
Print Name

09/06/2017  
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.

Hayle Roberts  
Treasurer

11-6-17  
Date

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

The parcel line(s) between the following APN's: 3-102-06 & 3-102-04 is hereby removed. The Assessor's Parcel Number issued to the resultant parcel is APN: 3-102-07. This parcel will first appear on the 2018/2019 tax roll, if recorded prior to JUNE 30, 2018.

[Signature]  
Assessor

11/6/17  
Date

DATE RECEIVED BY: \_\_\_\_\_  
Assessor's Office: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Planning Division: \_\_\_\_\_  
Initials: \_\_\_\_\_

480374

## EXHIBIT "A"

### COMBINED LOT LEGAL DESCRIPTION FOR THE JOSEPHINE A. COCKING TRUST

A parcel of land situated in the Southwest Quarter of Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, Nevada, being lots 5, 8, and 9 of Block 44 of the Sears Thompson and Sears Subdivision recorded on February 3, 1860, subsequently reproduced by Carson City on April 25, 1963, Book 215, at Page 86, in the official records of Carson City, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said lot 9;  
Thence West along the South line of said lot 9 (also being the Northerly right-of-way of Sixth Street) a distance of 80.00 feet;  
Thence North to the Northwest corner of said lot 5 a distance of 102.00 feet;  
Thence East along the North line of said lot 5 a distance of 80.00 feet;  
Thence South along the Westerly right-of-way of S. Division Street a distance of 102.00 feet to the POINT OF BEGINNING;  
Containing 8,160 square feet, more or less.

Basis of Bearing: The East line of Block 44 as shown on the copy of the Sears Thompson & Sears Subdivision Map, as filed for record in Book 215, at Page 86, Document No. 60864 X, in the office of the Carson City Recorder. (N00°00'00" E)

Prepared by:

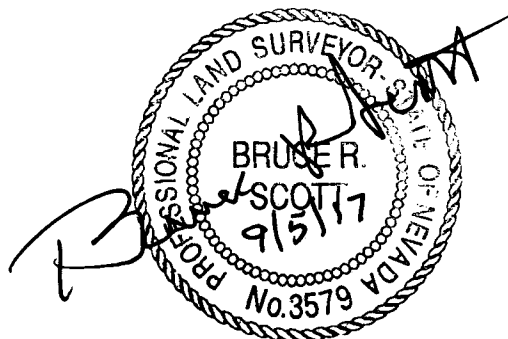
Bruce R. Scott, Nevada PLS No. 3579

Resource Concepts, Inc.

340 N. Minnesota St.

Carson City, NV 89703

(775) 883-1600



480374

# BLOCK 44

LOT 3

LOT 4

LOT 6

LOT 7

LOT 10

ALLEY

N.00°00'00"W. 102.00'

34.00'

34.00'

34.00'

N.90°00'00"E. 80.00'

LOT 5

APN 003-102-04  
4,160.0 S.F.±

LOT 8

LOT LINE TO BE  
DELETED

APN 003-102-06  
4,000.0 S.F.±

LOT 9

N.90°00'00"W. 80.00'

18.00'

16.00'

N.00°00'00"W. 102.00'

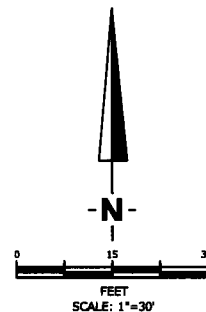
66.00'

ORIGINAL LOT LINES PER  
SEARS, THOMPSON &  
SEARS DIVISION (TYP.)

P.O.B.

SIXTH STREET

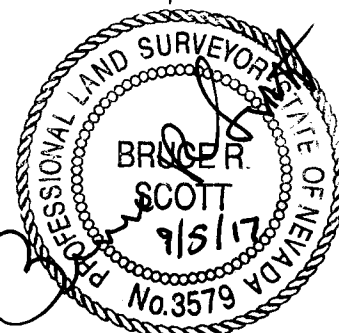
66.00'



## NOTES:

1. TOTAL COMBINED AREA OF NEW PARCEL IS 8,160 S.F. ±.
2. THIS SURVEY IS BASED ON RECORD MAPS AND DOCUMENTS ON FILE AT THE CARSON CITY RECORDER'S OFFICE.

**Exhibit B**  
**To Accompany Legal Description**  
**for a Lot Line Deletion**  
**for the Josephine A. Cocking Trust**  
Lot 5, 8 & 9, Block 44  
Sears, Thompson and Sears Division  
SW1/4 Section 17, T.15N., R.20E., M.D.M.  
Carson City, Nevada



480374

**RCI**  
Resource Concepts Inc.

## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: 402 W. SIXTH STREET, APN 003-102-06 & S. DIVISION ST, APN 003-102-04

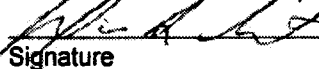
(THE LOCATION, APN, AND SITE ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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	Print Name	Company	Date
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Signature	Print Name	Company	Date
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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.

	Diane Albrecht	Charter Communications	8/15/17
Signature	Print Name	Company	Date

	Stephen Pottey	CARSON CITY	11/6/17
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
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3. OTHER: (Please write in a statement which applies to your situation).

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS:

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

Southwest Gas Corporation  
AT&T Nevada

\*PLEASE MAINTAIN A ONE INCH MARGIN ON ALL SIDES\*

480374

## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: 402 W. SIXTH STREET, APN 003-102-06 & S. DIVISION ST, APN 003-102-04

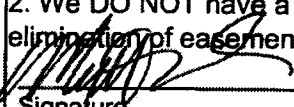
(THE LOCATION, APN, AND SITE ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

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	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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>MATT GINGEICH</u>	<u>NV ENERGY</u>	<u>8-14-17</u>
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

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AT&T Nevada

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## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: 402 W. SIXTH STREET, APN 003-102-06 & S. DIVISION ST, APN 003-102-04

(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 _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	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 _____	Print Name _____	Company _____	Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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3. OTHER: (Please write in a statement which applies to your situation). AT&T does not have a utility adjoining the line to be deleted.

 _____	Cliff Cooper Print Name _____	Nevada Bell Telephone Co dba AT&T Nevada Company _____	08/14/2017 Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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NV Energy  
Charter Communication  
Carson City Utilities (will sign during review)

Southwest Gas Corporation  
AT&T Nevada

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~ 480374

## LOT LINE DELETION UTILITY STATEMENTS

LOCATED AT: 402 W. SIXTH STREET, APN 003-102-06 & S. DIVISION ST, APN 003-102-04

(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	Print Name	Company	Date
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Signature	Print Name	Company	Date
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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	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please write in a statement which applies to your situation). Southwest Gas has service lines to 401 and 402 Division Street. We take no exception to the elimination of easements, if any, along the lines to be deleted.

<u>Amanda Marcucci</u> Signature	Amanda Marcucci Print Name	Southwest Gas Company	8/18/2017 Date
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Signature	Print Name	Company	Date
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THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS:

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