

Item# 6B

**City of Carson City
Agenda Report**

Date Submitted: September 11, 2007

Agenda Date Requested: September 20, 2007

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to approve a Tentative Planned Unit Development application from Quad Knopf for Wes Ball (property owner: Jeannette Jensen) requesting Tentative Map approval for 34 manufactured home lots and a Zoning Map Amendment from Mobile Home 12,000 (MH12) to Mobile Home 6000-Planned Unit Development (MH6-P). Variances to the project include lot size, lot width, lot setbacks, street width, street driveway spacing, and to the 20 foot periphery setback. A community directory sign will be included in this application. APN 008-192-69. (File TPUD-07-107 and ZMA-07-108)

Staff Summary: The developers of this Tentative Planned Unit Development application are requesting approval for 34 manufactured home lots, a Zoning Map Amendment rezoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000-Planned Unit Development (MH6-P) and several variances to the project. This project is located at the northwest corner of College Parkway and East Nye Lane.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 6 ayes and 1 nays at the Planning Commission Meeting of August 29, 2007.

Recommended Board Action: I move to approve a Tentative Planned Unit Development application from Quad Knopf for Wes Ball (property owner: Jeannette Jensen) requesting Tentative Map approval for 34 manufactured home lots and a Zoning Map Amendment from Mobile Home 12,000 (MH12) to Mobile Home 6,000-Planned Unit Development (MH6-P). Variances to the project include lot size, lot width, lot setbacks, street width, street driveway spacing, and to the 20 foot periphery setback. A community directory sign will be included in this application.

Explanation for Recommended Board Action: : In order to subdivide the property to allow for separate ownerships of individual residential dwelling units, a subdivision or a Planned Unit Development Map must be approved by the Board of Supervisors. Upon approval of the Tentative Planned Unit Development Map, a Final Subdivision Map and improvement plans must then be approved by the staff prior to dividing the property and recording the new proposed parcels. Under current zoning, Mobile Home 12,000 (MH12), the applicant would not be able to get 34 lots on the subject property. Therefore, a Zoning Map Amendment to Mobile Home 6,000-Planned Unit

Development (MH6-P) is also being requested as are various variances.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps), CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review, or; 2) Deny with appropriate findings.

Supporting Material:

- Staff report to Planning Commission
- Tentative PUD Map application with associated ZMA application and variances
- Zoning Map Amendment ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By: Walter Sullivan Date: 9-11-07
(Walter Sullivan, Planning Director)

Larry Werner Date: 9-11-07
(Larry Werner, Development Services Director/City Engineer)

Linda Ritter Date: 9-11-07
(Linda Ritter, City Manager)

Melanie Kerketta Date: 9-11-07
(District Attorney's Office)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
 _____ 2) _____

(Vote Recorded By)

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: August 29, 2007

AGENDA ITEM NO.: H-5

APPLICANT(s) NAME: Quad Knopf for Wes Ball
PROPERTY OWNER(s): Jeannette Jensen

FILE NO.: TPUD-07-107
ZMA-07-108

ASSESSOR PARCEL NO(s): APN 008-192-69
ADDRESS: 3860 East Nye Lane, Carson City

APPLICANT'S REQUEST: To consider a Planned Unit Development application from from Quad Knopf for Wes Ball (property owner: Jeannette Jensen) requesting Tentative Map approval for 34 manufactured home lots and a Zoning Map Amendment from Mobile Home 12,000 (MH12) to Mobile Home 6000-Planned Unit Development (MH6-P). A community directory sign will be included in this application. Variances to the project include lot size, lot width, lot setbacks, street width, street driveway spacing, and to the 20 foot periphery setback.

COMMISSIONERS PRESENT: REYNOLDS VANCE BISBEE
 MULLET PEERY KIMBROUGH WENDELL

STAFF REPORT PRESENTED BY: Walt Sullivan REPORT ATTACHED
STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL
APPLICANT REPRESENTED BY: Jeff Foster

APPLICANT/AGENT PRESENT APPLICANT/AGENT SPOKE APPLICANT/AGENT NOT PRESENT APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Reynolds SECOND: Wendell PASSED: 6 /AYE 1* /NO 0 /DQ 0 /AB
*Kimbrough

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: September 20, 2007

ORDINANCE NO. _____

BILL NO. ____

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILEHOME 12,000 (MH12) TO MOBILEHOME 6,000-PLANNED UNIT DEVELOPMENT (MH6-P), ON PROPERTY LOCATED AT 3860 EAST NYE LANE, APN 008-192-69, A TOTAL OF APPROXIMATELY 5.12 ACRES, LOCATED SOUTH AND WEST OF COLLEGE PARKWAY, NORTH OF EAST NYE LANE AND EAST OF AIRPORT ROAD AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-192-69, on property located at 3860 East Nye Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with section 18.02.075, et seq. Of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 29, 2007, the Planning Commission reviewed the Planning Division staff report and took public testimony and voted 6 ayes, 1 nay and 0 absent to recommend to the Board of Supervisors approval of the Zoning Map Amendment upon approval of the Final Map.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has

been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended for Assessor's Parcel Number 008-192-69, a total of approximately 5.12 acres, changing the zoning designation from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P), as shown on Exhibit "A."

Only when final approval has been granted and the map recorded shall the notation of this fact be placed on the zoning map.

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

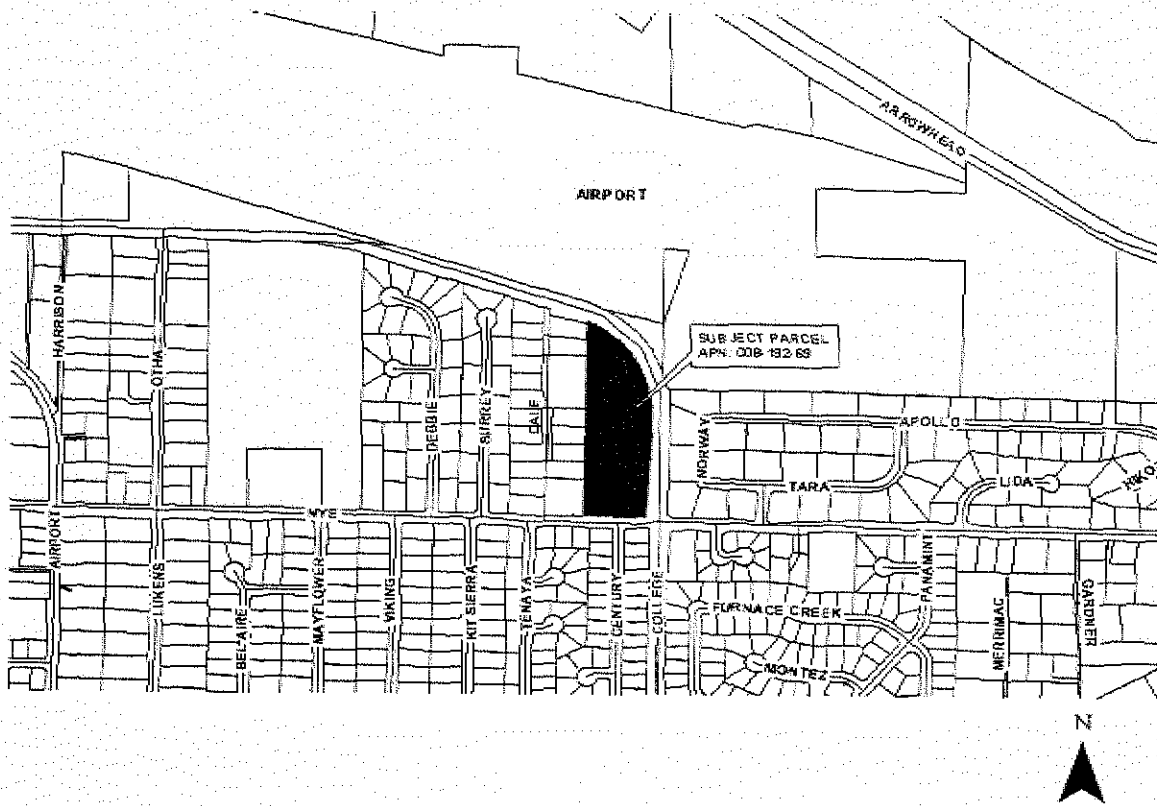
ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force only when final approval has been granted and the map recorded shall the notation of this fact be placed on the zoning map.

EXHIBIT "A"

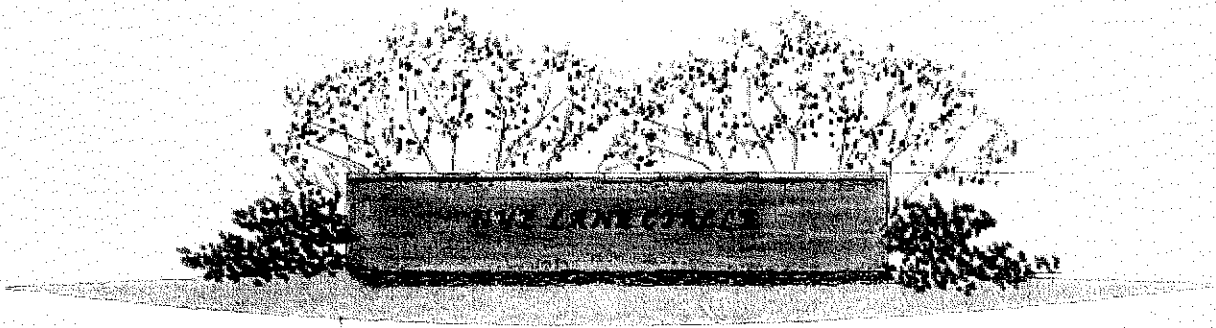
Subject parcel change from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P)



Nye Circle
a Planned Unit Development

Prepared for:

Wes Ball
510 Stafford Way, Suite A
Carson City, NV 89701



Prepared by:



Quad Knopf

9600 Prototype Court
Reno, NV 89521
(775) 324-1212

July 18th, 2007

**Nye Circle PUD
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POCKETS

- Sheet 1 – 24" x 36" Site Plan
- Sheet 2 – 24" x 36" Grading Plan
- Sheet 3 – 24" x 36" Utility Plan
- Sheet L1 – 24" x 36" Preliminary Landscape Plan

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

FOR OFFICE USE ONLY:

FILE # ZMA - 07 -

ZONING MAP AMENDMENT

PROPERTY OWNER

Jeannette M. Jensen

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP

3860 E. Nye Lane, Carson City, NV 89706

SUBMITTAL PACKET

E-MAIL ADDRESS

N/A

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 31 Completed Application Packets (1 Original + 30 Copies) 25 packets OK per Jennifer Pruitt
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

PHONE #

(775) 882-1487

FAX #

N/A

Application Reviewed and Received By:

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Wes Ball

Submittal Deadline: See attached PC application submittal schedule.

MAILING ADDRESS, CITY, STATE ZIP

510 Stafford Way, Suite A, Carson City, NV 89701

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.

PHONE #

(775) 220-1516

FAX #

(775) 882-2655

E-MAIL ADDRESS

hball@bsn1.net

Project's Assessor Parcel Number(s)

008-192-69

Street Address

3860 E. Nye Lane

ZIP Code

89706

Project's Master Plan Designation

Medium Density Residential (MDR)

Project's Current Zoning

MH12

Nearest Major Cross Street(s)

College Parkway/Graves Lane

Briefly describe the components of the proposed project in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

A Zoning Map Amendment request is being made to MH6-P, which would allow development of 34 single-family, detached residences targeted at affordable/workforce housing income levels in a planned unit development on approximately 5.4 acres (see accompanying Tentative Map for a PUD application). The project includes 24 guest parking space and over 30% open space. The existing residence and associated structures would be removed. Land uses surrounding the project site include the Carson City airport and single family residences.

PROPERTY OWNER'S AFFIDAVIT

I, Jeannette M. Jensen, 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.

Jeannette M. Jensen
Signature

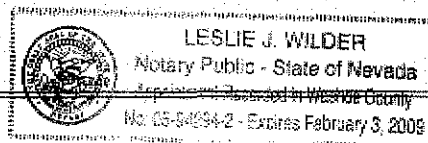
3860 E Nye Lane
Address

7-16-07
Date

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

On July 16, 2007, Jeannette M Jensen, 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.

Leslie J Wilder
Notary Public



SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:



2. Vicinity map must be shown on map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - a. Applicant's name, mailing address, and daytime phone number (including area code).
 - b. The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - c. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - d. Assessor Parcel Number(s) and address (or location if no address) of the subject property.
 - e. Project title and permit request. (Example: variance, special use permit)
4. Property lines of the subject property with dimensions indicated.
5. All existing structures shall be shown, including:
 - a. Distances from property lines indicated by dimensions.
 - b. Distances between buildings shall be indicated on the plot plan.
 - c. Clearly label existing structures and show dimensions.
 - d. Square footage of all existing structures.
 - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening.
6. Project access:
 - a. Show the location of street access.
 - b. Show adjoining street names.
 - c. Show all curb cuts with dimension.
7. Show the Assessor Parcel Number(s) of the adjoining parcels.
8. Show all existing parking and traffic aisles with dimensions.
9. Show location of existing utilities and indicate whether overhead or underground.
10. **PROJECT IMPACT REPORTS** - Provide **four** copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15.

Submit 31 copies of the entire application and site plans, including the original or a very clear, high-quality reproduction that may be used for generating additional copies. If 31 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

APPLICATION FOR A Zoning Map Amendment

WHAT IS ZONING?

Carson City is divided into land use categories called "zoning districts", or more commonly just "zones". These categories include rural areas, residential areas in various densities, commercial areas, industrial areas, and lands set aside for public uses.

Each zone is intended to establish the standards that are used to determine where buildings are placed on a lot, the types of development standards (parking, landscaping, and similar items), and what types of uses are allowed in the district. Each zone has a stated "purpose" that provides a broad guideline as to the intent of the zone. The specific requirements are listed in the Nevada Revised Statutes (NRS) and the Carson City Municipal Code (CCMC). Copies are available at the Planning Division or the Carson City Library.

In order to obtain a zoning district change for a parcel, the land owner must first look at the Carson City Master Plan. The Master Plan is the blueprint for long-term land development and uses in Carson City.

The Master Plan land use map shows where in the City various zones are permitted and which category (residential, commercial, etc.) is allowed. The Master Plan allocates both general land uses and a range of densities.

The review of the Master Plan is very important when a property owner is considering a change in the land use zone for a parcel. It is not possible to request a commercial zoning district when the Master Plan shows the property in a residential classification. In this situation, in order to make a change from Residential to Commercial, a Master Plan Amendment is also required.

The "zoning ordinance" is actually a series of ordinances adopted and enacted by the Board of Supervisors over the years. The composite of all the various zoning ordinances are contained in Title 18 of the CCMC. This is called the "Zoning Code" or "the zoning ordinance." Whenever someone refers to zoning, the person is referring to Title 18 of the Municipal Code.

HOW DOES ONE CHANGE A ZONE?

In order to change a zone, an application for a Zoning Map Amendment must be filed with the Planning Division. A Zoning Map Amendment requires a recommendation from the Planning Commission and then the preparation of an ordinance for enactment by the Board of Supervisors. Because an ordinance is required, the Board must hold both a first and second reading of the ordinance prior to giving final approval to the Zoning Map Amendment. In addition, the Commission and the Board must be able to substantiate certain findings prior to approval (see next page).

The application is first submitted to the Planning Division for review. It is distributed to various City departments and other agencies for their comments. Then a staff report is prepared, making a recommendation to the Commission. The Commission holds a public hearing for which notices are mailed to your neighboring property owners seeking their comments or inquiries.

The Commission, at its hearing, may approve, approve a modified version of your request, or deny the Zoning Map Amendment. The Commission's decision is a recommendation forwarded to the Board of Supervisors.

Next, staff prepares the text of the ordinance for a "first reading" by the Board of Supervisors. At the first reading, the Board considers the recommendation from the Commission, the Planning Division's staff report, and any public comments.

The Board then takes action on the first reading. The Board may approve the ordinance as recommended by the Commission, it may modify the Commission's recommendation, or it may deny the Zoning Map Amendment.

If the Board approves the first reading, the ordinance is then scheduled for a second reading. At the second reading, the Board takes final action to enact a change in the City's Municipal Code to approve the Zoning Map Amendment. When the Board takes its final action, the zone change is effective the following Monday after the date of Board approval.

WHAT IF I DON'T WANT TO CHANGE MY ZONE, BUT A USE IN THE ZONE?

The zoning ordinance dictates the specific land uses permitted within a zoning district. You may be in a situation where you have the general category of zoning you require for your desired use (for example, commercial zoning), but the use that you want to establish is not permitted in the specific zone.

In this case, it is possible to apply to change the zoning ordinance itself. The application is similar to a Zoning Map Amendment, but there is more detailed data required from you. In addition, because of a change in the zoning code has a much greater effect on the City as a whole, there may be a greater reluctance on the part of the Planning Commission or Board of Supervisors to approve ordinance changes of this type.

WHAT ARE THE "FINDINGS" THAT MUST BE SUPPORTED?

The Carson City Municipal Code (CCMC 18.02.075) sets out the required findings. These can be paraphrased as:

- a. The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project.
- b. The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.
- c. The Zoning Map Amendment will have a general benefit to the people of the City as a whole.
- d. The applicant shall have the burden of proof of going forward with the evidence and the burden of persuasion on all questions of fact, and must provide adequate information in the application and on the site plan to substantiate required "Findings".

In order for you to meet the requirement that "proof of satisfying the findings come from the applicant," you are going to need to do some background work to provide the facts and evidence.

Here are the ways you can get the facts:

1. Review the goals listed in the Master Plan and identify those policies that support your proposal. The Master Plan Policy Checklist is attached to this application. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson-city.nv.us.

In addition to the land use element, you may find other objectives or recommendations in the Master Plan's other elements. You may review the Parks and Recreation Master Plan or Transportation Master Plan among other Master Plan elements to see if there are recommendations supporting your proposal.

2. Show on your plot plan and describe in writing, how you are planning to incorporate design, landscaping, or other features to protect the neighborhood from any potential adverse effects. Look at your proposal objectively. Try to consider what you would feel if you lived next door and someone were to be proposing this Zoning Map Amendment next to your business or home.
3. The more information you assemble before turning your project into the Planning Division helps to ensure that there are few or no "surprises" when other departments and agencies look at your proposal.

Complete information provided with your application and quality drawings or plans you submit make it easier for the Commission and the Board to arrive at their decision.

Remember, it's your job to ensure that the Commission and Board have the information and legible drawings to make the required findings. The Planning Division can offer some help, but we cannot do the work for you. If you have any questions, please give us a call.

PROPOSAL DOCUMENTATION

In the introduction, there are a number of findings of fact listed that must be supported by data in your application. These findings are enumerated in Sections 18.02.075 of the Carson City Municipal Code. State law requires that the Planning Commission and the Board of Supervisors consider and support these issues with facts in the record. You need to complete the attached Proposal Questionnaire with as much detail as possible to ensure that there is adequate evidence supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code, then follows this with a series of questions seeking information to support the findings. Answer the questions as completely as possible so that you provide the Commission and Board with the details that they will need to consider your project.

Before a Zoning Map Amendment district may be recommended for approval, the applicant shall provide evidence to the Commission and Board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five-year time period, that the proposal will not be detrimental to the immediate vicinity, and that the proposal supports the goals, objectives, and recommendations of the master plan elements concerning land use and related policies for the neighborhood where the subject project is situated.

The applicant for a Zoning Map Amendment district shall have the burden of proof to provide facts supporting the proposed Zoning Map Amendment district. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section. The Commission and Board shall determine if the information presented is adequate to support their decision.

APPLICATION QUESTIONNAIRE

Please type or print in black ink on separate sheets. Attach to your application. List each question, then respond in your own words.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
 - A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.
2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

- A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.
 - B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.
3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.
4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
 - B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
 - C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
 - D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
 - E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?
-

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant

Date

Excerpts From the Carson City Master Plan

LAND USE

Carson City is located in Northwestern Nevada approximately 25 miles east of the California-Nevada state line at Lake Tahoe and approximately 25 miles south of Reno. The City is served by U. S. Highways 50 and 395 which trisect the community.

The City is approximately 25 miles long from east and west and varies from four to eleven miles wide. There are five major topographical features: Lake Tahoe, the Carson Range, the Virginia Range, the Pine Nut Mountains and Eagle Valley. The most prominent feature, when viewed from the populated areas of the city, are the steep slopes of the Carson Range which rise some 4,000 feet to exceed a 9,000 foot elevation. On the western border, Lake Tahoe provides inspirational vistas and unlimited recreational opportunities. The Pine Nut and Virginia Ranges exhibit contrast to the lush vegetation of the Carson Range with the granite foothills of the Pine Nuts and the rolling hills of the Virginia Range. The mountain ranges which surround populated Eagle Valley total 73.9% of the land area within Carson City.

Because of the mountainous terrain of Carson City's non-urbanized areas, use for other than recreation is limited. It does provide a wealth of opportunities for camping, hunting, fishing, and hiking and such winter activities as skiing and tobogganing.

Growth in Carson City has primarily occurred in Eagle Valley, which has been a commercial and trade area for more than a century. The City is divided into an urban area and a rural/suburban area. The urban area is primarily that portion of the Eagle Valley that lies within the 15% slope contour. It totals approximately 18,740 acres and comprises approximately 18.6% of the total surface area of Carson City.

The City's urban district represents the boundaries of the City prior to its consolidation with Ormsby County in 1969. There have, in recent years, been annexations of small portions in the rural district into the urban boundaries which have increased the size slightly from its original 2,570 acres. Growth in the urban district has been consistent in all directions. The mid-1970's saw a shift in population from the urban district to the rural as urban land neared its capacity for sustained growth. From approximately 1975 to the present, growth in the rural district has increased at a rate which exceeds the increase displayed in the urban district.

During the last ten years of growth the proportion of properties developed for residential uses in the urban district has decreased from approximately 36.6% in 1970 to approximately 20% of the developed portions of the District in 1980. This has been a result of a marked increase in commercial development in the urban district in 1980.

The communities' residential uses consist of single family dwellings, multi-family dwellings and mobile homes.

Commercial uses are predominately located within 500 feet of Carson and East William Streets. Approximately 70% of commercial uses continue to be of a general retail nature, while tourist oriented uses (service stations, restaurants, motels, hotels and casinos) comprise the remaining 30%.

Industrial uses consume the smallest amount of land area of any designated use. Development of an industrial nature has occurred primarily in the northern and southern sections of the City with some manufacturing and storage uses developing in the Eastern sections.

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Nye Circle, a Planned Unit Development

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1 a)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1 b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1 d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

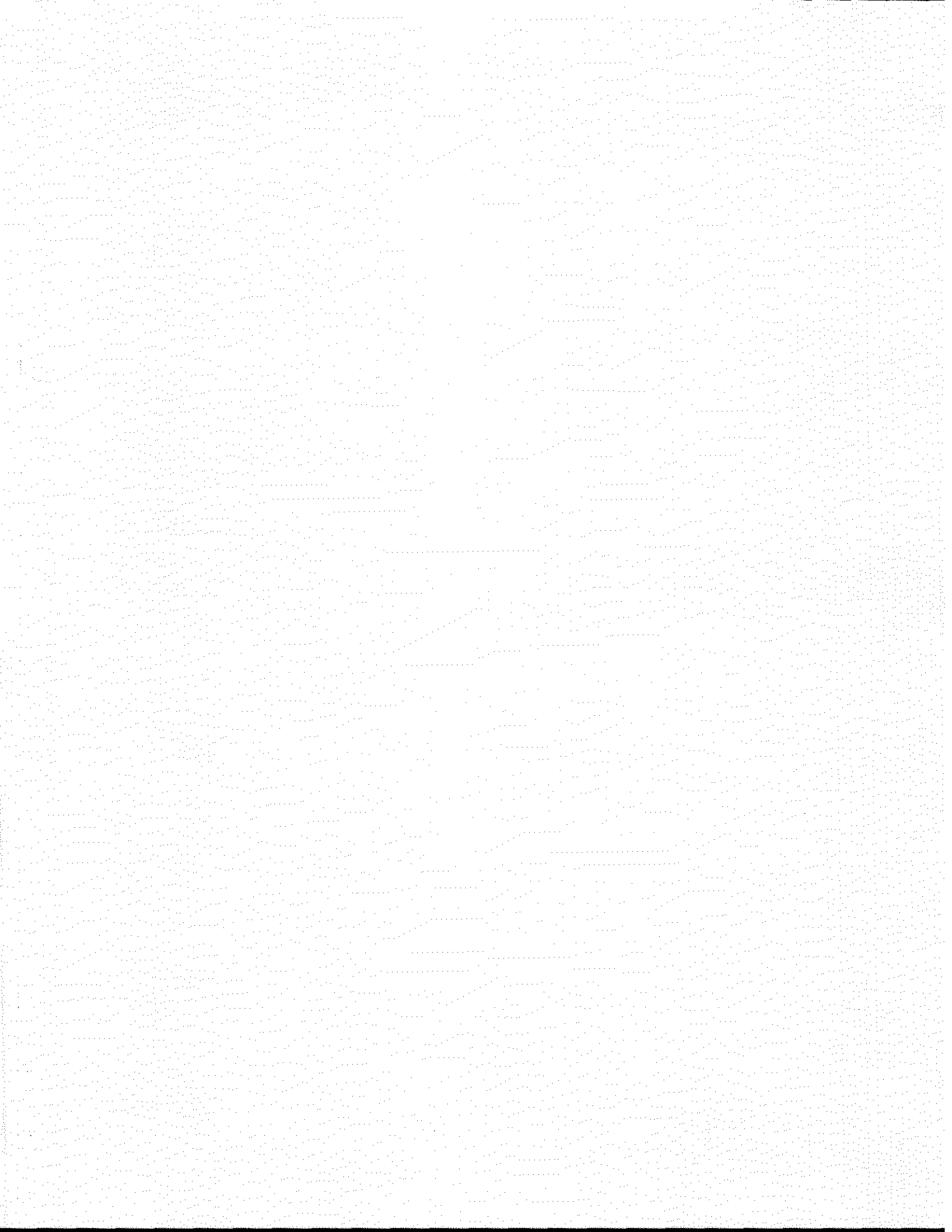
CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?



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

FOR OFFICE USE ONLY:

TPUD-07-

APPLICANT: Wes Ball
PHONE #: (775) 220-1516

TENTATIVE MAP FOR A PUD

FEES: \$2,200 (plus \$1/lot over 25 lots)

MAILING ADDRESS, CITY, STATE, ZIP
510 Stafford Way, Suite A, Carson City, NV 89701

SUBMITTAL PACKET

See checklist.

ENGINEER: Quad Knopf (Jeff Foster)
PHONE #: (775) 324-1212

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
9600 Prototype Court, Reno, NV 89521

E-MAIL ADDRESS
jefff@quadknopf.com

PC Date: _____

PROPERTY ADDRESS, CITY, STATE, ZIP
3860 E. Nye Lane, Carson City, NV 89706

BOS Date: _____

PRESENT ZONING: MH12
APN(S): 008-192-69

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at: **3860 E. Nye Lane**

The required modifications to Carson City's Land Use Regulations are as follows:

Right-of-way width for streets is proposed to be less than 50' (29'). The center to center spacing between driveways is proposed to be less than 50' (38'). The PUD periphery boundary setback is proposed to be less than 20' (10'). Driveways are proposed to be less than 24' x 20' (24' x 5' or 6' (varies)).

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statements are true and correct to the best of my knowledge and belief; (b) I agree to fulfill all conditions established by the Board of Supervisors.

[Signature] Date: 7/13/2007
Applicant's Signature

PROPERTY OWNER'S AFFIDAVIT

Jeanette M. Jensen, 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.

Jeanette M. Jensen Signature Address: 3860 E. Nye Lane Date: 7-16-07

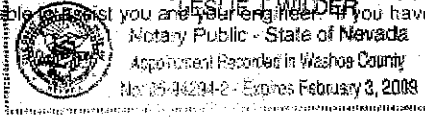
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY: Carson

On July 16, 2007, personally appeared before me, a notary public, Jeanette M. Jensen 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.

[Signature]
Notary Public

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



PUD Submittal Checklist

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Presubmittal conference held previous to submittal of Subdivision/PUD application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. 25 copies of Tentative Map (Folded 8-1/2 X 11). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 copies of Informational Booklet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fee payment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Application form completed. |

COMPLETE APPLICATION PACKET
 TIME OF TENTATIVE SUBMITTAL

Note: Digital data is required on a CD.

The tentative submittal packet must include all of the following information. Packets which do not contain this information or information requested at the conceptual may not be scheduled on the next available Planning Commission agenda. It is up to the applicant to ensure that all required information is submitted in order for staff and the Planning Commission to make a proper recommendation.

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. The location and size of the site, the lot layout and the lot lines of the proposed development, including a legal description of the land and the owners interest in the land proposed to be developed, by an affidavit of ownership. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. The density of land use to be allocated to parts of the site to be developed: a tabulation of the total land area and the percentage designed for the various uses. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. The location, size of any park land or open space, and the form of organization proposed to own and maintain any common open space, and amount of recreational improvements. <u>Provide two copies of proposed C.C.&R.'s.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The subdivision/PUD name, and name and address of the developer and engineer and date of map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. The proposed circulation pattern including the design of all public and private streets, name and width of streets and the location of adjoining streets, sidewalks and bikeways. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Provide a street grading plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Adjacent subdivision, land uses, zoning, and ownership abutting the project. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Number, size, square footage and use of proposed parcels. Blocks and parcels are to be numbered consecutively and the dimension of all parcels are to be shown. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. A proposed grading plan meeting department of public works standards and requirements showing all cuts and retaining walls to be designated. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Provide a landscape plan for the development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Topographic map with contour intervals of two and one-half feet for slopes of less than 10% and five feet for slopes of greater than 10%. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. A note indicating location of all utility easements proposed and existing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. The layout of water, sewer, and storm drainage systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. A soils report including soil types, seasonal high water table, and percolation rates (if on septic). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. North arrow and scale, all sheets to be numbered. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Location of existing buildings. |
| <input type="checkbox"/> | N/A | 17. Building setbacks to be noted on plat. If applying to Planning Commission for staggered setback approvals, separate set of 12 plans to be submitted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Areas not a part of the subdivision to be designated as "not a part". |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Provide a conceptual drainage study meeting the standards and requirements of the Carson City Development Standards Division 14.8. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. An indication of the type of water system to be used, its water sources and engineering data on fire flows. |
| <input type="checkbox"/> | N/A | 21. Location of all natural drainage features shown. |

Yes No

- ___ 22. An erosion control plan including stream protection, road drainage, erosion prevention, prevention of untreated discharge to streams, if applicable.
- ___ 23. Solid waste provision.
- ___ 24. Height, size, location and use of all structures, fences and walls are to be shown.
- ___ 25. An indication of method of sewage disposal to be used and area of disposal.
- N/A ___ 26. A map showing a 100 year flood plan, as determined by recognized methods, for those areas subject to flooding; show earthquake fault lines through the proposed development with building setbacks from fault line as recommended by a geotechnical study.
- ___ 27. The development shall be described by 40 acre subdivision, section, township and range.
- ___ 28. Indicate master plan designation for the project.
- N/A ___ 29. A master plan for potential development of the property under the ownership or control of the developer in the area of the proposed development.
- ___ 30. Location, dimensions of all vehicle parking and/or boat/RV storage areas, if applicable.
- N/A ___ 31. In the case of plans which call for development over a period of years, a schedule showing proposed time within which applications for final approval of all sections of the development are intended to be filed.
- ___ 32. Shall prove that no tax is delinquent by placing a certificate signed by the city treasurer to this effect (NRS.278.349(5)) on the plat.
- ___ 33. Traffic study stating average daily trips generated from the project.
- ___ 34. A written document indicating the benefits of the development to Carson City, any adverse impacts which may arise from the development and the mitigation programs, and how the proposed development will enhance or benefit the surrounding areas and stating how dust will be controlled. Address how your project complies with the attached NRS278.349(3); addressing each section item by item.
- ___ 35. A written document addressing the Master Plan Policy Checklist for a Conceptual Map for a Planned Unit Development of the five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Carson City Public Library on Roop Street, or use our website at www.carson-city.nv.us.
- ___ 36. Application complete _____ Date _____

The State Division of Environmental Protection will now require fees for the review of subdivision and planned unit development applications. This fee is in addition to the fees required by State Consumer Health and State Water Resources. They also require wet stamped original maps.

To assure the necessary reviews are completed, the Planning Division will require payment of the State fees at the time of the City application submittal. This can be handled by submitting four checks to this office: one payable to NEVADA STATE SAFE DRINKING WATER for \$400 per map plus \$3.00 per lot; the second check payable to STATE WATER RESOURCES in the amount of \$150 per map plus \$1.00 per lot; the third check payable to NEVADA DIVISION OF ENVIRONMENTAL PROTECTION in the amount of \$100 per map plus \$1.00 per lot; and the fourth check payable to CARSON CITY PLANNING DIVISION in the amount of \$2,200 per map plus \$1.00 per lot over 25 lots. The checks will be routed to the State offices with their copy of the application packet. The alternative method is to pay the State offices directly and submit the receipts with your City application.

The State Division of Environmental Protection will also require a non-refundable fee of \$50 for each review of final subdivision and planned unit development maps.

NOTE: Fees are subject to change. It is applicant's responsibility to ensure their checks are submitted for current required fees.

OTHER REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS

YES

NO



Character materials, texture of the buildings and grounds (color perspective) and elevation perspectives of structures in relation to adjacent buildings shown and provided.



The landscaping plan provided.



The required modifications in Carson City's land use regulations (otherwise applicable to the subject property) provided.

NA

A master plan for the potential development of the property in the area of the proposed PUD which calls for development over a period of years shown.

NA

A schedule showing the proposed time within which applications for final approval of the sections of the PUD are intended to be filed provided.



Other information as required by Carson City:

1. Minimum site area – 5 acres (unless modified by the Board of Supervisors).
2. Minimum number of units – 5 dwelling units.
3. Minimum periphery setback – 20 feet.
4. Maximum height of structures – 45 feet.
5. Parking standards – as required by Development Standards Division 2.
6. Open space requirement – 30% of gross area of site. Open space can be common or private areas. Private open space shall not constitute more than 25% of the total open space area. Open space shall not include streets (public or private), parking areas, storage, laundry or utility facilities, R.V. and boat storage areas, or areas covered by residential structures.

UTILITIES

Are all utilities underground?
Is city water required and provided?
Is city water available to site?
Is city sewer required and provided?
Is city sewer available to site?
Are wells to be utilized?
Are septic tank systems to be utilized?
Septic tank limitations are -

FIRE PROTECTION

Are hydrants required and provided?
Are turning radii acceptable to Fire Department?
Are two sources of ingress-egress provided?
Are equipment access easements required and provided?

ENVIRONMENTAL

Soils
Erosion potential
Runoff potential
Septic tank limitations
Ground water table
Permeability
Hardpan - rock depth
Potential earthquake faults
Agricultural zone
Archeological significance
Historical significance
Is open space provided

STREET IMPROVEMENTS

Are paved streets to be required and provided?
Are street grades meeting city standards?
Are curb-gutters to be required and provided?
Is gutter (only) to be required and provided?
Are sidewalks to be required and provided?
Does cul-de-sac design meet city standards?
Is cut and fill grading required?
Are retaining walls required?
Are slope stabilization programs to be required and provided?

FLOOD AND DRAINAGE

Is project located in flood-prone area?
Is project located in sheet-flow area?
Has a drainage plan meeting city standards been submitted?
Are drainage easements required and provided?
Are storm sewers required and provided?

TRAFFIC

Main access road to site
Average daily traffic trips from development

DEFINITION OF SUBDIVISION

Carson City Municipal Code Section 17.02.010 states that the term subdivision shall have the same definition as that is provided in NRS 278.320. NRS 278.320 defines "Subdivision" as follows:

1. "Subdivision" means any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots, for the purpose of any transfer, development or any proposed transfer or development unless exempted by one of the following provisions:
 - a. The term "subdivision" does not apply to any division of land which is subject to the provisions of NRS 278.471 to 278.4725, inclusive.
 - b. Any joint tenancy or tenancy in common shall be deemed a single interest in land.
 - c. Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the term "subdivision" does not apply to:
 - (1) Any division of land which is ordered by any court in this state or created by operation of law;
 - (2) A lien, mortgage, deed of trust or any other security instrument;
 - (3) A security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
 - (4) Cemetery lots; or
 - (5) An interest in oil, gas, minerals or building materials, which are now or hereafter severed from the surface ownership of real property.
2. A common-interest community consisting of five or more units shall be deemed to be a subdivision of land within the meaning of this section, but need only comply with NRS 278.326 to 278.460, inclusive and 278.473 to 278.490, inclusive.
3. The board of county commissioners of any county may exempt any parcel or parcels of land from the provisions of NRS 278.010 to 278.630, inclusive, if:
 - (a) The land is owned by a railroad company or by a nonprofit corporation organized and existing pursuant to the provisions of Chapter 81 or 82 of NRS which is an immediate successor in title to a railroad company, and the land was in the past used in connection with any railroad operation; and
 - (b) Other persons now permanently reside on the land.
4. This chapter does not apply to the division of land for agricultural purposes into parcels of more than 10 acres, if a street, road, or highway opening or widening or easement of any kind is not involved."

DEFINITION OF DEVELOPMENT AGREEMENT

Carson City Municipal Code Chapter 17.08 states:

17.08.005 Agreement concerning development of land. The Board of Supervisors may, upon application of any person having a legal or equitable interest in land, enter into an agreement with that person concerning the development of that land.

17.08.010 Contents of agreement.

The development agreement must:

1. Describe the land which is the subject of the agreement;
2. Specify the duration of the agreement;
3. Specify the permitted uses of the land, the density or intensity of the land use, and the maximum height and size of any proposed buildings; and
4. Include provisions for dedication of any portion of land for public use;
5. Fix the period within which construction must commence and provide for an extension of that deadline; and
6. Require the land developer to make any and all improvements as are required by the Board, the Public Works Department, the Planning Division or other City departments. Said improvements shall be completed by the developer at his own expense and within the specified time. In addition, the agreement may require the developer to secure his promise to make improvements by providing a bond, cash deposit or other approved security.

Master Plan Policy Checklist

Conceptual & Tentative Subdivisions, PUD's & Parcel Maps

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to subdivisions of property. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Nye Circle, a Planned Unit Development

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Consistent with the Master Plan Land Use Map in location and density?
- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Encourage the use of sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?

- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Encourage cluster development techniques, particularly at the urban interface with surrounding public lands, as appropriate, and protect distinctive site features (1.4b, c, 3.2a)?
- At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access and amenities (1.5a)?
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context (2.2a, 9.1a)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- If at the urban interface, provide multiple access points, maintain defensible space (for fires) and are constructed of fire resistant materials (3.3b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b, c)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Incorporating public facilities and amenities that will improve residents' quality of life (5.5e)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Promote variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



Project Requests

This application includes the following requests for the Nye Circle PUD:

- A **Zoning Map Amendment** to allow a change from MH12 to MH6-P
- A **Tentative Map for a Planned Unit Development** to allow for a 34-unit single-family, non-phased, affordable/workforce housing development to be built on a ± 5.4 -acre site

Project Location

The project site (APN 008-192-69) is located at 3860 E. Nye Lane, south and west of College Parkway and north of E. Nye Lane. The total size of the project site is ± 5.4 acres. A Vicinity Map has been provided on page 2.

Surrounding Land Uses

The Carson City Airport is located to the north of the project site. To the east of the site is the Morningside Subdivision with large, single-family homes on ± 0.5 -acre lots zoned SF12. To the south are single-family homes zoned MH6. To the west of the property are single-family homes zoned MH12. Other than the residences in the Morningside Subdivision, most of the surrounding residences are manufactured homes.

Project Background

The parcel is part of the Pennington Subdivision filed in the office of the County Recorder on May 8th, 1957. The property was bought by the current property owner on September 26, 1975. The APN was changed on July 2, 1999 from 008-192-39 to 008-192-69. A right-of-way dedication—a sliver of land ($\pm 2,570$ s.f.) along College Parkway—was made to the City in 1999. There is an existing Sierra Pacific Power Company easement that runs diagonally northeast to southwest; the utility company has agreed to abandon this easement at the appropriate time. Please see Tab 5: Supplemental Information for the Preliminary Title Report.

A previous tentative map application for a 43-unit single-family, affordable/workforce housing planned unit development on the project site was approved by the Board of Supervisors on September 21, 2006. That application also included a zoning map amendment from MH12 to MH6-P. To date, that entitlement has not been perfected, and a different applicant is now submitting this application for consideration by the City.

Existing Site Conditions

The project site is currently developed with a single-family, one-story residence and two additional structures used for storage. The site is currently accessed off of E. Nye Lane by a gravel path that leads to the residence, which is currently occupied by the property owner. The rest of the property is non-irrigated land mainly consisting of native vegetation. To the north of the site, a sound wall curves around from the



west for a distance of approximately 150 feet along the boundary line. Site and vicinity photos are included on pages 3 and 4.

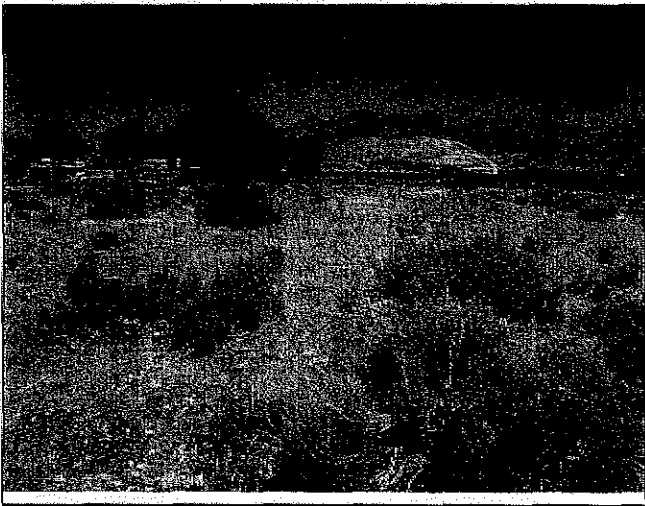
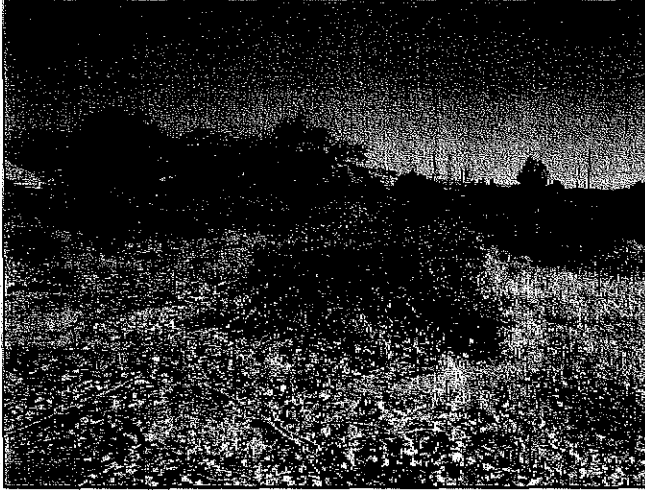
Vicinity Map
Nye Circle PUD
3860 E. Nye Lane
(APN 008-192-69)

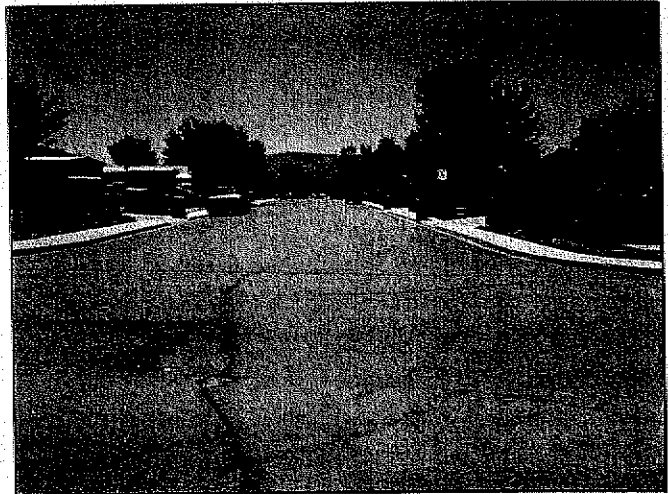
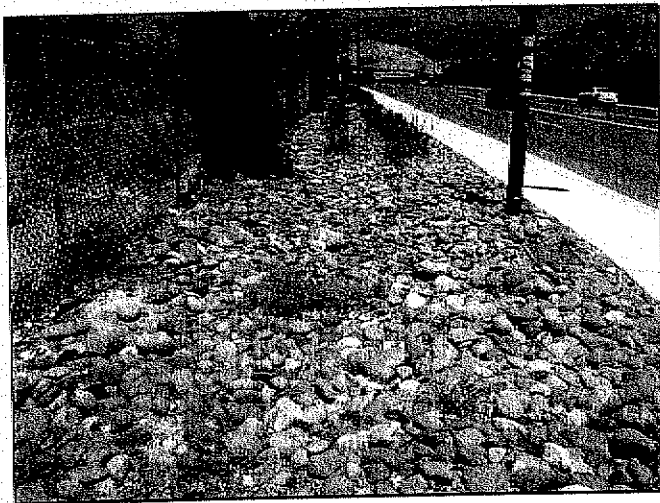
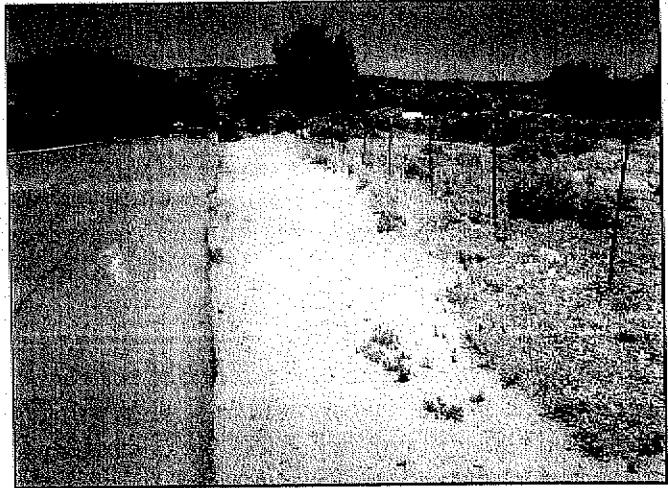


Project Site
Size = ±5.4 Acres
Present Zoning = MH12
Requested Zoning = MH6-P



Site and Vicinity Photos







Summary of Proposed Development

The project involves the installation of 34 single-family, detached, one-story manufactured homes specifically targeted at and committed to affordable and workforce housing income levels. The typical lot layout is 38' wide x 80' deep, with a few lots adjacent to College Parkway that are somewhat deeper. Two models, manufactured by Clayton Homes, are proposed (28' wide x 40' deep, ±1,066 s.f., 3-bedroom/2-bath; 28' wide x 44' deep, ±1,173 s.f., 3-bedroom/2-bath). The latter model would only fit on the aforementioned deeper lots. Both models will have a short driveway approach into a standard two-car garage with the front door oriented toward the side yard. Both models feature four exterior color (Sand Dune, Mesa, Clary Sage, and Stone) and two roof shingle color (Tan and Slate) options. Though 17 guest parking spaces are required at a minimum, 24 are provided.

One-way public streets with an ingress/egress off of E. Nye Lane and an "emergency only" access off of College Parkway will provide adequate access to and circulation within the site. Pedestrian circulation will be encouraged via placement of sidewalks, meandering paths, and crosswalks throughout the development. A sidewalk along E. Nye Lane to connect to the existing sidewalk on College Parkway is proposed as well. The common open space consists of extensive and practical landscaping and recreational elements throughout the site. On-site detention is proposed near the entrance. The sound wall along College Parkway will be extended along the property line to short of the intersection with E. Nye Lane. A split-rail fence is proposed along the remainder of the frontage on College Parkway and E. Nye Lane. A six-foot redwood fence is proposed along the western property line.

The following table provides a summary of the proposed project:

General Information

APN:	008-192-69
Total Project Area:	±5.4 acres (±235,224 s.f.)
Master Plan:	MDR
Current Zoning:	MH12
Proposed Zoning:	MH6-P
Flood Zone Designation:	Unshaded Zone X

Project Specific Information

Proposed # of Homes:	34 (±6.3 units/acre)
Maximum Height:	±11 feet
Guest Parking Spaces:	17 minimum, 24 provided
Private Open Space:	±1,200 s.f./lot
Land Use %:	
Lot Area:	46.3% (2.5 acres)
Street/Parking Area:	20.4% (1.1 acres)
Common Open Space:	33.3% (1.8 acres)



Affordable/Workforce Housing

As discussed in the Draft Carson City Affordable Housing Plan (January 2006), Carson City is one of the least affordable communities for homeownership in northern Nevada. The housing affordability gap was almost \$120,000 in 2004. The affordability gap widened further in 2005. By August of 2005, the median price of a single-family home in Carson City reached \$350,000 (Northern Nevada Regional MLS). In Carson City, both entry-level housing and the median price of single-family detached housing are not affordable to households earning the median income or below. It is possible that such households could still afford to purchase single-family attached housing (condominiums, townhomes, and duplexes) or mobile homes. The cost of entry-level single-family detached housing in Carson City is not affordable to households earning 120 percent of the area median income.

As the area continues to grow, so will the demand for housing among low and moderate-income households. Over the next 20 years or so, approximately 3,640 housing units will be required for low and moderate-income households based upon population projections. At total build-out (approximately 75,000 people), over 6,800 housing units will be required to meet demand of low and moderate income households.

The applicant proposes and is truly committed to develop the project in a manner targeted toward the affordable/workforce housing income range (City staff previously advised that this range was approximately \$235,000 to \$280,000, with an average of about \$250,000). In fact, the applicant has been developing an interest list based on sales prices below \$200,000. The project has been designed in order to achieve this pricing level. In other words, increasing the density to 34 units, and reducing street widths, lot sizes, etc. should allow development of a project that is both **feasible** and **marketable** to this oft-neglected segment of the community.

Geology/Geotechnical Issues

A Preliminary Geotechnical Investigation was completed for the Newport Village project by Black Eagle Consulting, Inc. According to the study's author, the preliminary recommendations remain appropriate for the currently proposed project (see e-mail from Dal Hunter, Ph.D./P.E., dated April 18, 2007 found at Tab 4: Project Reports).

Soil conditions from the exploration consisted mostly of 0.5 to 2.0 feet of silty sand with up to 20% non-plastic to low plasticity fines on top of 1.0 to 2.5 feet of clay sand. The soil is generally moderately cemented and locally strongly cemented with gravel sized sand concretions allowing an adequate surface for ground improvements for footings and floor slab. Ground water was not encountered during exploration and is expected to lie at a depth well below that which would affect construction.

The most active segment for seismic activity in the Carson City area is located at the base of the Sierra Nevada Mountains approximately three miles west of the site and the last major event along this fault has been estimated at less than 300 years ago. No faults have been mapped on the property or were encountered during exploration of this site. FEMA has identified the site as lying in unshaded Zone X, hence outside of the 500-year flood plain. The Preliminary Geotechnical Investigation can be found at Tab 4: Project Reports.



Drainage

A Conceptual Drainage Study was completed for the Newport Village project by Quad Knopf. According to Quad Knopf's Senior Hydrologist, the methodology and results remain valid and suitable for design purposes for the currently proposed project (see letter from David Westhoff, P.E., dated June 27, 2007 found at Tab 4: Project Reports).

The drainage infrastructure proposed for the Nye Circle development conforms to the Carson City Municipal Code & Development Standards. The 5-year runoff will be contained in an appropriately sized storm drain system, while larger flows (up to the 100-year event) will be contained within the right-of-way. The property will be graded such that the major drainage collection is along the southern property boundary where a detention area(s) will be placed to keep pre- and post-development runoff equal. The Conceptual Drainage Study is included at Tab 4: Project Reports.

Traffic/Access/Circulation/Parking

The primary ingress/egress will be located off of E. Nye Lane with a 50-foot right-of-way directly across from Century Drive. A gated "emergency only" ingress/egress will be located on the southeast side of the property on College Parkway. This access will have a 20-foot driving surface comprised of turfblock or comparable material and will be gated with a City-approved locking system. As designed, the minimum centerline offset from nearby intersections (125 feet), stopping sight distance (250 feet), and line of sight distance (400 feet) for the emergency access are achieved.

Three public streets are proposed. The proposed right-of-way for the streets is generally 29 feet, including a 20-foot A/C section, standard curb and gutter on each side, and a five-foot sidewalk around the outside. Minimum outside radii of 45 feet are proposed to accommodate fire apparatus turning movements. The City has recommended that the interior streets be one-way with a counter clockwise direction of travel. All streets will accommodate one-way traffic and provide convenient, safe and efficient movement for vehicles and pedestrians alike. All pedestrian facilities will be designed to meet current City and ADA standards.

As per the Development Standards, each dwelling unit will have two parking spaces for the residents and one space per two units for guest parking; seven additional guest parking spaces are proposed. There will be no parking in the streets or across the sidewalk, and all parking will be appropriately marked. The guest parking bays are distributed throughout the site.

The project is expected to generate approximately 326 daily trips, with 26 in the AM peak hour and 35 in the PM peak hour. Based on Division 12 of the Carson City Development Standards, the number of trips generated is less than the 80 peak hour trips and the 500 daily trips thresholds for a full traffic engineering study (see Nye Circle Traffic Generation memo at Tab 4: Project Reports).

Lighting

Lighting within the development will be limited to down-lighting only (with cutoffs/shields designed at a pedestrian scale) to facilitate the dark skies concept with placement along the street frontages in accordance with Development Standards 12.14 to prevent off-site glare. Standard "cobra" type lights will



not be allowed. Following the Roadway Lighting Solutions pamphlet from Sierra Pacific Streetlight Service, the project will incorporate standard utility streetlights and/or decorative utility streetlights as appropriate. It is anticipated that the streetlights will be owned and maintained by Sierra Pacific.

Landscaping

Foothill Associates prepared the Preliminary Landscape Plan (see reduced version at Tab 3: Maps, Floorplans, and Elevations and full size version in the map pockets). The project site will have a little over 33% common open space. In addition, each lot has a minimum of approximately 1,000 s.f. of private open space. As previously approved, since the 20-foot wide emergency access is proposed to be constructed out of turfblock or comparable material, it is included in the landscape calculations.

The common open space consists of extensive and practical landscaping and recreational elements throughout the site. The project's common open space areas include walking paths, a community garden with seating, a horseshoe pit, a barbeque/picnic area, a fire pit with seating, and a turf field.

Installation and maintenance of landscaping in the rear and side yards of each lot will be the responsibility of the residents. Installation of landscaping in the front yard of each lot will be completed by the developer, though maintenance of the landscaping will be the responsibility of the residents. All other landscaped areas will be maintained by the HOA. It is the goal of the landscape plan to provide the most efficient use of irrigation methods to maintain the new turf, trees, and shrubs.

Signs

Temporary project signage will be located on-site for marketing purposes and will be in accordance with Division 4 of the Development Standards. An entry planter wall announcing the development name is proposed across from the entrance (see Preliminary Landscape Plan for location and concept elevation).

Utilities and Services

Domestic water and fire flows will be provided by connecting to existing infrastructure. An eight-inch water main will be looped through the project and will have two connections to an existing six-inch water main in E. Nye Lane that was previously and again recently deemed by the City as sufficient for the proposed project (see Fire Flow Data Sheet at Tab 5: Supplemental Information). Sanitary sewer will tie into an existing eight-inch sewer main that is in E. Nye Lane.

Electrical service will be provided by Sierra Pacific Power Company (SPPCo), gas service by Southwest Gas Corporation, telephone by AT&T (formerly Nevada Bell/SBC), and cable television by Charter Communications. All utilities will be located underground and per the location of the individual providers.

Based on a previous conversation with Carolyn Carrica (SPPCo), the existing SPPCo easement that is located on the property will be formally abandoned at the appropriate time as it is no longer deemed necessary.

Per the City's request, at the final improvement plan stage, the applicant will consider alternatives to the standard green box and bollards that are placed for utilities.



Mailboxes

We communicated with Tony Spotts, the USPS Growth Management Coordinator, regarding specifications for and placement of cluster box units (CBUs). The CBUs are proposed by a parking bay along Nyland Drive; this location is acceptable to the USPS as long as there is a parking space reserved for the mail carrier between the hours of 8 AM and 5 PM. The CBU detail is included at Tab 5: Supplemental Information.

Bus Stop

We communicated with the Carson City School District regarding the potential requirement for a school bus stop to be incorporated into the development. According to an e-mail from Cathie Timmons at the District on May 5, 2006, the District already has one or two high school, middle school and elementary school bus stops within one block of the project. Based on a follow-up e-mail from Carol Akers on April 27, 2007, Mike Mitchell, Director of Operations, and Debbie Childers, Transportation Supervisor, discussed the proposed residential development and both agreed that there are sufficient bus stops adjacent to the project site such that there will not be a need for an additional bus stop inside the development.

Covenants, Conditions and Restrictions

The applicant has prepared a set of CC&R's, which have been included in this application under Tab 5: Supplemental Information. These CC&R's will be provided to each resident upon purchase of the home. Residents will be expected to follow the restrictions set forth in the CC&R's or be faced with penalties as outlined therein.

Airport Proximity

We communicated with Yvon Weaver at the Carson City Airport Authority to advise her of the proposed development. Ms. Weaver informed us that an aviation easement would be a standard requirement (included at Tab 5: Supplemental Information). Per guidance from Ms. Weaver, we previously met with Jim Clague (PBS&J), the airport's engineer, to discuss any potential airport-related issues in relation to the Newport Village project, which also apply to the Nye Circle PUD.

The allowable distance from the centerline of Runway 27, the closest runway to the project site, is a function of building height. The computation is as follows: $(\text{building height} \times 7) + 125 = \text{separation distance}$. For example, if a house was 40 feet tall, the closest it could be to the centerline of the runway would be 405 feet. As currently designed, that separation distance ends up in the open space at the north end of the project site. The proposed two-story homes are a maximum of approximately 11 feet tall, which would require a separation distance of 202 feet; the separation distance between the proposed lots and the centerline of Runway 27 is much greater than 202 feet, so there is no issue. This requirement also applies to light poles and other vertical structures/objects, but nothing is proposed that would be cause for concern.



Mr. Clague also suggested we submit FAA Form 7460-1, which informs the FAA about the proposed project and gives them an opportunity to let us know whether or not they have any comments/restrictions. We submitted FAA Form 7460-1 on April 18, 2007 (included at Tab 5: Supplemental Information) and received a response indicating that the FAA has received the form and is aware of the proposed project.

Comparison with the Newport Village PUD

The proposed project has changed the type of housing to manufactured homes. Making the switch in housing type and development concept has resulted in changes to the site plan previously approved for the Newport Village PUD. Listed below is a comparison showing the MH6 standards, the previously approved PUD modifications to Carson City's land use regulations, and the proposed PUD design:

	Standard	Previously Approved PUD	Proposed PUD (28' x 40' model)	Proposed PUD (28' x 44' model)
Minimum Lot Area	6,000 s.f.	2,310 s.f.	3,040 s.f. (typical)	
Minimum Lot Width	60'	42'	38'	
Front Setback	20'	10' (reduced to 4' with front porches)	5' or 6' (varies)	
Side Setback	5'	0'/10' (zero lot line)	7'/3'	
ROW for Streets	50'	34'	29'	
Center to Center Driveway Spacing	50'	42'	38'	
PUD Periphery Boundary Setback	20'	10'	10'	17.5' to 28'
Off-street/Garage Parking Spaces	2 off-street	Tandem (1 in garage/1 in driveway)	2 off-street (no modification)	
Driveway Requirements	24' x 20'	12' x 20'	24' x 5' or 6' (varies) (to be used as a driveway approach into standard two-car garage)	



Required Modifications

The required modifications to Carson City's land use regulations are as follows:

- Right-of-way width for streets is proposed to be less than 50 feet (29 feet proposed).
- The center to center spacing between driveways is proposed to be less than 50 feet (38 feet proposed).
- The PUD periphery boundary setback is proposed to be less than 20 feet (10 feet proposed).
- Driveways are proposed to be less than 24' x 20' (proposed to be 24' x 5' or 6' (varies)).

Justification for Required Modifications

17.09.005 Statement of Objectives for Planned Unit Developments. In order that the public health, safety and general welfare of the residents of Carson City be furthered in an era of increased urbanization, *growing demand for housing of all types* and desire for attractive commercial and industrial developments, there is enacted an ordinance controlling Planned Unit Developments. The purpose of the ordinance codified in this chapter, in addition to the above, is *to encourage more efficient use of the land* and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City, and to preserve or *provide open space*, protect natural, cultural and scenic resources, *minimize road building* and encourage stable, cohesive neighborhoods offering a mix of housing types.

It is the intention of this chapter to produce developments which meet or exceed the city standards of open space, access to light and air, pedestrian and vehicular circulation and produce a variety of land uses which complement each other and harmonize with the existing and proposed land uses in the vicinity. Additionally, this chapter *insures increased flexibility of substantive regulations over land development* and that is administered in such a way as to encourage land development without undue delay, while controlling development in the best interests of the ecology, economy, public health, safety, morals, and general welfare of the citizens of Carson City. (*emphasis added*)

In keeping with Section 17.09.005, the project proposes a type of housing—single-family, detached units targeted at and committed to affordable/workforce housing income levels—that is in significant (and growing) demand but relatively short supply. In order to accomplish this primary objective, it is important to minimize development costs by selecting a site that does not require substantial infrastructure investment, an infill site such as the proposed parcel. Just as important, if not more so, it is imperative to design a project that maximizes efficient use of the land. However, this critical land use efficiency maximization cannot be achieved without being afforded flexibility in land development regulations. In short, provision of 34 single-family, detached, affordably-priced units on this infill parcel could not and would not be achieved without efficiently using the 5.4 acres by reducing minimum periphery boundary setbacks, street widths, driveway spacing, and driveway dimensions.



At first glance, this list of modifications to Carson City's land use regulations might appear to be somewhat extensive, but careful consideration of the required modifications in context should result in a determination that there is no substantive downside in approving the requested flexibilities. For example, the project proposes 10-foot rear yard setbacks which, when combined with the large rear yards of the lots to the west along Dale Drive, provide substantial separation between the existing and proposed residences. In keeping with current planning and design practice, the compact development pattern proposed—small lots, reduced driveway spacing and setbacks, and narrower streets—combined with extensive landscaping and recreational elements should result in establishment of neighborhood character reminiscent of prior times when people actually knew their neighbors and actually *lived* in their homes and neighborhoods. Based on the above, it could reasonably be concluded that the required modifications would actually result in an improved living environment for future residents of Nye Circle than would otherwise be obtained through a development pattern conforming to a traditional or Euclidian land use planning approach.

Benefits

The proposed project will provide a benefit to the surrounding area by providing a quality affordable/workforce housing development that is generally consistent with surrounding land uses and zoning. Development of the proposed planned unit development will result in a family-friendly community. The project could be considered as a way to beautify the neighborhood. The project's landscape design and recreational elements will enhance the visual quality and character of the area.

Since the project site is an infill parcel, development of the project will not require expensive extension of infrastructure. Development of the project and appurtenant improvements will result in improved conditions for residents in the area (e.g., sidewalk along E. Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values. One adjacent resident, who owns the largest parcel bordering the project site to the west, previously voiced his support for the Newport Village project.

The applicant intends to provide a product that will allow first-time home buyers an opportunity to enter the market. The proposed product will also appeal to the elderly. Provision of affordable and workforce housing is a short-range and long-range benefit to the people of Carson City, as evidenced by the City's strong support for increased housing opportunities at these income levels.

NRS 278.349(3) Considerations

The governing body, or planning commission if it is authorized to act finally on a tentative map, shall consider:

- (a) This project complies with environmental and health laws. The Health Department indicated that notification should be made to Carson City Health and Human Services if retention ponds will require mosquito control efforts. The project will connect to City-owned water and wastewater utilities. Best management practices will be employed during construction. Solid waste disposal is available through Capital Sanitation;
- (b) The project will connect to City-owned water utilities, and the water supply should meet applicable health standards and should be sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (c) All required utilities are available and accessible;



- (d) Since this is an infill project, public services are available and accessible. The project will be served by Fremont Elementary School, Carson Middle School, and Carson High School. Adequate police protection is available as the site is within the boundary of Carson City. JAC public transit routes 2A and 2B are within the project vicinity. Centennial Park is located to the northeast of the property;
- (e) Conformity with the zoning ordinance and master plan are addressed in detail elsewhere in this narrative;
- (f) The project generally conforms to the City's standards with respect to streets, and specific modifications are addressed elsewhere in this narrative;
- (g) Project-generated traffic will have minimal impacts on the adjacent street network. A traffic engineering and impact study is not required as the number of trips generated is less than the 80 peak hour trips and the 500 daily trips thresholds. New public streets are proposed within the subdivision that will be constructed by the developer;
- (h) The project site is outside of the 500-year floodplain (unshaded Zone X), has minimal slope, and has soils suitable for building;
- (i) Recommendations and comments from the conceptual plan review have been addressed and incorporated as appropriate. Recommendations of the parties reviewing the tentative map will be considered and addressed as appropriate; and
- (j) Fire protection services will be adequately provided to the site. As documented in the fire flow analysis conducted by the City (Tab 5: Supplemental Information), there is sufficient water pressure. Fire Station No. 2 is located on College Parkway at the Carson City Airport; the response time is approximately two minutes.

Zoning Map Amendment Request

The applicant is requesting a Zoning Map Amendment to allow a change from MH12 to MH6-P. In order to provide facts supporting the proposed Zoning Map Amendment, we reviewed the Master Plan for policies supporting the proposal and with which the project is consistent. We also incorporated design and landscape elements to protect the neighborhood from potential adverse effects. The evidence the Planning Commission and Board of Supervisors needs to approve the Zoning Map Amendment is shown on the plan sheets and is addressed throughout this informational booklet, especially in the completed Application Questionnaire below.

Application Questionnaire

- I. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan. Please see the completed Master Plan Policy Checklist for Zoning Map Amendments (Tab 1: Applications and Checklists). The proposed Zoning Map Amendment is consistent with the following Master Plan policies:

1.1b—Urban Service Area

The project site is in an existing urban area served by urban services.



1.5d—Coordination of Services

Since the project site is an existing urban area served by city services, provision of these services to the site will be adequate. The conceptual map was distributed to the relevant service departments and other governmental organizations, and feedback was submitted. The School District submitted an Impact Statement (Tab 5: Supplemental Information).

2.1a—Range of Land Use Opportunities

The Zoning Map Amendment will not diminish the range of uses within the area—MH6-P is consistent with the MDR land use designation and will allow additional residential density.

2.1d—Land Use Friction Zones

The rezoning will not create a “friction zone” between land uses—the residential project is surrounded by existing residential uses.

3.3d—Floodplain and Hazard Area Development

The project site is outside of the 100-year floodplain (see Conceptual Drainage Study at Tab 4: Project Reports).

3.3e—Geologic Hazards

There are no identified earthquake faults onsite (see Preliminary Geotechnical Report at Tab 4: Project Reports).

Land Use Designation—Zoning

The proposed MH6-P zoning is consistent with the MDR land use designation.

Land Use Designation—Location Criteria

The project site is in an urbanized area of the City and is bounded by E. Nye Lane (minor collector) and College Parkway (minor arterial).

4.3a—Open Space Master Plan

The project site is not located in or near a designated Open Space area, nor does it contain significant natural, visual or cultural features that warrant protection. It is not on the Carson River, and it does not contain hillsides, ranchlands, significant wildlife habitat or trail corridors.



5.1j—Housing Mix

The rezoning would allow an increased density development targeted at and committed to affordable and workforce housing income levels. The City strongly supports increased housing opportunities at these income levels.

6.2a—Neighborhood Compatibility

9.3b—Compatibility of Infill and Redevelopment

The project has been designed in a manner that minimizes impacts on and is compatible with the existing neighborhood as follows:

- The project proposes 10-foot rear yard setbacks which, when combined with the substantial rear yards of the lots to the west along Dale Drive, provide substantial separation between the existing and proposed residences.
- A six-foot wood fence will be installed on the western property boundary in order to provide separation and screening between the existing and proposed residences.
- Garages are oriented internal to the development and away from the residences to the west.
- The existing masonry wall along College Parkway will be extended along the eastern property boundary, which will likely reduce noise impacts on existing residences west of the project site.
- The existing drainage situation will generally be perpetuated and will be detained on-site per City requirements, so the project will not result in adverse offsite drainage impacts.
- The project's open space areas include walking paths, a community garden with seating, a horseshoe pit, a barbeque/picnic area, a fire pit with seating, and a turf field.

9.1a—Mix of Housing Types

The rezoning would encourage an appropriate mix of housing types and densities within the area—large single-family residences are located to the east, and the residences to the west and south are generally single-story manufactured housing.

11.2b—Transit Supportive Development

The project promotes a higher density, transit-supportive development pattern along College Parkway and E. Nye Lane. Routes 2A and 2B are within the project vicinity (see Route Map at Tab 5: Supplemental Information).

12.1c—Section-by-Section Implementation

The project includes on-site sidewalks and a connection to the adjacent sidewalk along College Parkway.



II. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

A. Describe the land uses and zoning adjoining your property.

Large single-family residences are located to the east across College Parkway, and the residences to the west and south (across E. Nye Lane) are generally single-story manufactured housing. College Parkway also borders the site on the north, beyond which is an airport runway. The zoning designations are as follows:

North - Public Regional and Public Community (PR and PC)
West - Mobile Home 12,000 (MH12)
South - Mobile Home 6,000 (MH6)
East - Single-family 12,000 (SF12)

The residential development to the south is located on land with a similar zoning designation as requested in this application. The proposed homes are single-family detached units like all of the surrounding residential uses, as compared to a townhouse, apartment, condominium or similar project. Development of the project and appurtenant improvements will result in improved conditions for residents in the area (e.g., sidewalk along E. Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values. The project could be considered as a way to beautify the neighborhood. The project's landscape design and recreational elements will enhance the visual quality and character of the area.

One of the findings that must be made is that the Zoning Map Amendment and subsequent development of the property will not have detrimental impacts on other property in the neighborhood. It is important to note that the project site is already zoned for residential uses (MH12) and has an existing residence located on it, so the proposed Zoning Map Amendment to MH6-P would not change the base use of the property. Rather, it simply increases the allowable density. Specifically, the project site, as currently zoned, would allow development of approximately 21 units under a planned unit development scenario. With the proposed zone change to MH6-P, the allowable density increases to 43 units. It is also important to note that the project proposes only 34 units, nine fewer than would be allowed with MH6-P zoning.

The existing masonry wall along College Parkway will be extended along the eastern property boundary so that traffic noise impacts on the proposed residences will be minimized. It is likely that this sound wall will in turn reduce noise impacts on existing residences west of the project site. A six-foot wood fence will be installed on the western property boundary in order to provide separation and screening between the existing and proposed residences. Garages are oriented internal to the development and away from the residences to the west. The existing drainage situation will generally be perpetuated (see Conceptual Drainage Study at Tab 4: Project Reports) and will be detained on-site per City requirements, so the project will not result in adverse offsite drainage impacts.



B. *Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.*

Carson City conducted a Zoning Map Amendment for all of the City-owned (public) parcels in town in 2002. At that time, parcels 008-192-38 and 008-192-66 were changed from MH12 to PC. From the information staff was able to gather, there have been no other Zoning Map Amendments in the general vicinity within the last five years.

III. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The conceptual map was distributed to the relevant service departments and other governmental organizations, and positive feedback was submitted. Since this is an infill project, public services and all required utilities are available and accessible. The project will connect to City-owned water utilities, and the water supply should meet applicable health standards and should be sufficient in quantity for the reasonably foreseeable needs of the subdivision. This project complies with environmental and health laws. The Health Department indicated that notification should be made to Carson City Health and Human Services if retention ponds will require mosquito control efforts. Project-generated traffic will have minimal impacts on the adjacent street network. As designed, the minimum centerline offset from nearby intersections (125 feet), stopping sight distance (250 feet), and line of sight distance (400 feet) for the emergency access are achieved. Fire protection services will be adequately provided to the site. As documented in the fire flow analysis conducted by the City (Tab 5: Supplemental Information), there is sufficient water pressure. Fire Station No. 2 is located on College Parkway at the Carson City Airport; the response time is approximately two minutes. Adequate police protection is available as the site is within the boundary of Carson City.

IV. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information provided (private engineer, Development Engineering, title report, or other sources). Describe how the proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. *Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?*

Drainage is adequate in the area to support the density that may occur with the rezoning. Drainage will be accommodated through surface runoff, an appropriately designed storm drain system, and on-site detention. This conclusion was arrived at through previous discussions with the Deputy City Engineer and a site-specific analysis of both the pre- and post-development conditions.



- B. *Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.*

The water supplies in the area are adequate to meet the project's water needs without degrading the supply and quality to others. The project will be on the City's water system. As documented in the fire flow analysis conducted by the City (Tab 5: Supplemental Information), there is sufficient water pressure. The City Utilities Engineer also previously stated that he is not aware of any problems with the existing system that might require replacement.

- C. *Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?*

The roadways in the area are sufficient to serve the density that may occur from the rezoning. The project is expected to generate approximately 326 daily trips, with 26 in the AM peak hour and 35 in the PM peak hour. Based on Division 12 of the Carson City Development Standards, the number of trips generated is less than the 80 peak hour trips and the 500 daily trips thresholds for a full traffic engineering study.

- D. *Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?*

According to the School District's impact statement (Tab 5: Supplemental Information), Fremont Elementary School, Carson Middle School and Carson High School are currently at capacity. To accommodate additional students from the proposed development will require increasing either the square footage of the facilities or increasing the student-teacher ratio. This conclusion would be the same for any residential projects that would generate additional student enrollment at these three schools.

- E. *Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?*

Adequate means of access are available to serve the site since it is bordered by College Parkway and E. Nye Lane. Fire Station No. 2 is located on College Parkway at the Carson City Airport; the response time is approximately two minutes (previous personal communication with Richard Chrzanowski on July 17, 2006). Two means of access would be required whether or not the application to rezone the property is approved. A full access entry into the site is proposed from E. Nye Lane and a dedicated emergency vehicle access is proposed from College Parkway in the unlikely event the E. Nye Lane entrance is not available. The project site is currently developed with only one entrance (from E. Nye Lane).



Tentative Map for a PUD Request

The applicant is requesting approval of a Tentative Map for a PUD for the Nye Circle project, including the non-phased development of 34 single-family, detached homes (targeted at and committed to affordable/workforce housing income levels) and the demolition of the existing structures.

Tentative Map for a PUD Criteria Conformance

- a. A map showing the location and size of the project site, all public utility easements, and the lot layout and lot line dimensions. A legal description of the land described by forty-acre subdivision, section, township, and range; and the landowner's interest in the land proposed to be developed by an affidavit of ownership; a north arrow, scale, and all sheets numbered.

The tentative map (used hereafter to include any or all plan sheets) incorporates location and size of the project site, all public utility easements, the lot layout and lot line dimensions, a north arrow and scale, and numbered sheets. The legal description is in the preliminary title report located under Tab 5: Supplemental Information. The landowner's affidavit is located under Tab 1: Applications and Checklists.

- b. The density of the land to be developed and described in terms of units per acre (gross and net buildable areas); and a tabulation of the total land area and the acreage and percentages designed for the various uses.

See tentative map and Summary of Proposed Development on page 5 above for land use percentages and density information.

- c. A topographic map with contour intervals of two and one-half feet for slopes of less than 15 percent and five feet for slopes of 15 percent or greater, identifying areas with 15 percent or greater slope, areas with 33 percent or greater slope and areas identified as "Skyline" on the adopted Carson City Skyline Map; the location of natural features, including trees, may be required, the proposed grading plan, a soils report including soils types, seasonal high-water table, and percolation rates; an erosion control plan including, if necessary, stream protection, road drainage erosion prevention, and prevention of untreated discharge into streams; and maps showing the 100 year flood plain as determined by FEMA Flood Insurance Rate Maps for those areas subject to flooding and possible earthquake faults passing through the proposed development.

Topographic contours are shown on the grading plan; there are neither slopes greater than 15 percent nor "Skyline" areas on the project site. A Preliminary Geotechnical Investigation, which includes soils and water table information, was completed by Black Eagle and is included at Tab 4: Project Reports. Erosion control is addressed in the Conceptual Drainage Study included at Tab 4: Project Reports. FEMA has identified the site as lying in unshaded Zone X, hence outside of the 500-year flood plain. No faults have been mapped on the property or were encountered during exploration of this site.



- d. **The proposed circulation system showing all public and private streets, sidewalks, and bikeways, the widths of all streets, a proposed grading plan for all streets, the provisions for vehicular parking, all boat and RV storage, the layout of the water, sewer, and storm drainage system, and an indication as to the type of water system to be used, its source, and engineering data on fire flows. Also to be included is the method of sewage disposal and solid waste (refuse) provisions.**

The tentative map and this informational booklet address these details and components.

- e. **The use, height, size, and location of all structures, walls, and fences; character of materials, the texture of the buildings and grounds (color perspective) and elevation perspectives of structures in relation to adjacent buildings shall also be indicated.**

Building elevations are provided under Tab 3: Maps, Floorplans, and Elevations. Color samples and roof samples have been provided to help portray the character of materials and the texture of the buildings. The colored preliminary landscape plan also conveys a sense of the character and texture of the open space. A color perspective/rendering of a portion of the project site will also be provided.

- f. **The location and size of any common and private open space, the substance of the conditions, covenants, and restrictions imposed upon the use of the land and structures and the form of organization proposed to own and maintain the open space and other common properties, and the proposed landscaping plan.**

The location and size of common and private open space are shown on the site plan and preliminary landscape plan, and are further addressed in this informational booklet. The CC&R's, which are located under Tab 5: Supplemental Information, address ownership and maintenance of these areas (see Section 2.06.B).

- g. **The required modifications in Carson City's land use regulations otherwise applicable to the subject property, a master plan for potential development of the property in the area of the proposed Planned Unit Development, and in the case of plans, which call for development over a period of years, a schedule showing the proposed times within which applications for final approval of all sections of the Planned Unit Development are intended to be filed. Other information as required by Carson City.**

The required modifications to Carson City's land use regulations are addressed above. The applicant does not own or control any other property in the area of the proposed development, so no master plan is included. This is intended to be a single-phase development, so no phasing schedule is included.

- h. **The ratio of residential to non-residential uses, areas of land, proposed setbacks.**

The proposed project is only a residential development and will contain no non-residential uses. The areas of land and proposed setbacks are included on the tentative map and in this informational booklet.

Tentative Map for a PUD Master Plan Conformance

The Nye Circle PUD is in substantial conformance with the adopted Carson City Master Plan. Please see the completed Master Plan Policy Checklist for PUD's (Tab 1: Applications and Checklists). The proposed Tentative Map for a PUD is consistent with the following Master Plan policies:

Land Use Designation—Location and Density

The project site is in an urbanized area of the City and is bounded by E. Nye Lane (minor collector) and College Parkway (minor arterial). The proposed MH6-P zoning is consistent with the MDR land use designation. With the proposed zone change to MH6-P, the allowable density on the project site would be 43 units. It is important to note that the project proposes only 34 units, nine fewer than would be allowed with MH6-P zoning.

1.1d—Growth Management Ordinance

Development of the residential units will comply with the Growth Management Ordinance.

1.5d—Coordination of Services

Since the project site is an existing urban area served by city services, provision of these services to the site will be adequate. The conceptual map was distributed to the relevant service departments and other governmental organizations, and feedback was submitted. The School District submitted an Impact Statement (Tab 5: Supplemental Information).

2.2a—Variety of Housing Types

9.1a—Mix of Housing Types

The development would facilitate an appropriate mix of housing types and densities within the area—large single-family residences are located to the east, and the residences to the west and south are generally single-story manufactured housing.

3.3d—Floodplain and Hazard Area Development

The project site is outside of the 100-year floodplain (see Conceptual Drainage Study at Tab 4: Project Reports).

3.3e—Geologic Hazards

There are no identified earthquake faults onsite (see Preliminary Geotechnical Report at Tab 4: Project Reports).

Land Use Designation—Levels of Service

The water supplies in the area are adequate to meet the project's water needs without degrading the supply and quality to others. The City Utilities Engineer also previously stated that he is not aware of



any problems with the existing system that might require replacement. Sanitary sewer will tie into an existing eight-inch sewer main that is in E. Nye Lane. The roadways in the project area are sufficient to serve the proposed density. Three public streets are proposed within the development. Minimum outside radii of 45 feet are proposed to accommodate fire apparatus turning movements. All streets will accommodate one-way traffic and provide convenient, safe and efficient movement for vehicles and pedestrians alike. Sidewalks are proposed inside the development, and a sidewalk along E. Nye Lane to connect to the existing sidewalk on College Parkway is proposed as well.

4.1b—Match Improvements to Demand and Current Standard

No formal City-owned park facilities are planned or required. However, the common open space consists of extensive and practical landscaping and recreational elements throughout the site. The project's common open space areas include walking paths, a community garden with seating, a horseshoe pit, a barbecue/picnic area, a fire pit with seating, and a turf field.

4.3a—Open Space Master Plan

The project site is not located in or near a designated Open Space area, nor does it contain significant natural, visual or cultural features that warrant protection. It is not on the Carson River, and it does not contain hillsides, ranchlands, significant wildlife habitat or trail corridors.

6.1c—Variety and Visual Interest

As shown on the site plan, paths will connect the front door of each unit to the sidewalk. Pedestrian circulation will be encouraged via placement of sidewalks, meandering paths, and crosswalks throughout the development. The common open space consists of extensive and practical landscaping and recreational elements throughout the site. The project's common open space areas include walking paths, a community garden with seating, a horseshoe pit, a barbecue/picnic area, a fire pit with seating, and a turf field.

6.2a—Neighborhood Compatibility

9.3b—Compatibility of Infill and Redevelopment

The project has been designed in a manner that minimizes impacts on and is compatible with the existing neighborhood as follows:

- The project proposes 10-foot rear yard setbacks which, when combined with the substantial rear yards of the lots to the west along Dale Drive, provide substantial separation between the existing and proposed residences.
- A six-foot wood fence will be installed on the western property boundary in order to provide separation and screening between the existing and proposed residences.
- Garages are oriented internal to the development and away from the residences to the west.
- The existing masonry wall along College Parkway will be extended along the eastern property boundary, which will likely reduce noise impacts on existing residences west of the project site.



- The existing drainage situation will generally be perpetuated and will be detained on-site per City requirements, so the project will not result in adverse offsite drainage impacts.
- The project's open space areas include walking paths, a community garden with seating, a horseshoe pit, a barbeque/picnic area, a fire pit with seating, and a turf field.

11.2b—Transit Supportive Development

The project promotes a higher density, transit-supportive development pattern along College Parkway and E. Nye Lane. Routes 2A and 2B are within the project vicinity (see Route Map at Tab 5: Supplemental Information).

12.1c—Section-by-Section Implementation

The project includes on-site sidewalks and a connection to the adjacent sidewalk along College Parkway.

Newly Adopted PUD Standards

Chapter 17.09 (Planned Unit Development) of the Municipal Code was amended by ordinance on June 7, 2007. The modifications address various concerns and Master Plan implementation strategies, and update existing standards consistent with current development practices. Per staff's request, this analysis is provided to address the proposed project in the context of the newly adopted PUD standards.

- The proposed development constitutes a permitted use per Section 17.09.015(1)(a) ("...detached or attached single-family homes with a variety of lot configurations and setbacks...").
- Per Section 17.09.095(3)(a)(3), there is no minimum required lot area in the underlying MH6 zoning district.
- Per Section 17.09.095(3)(c), there are no minimum lot width or internal setback requirements provided that a minimum of 10 feet between structures is maintained, which is what the project proposes.
- Construction of the units will meet minimum building and fire code requirements per Section 17.09.095(3)(d). The applicant recognizes that effective with permit applications submitted after January 1, 2008, Section 302 of the 2006 International Residential Code will require fire resistive construction on walls less than five feet from a lot line. In fact, the applicant has already spoken with Clayton Homes about this requirement.
- The PUD periphery boundary setback found at 17.09.095(3)(e) is not a new regulation, and is discussed above as one of the required modifications.
- All of the required open space has a slope of less than five percent, exceeding the requirement of Section 17.09.100(3). The common open space is provided in five large areas with no dimension less than 25 feet. Substantially more than 100 square feet per residential unit is designed for recreation, including walking paths, a community garden with seating, a horseshoe pit, a barbeque/picnic area, a fire pit with seating, and a turf field.



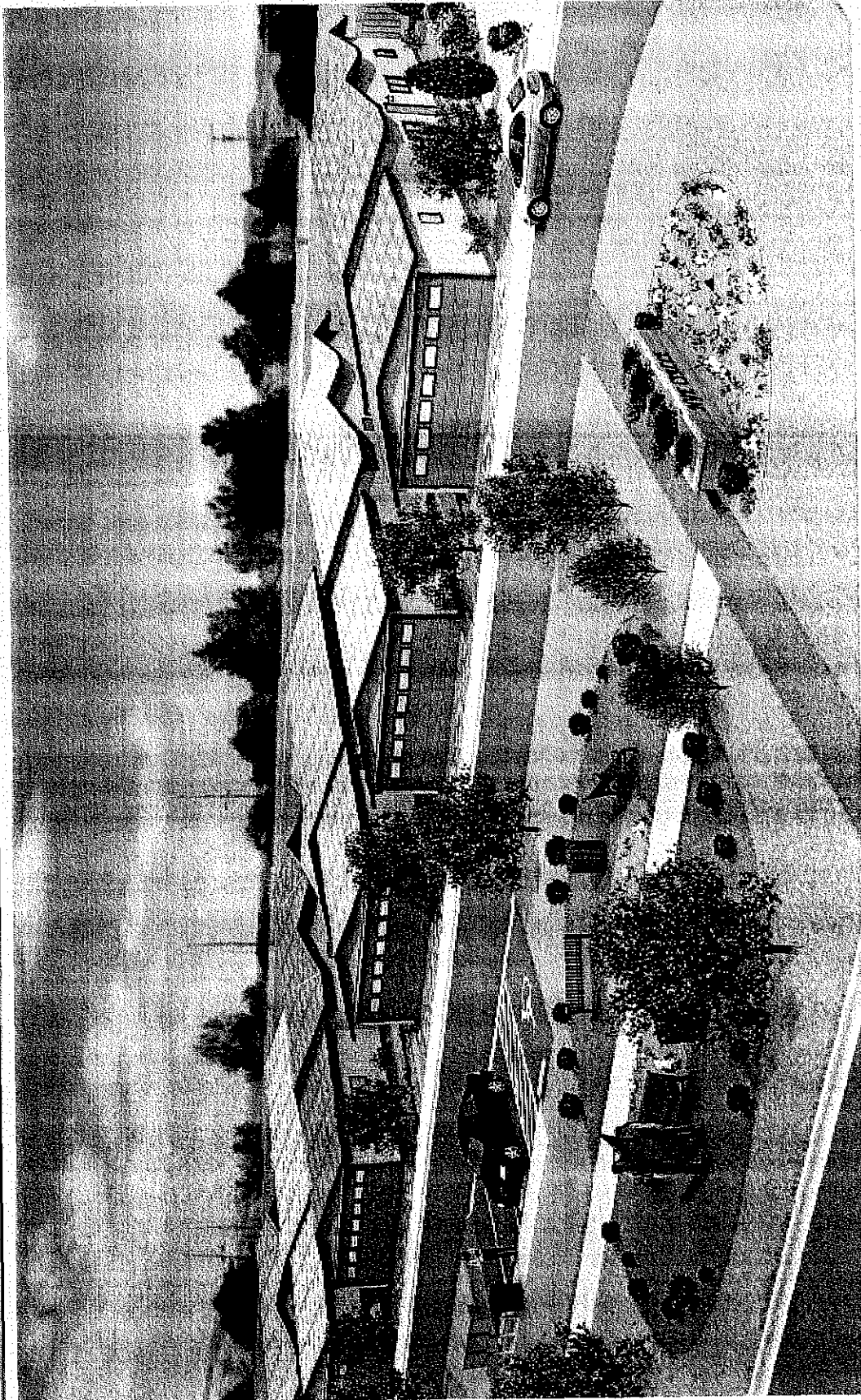
ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Al Wesley Cole
Applicant

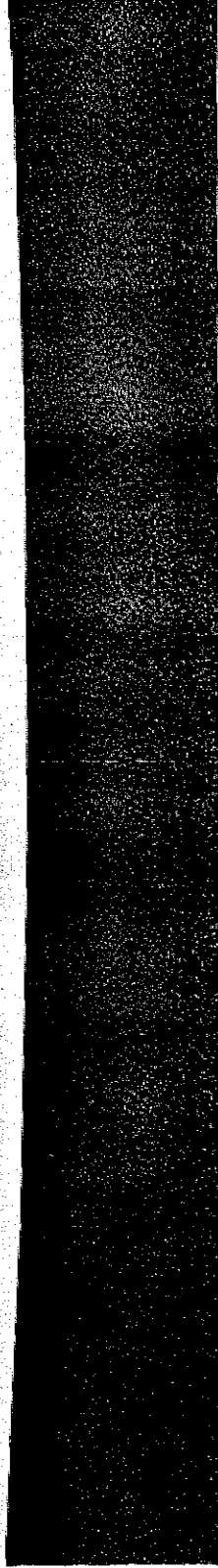
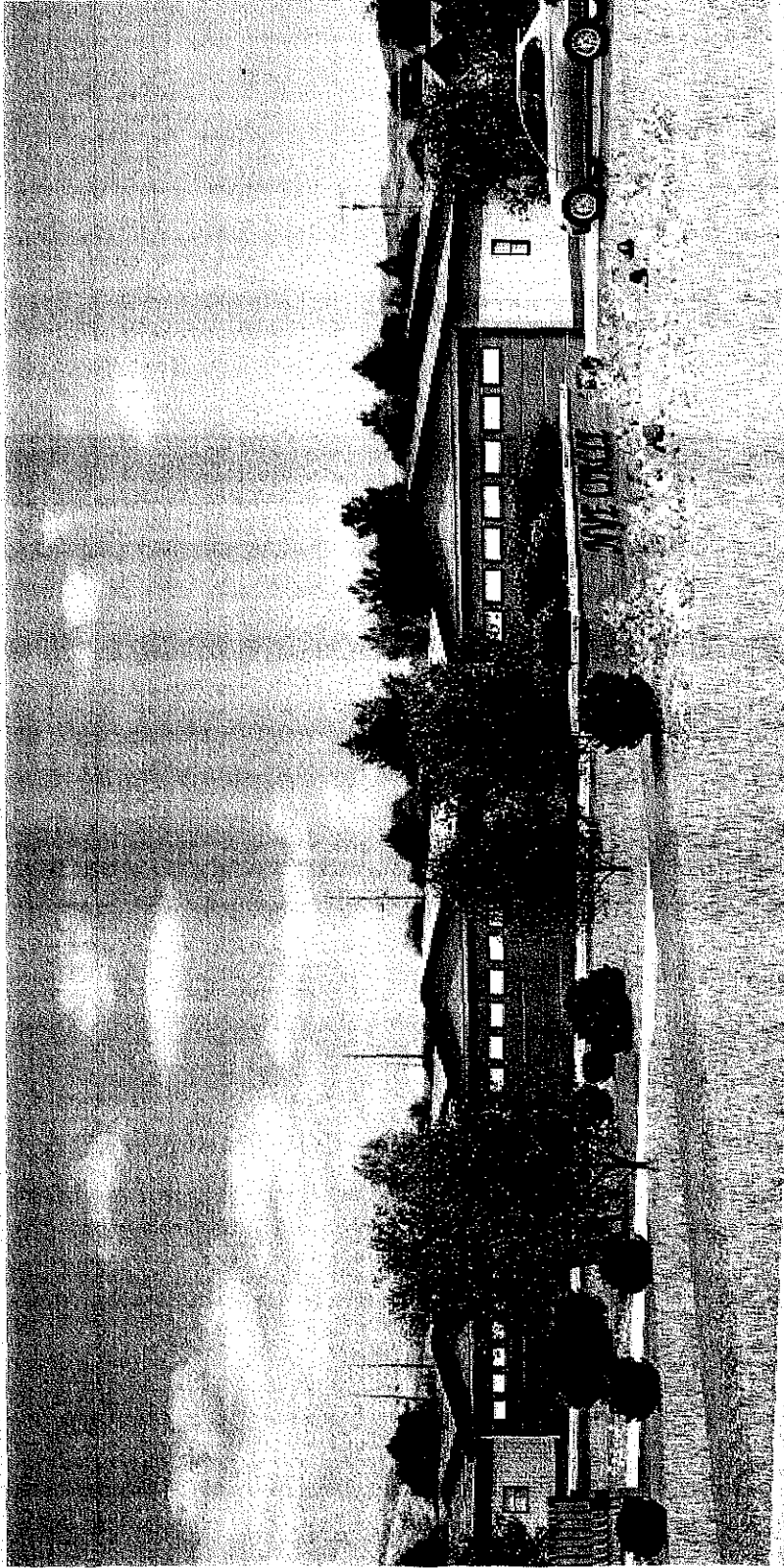
7/17/2007
Date



Source: Quad Knopf, 2007

 Quad Knopf

RENDERING OF NYE CIRCLE - AERIAL VIEW

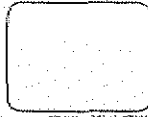


Source: Quad Knopf, 2007

 Quad Knopf

RENDERING OF NYE CIRCLE - GROUND VIEW

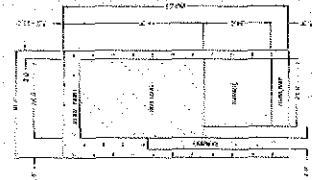
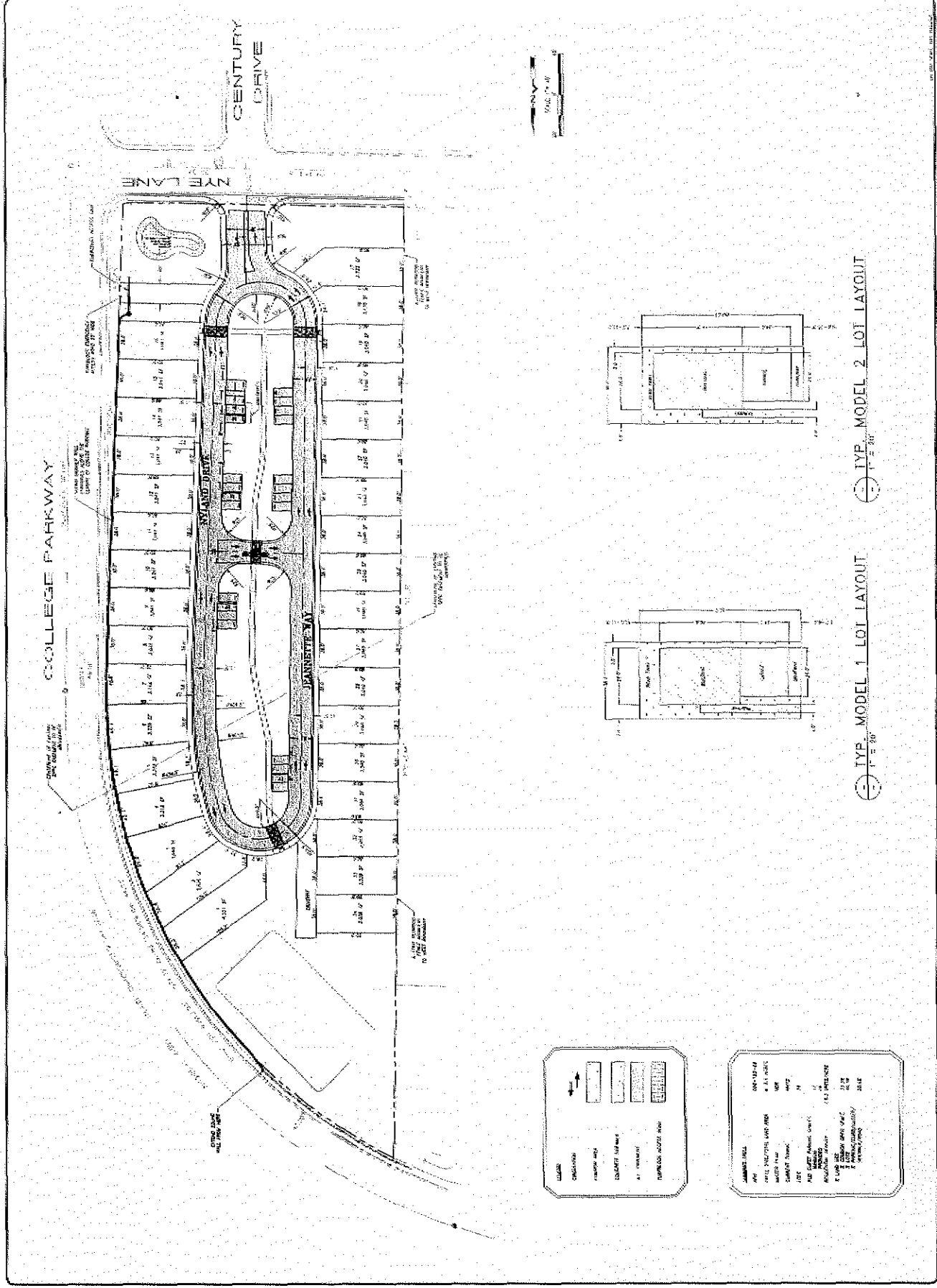
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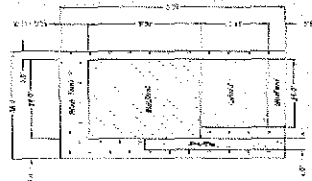
Quad Kropf
 1000 N. 10th Street
 Suite 100
 Phoenix, AZ 85004
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@quadkropf.com

SITE PLAN
 TENTATIVE MAP FOR
 NYE CIRCLE P.O.

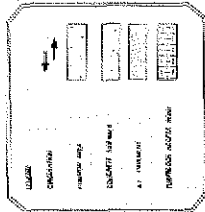
DATE	DESCRIPTION



IYP, MODEL 2 LOT LAYOUT
 1" = 5' 0"



IYP, MODEL 1 LOT LAYOUT
 1" = 5' 0"



DATE	DESCRIPTION

DATE	DESCRIPTION

Quat Kropff

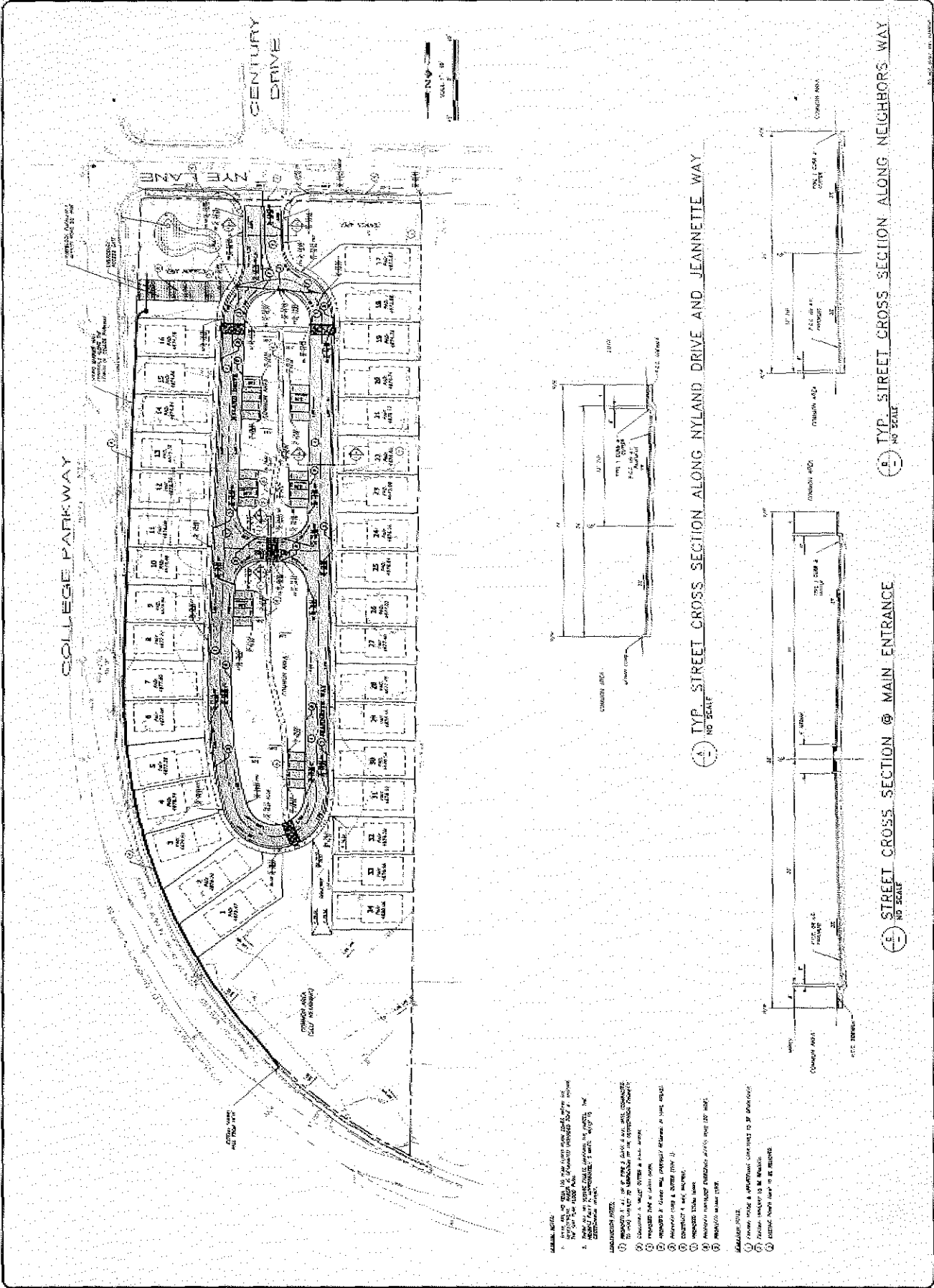
ARCHITECTS

1000 W. 10th St. Suite 100
Tulsa, Oklahoma 74103
Tel: 405.475.1111
Fax: 405.475.1112

GRADING PLAN

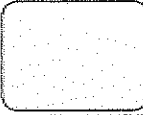
TENTATIVE MAP FOR
MNE CIRCLE PUD

DATE: 08/14/2014
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
PROJECT NO.: 14-000000-0000



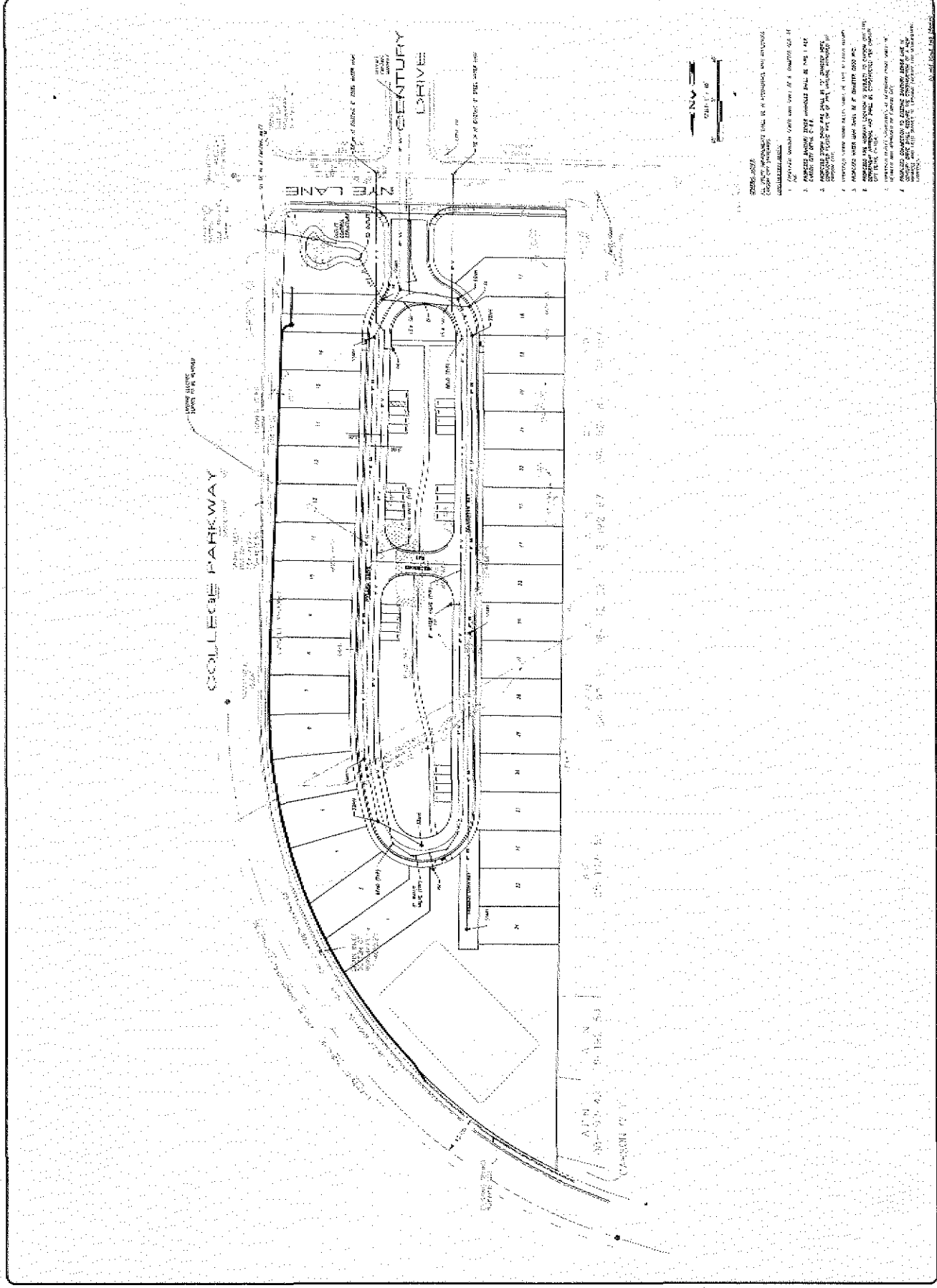
- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
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NO.	REVISION	DATE



UTILITY PLAN
 TENTATIVE MAP FOR
 RAYE CIRCLE PUD

PROJECT NO.	
DATE	
SCALE	
BY	
CHECKED BY	
APPROVED BY	

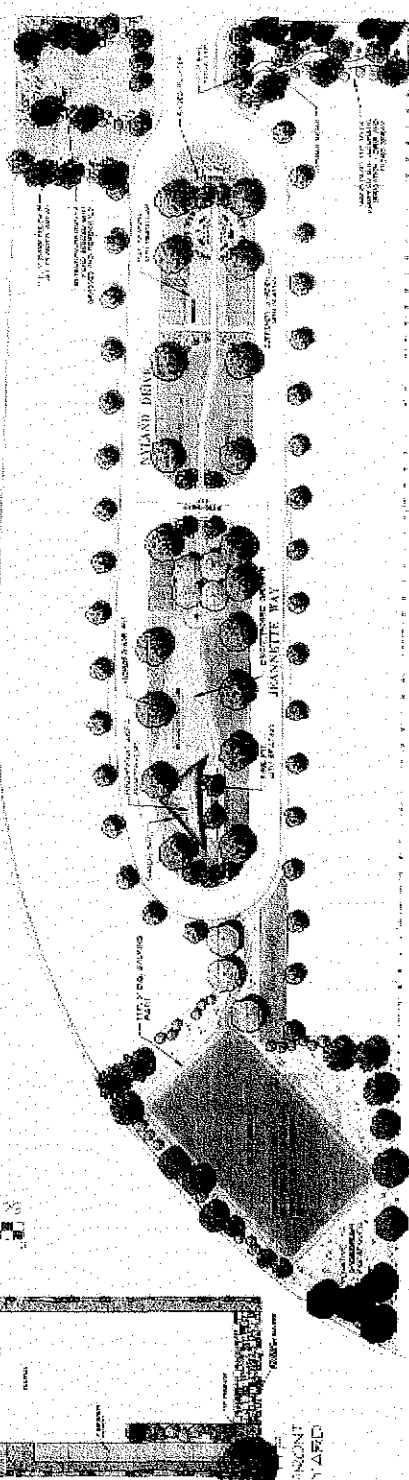


NOTES:
 1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE A.S.C.E. AND I.C.C. CODES.
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COLLEGE PARKWAY



Scale: 1" = 40'



PANCREAS YARD

CENTURY DRIVE

NYE LANE

NYE CIRCLE

ANDREAS APPEL PRUNAN

LANDSCAPE ITEM RATINGS

TOTAL SITE AREA (SQ FT)	TOTAL PLANTING AREA (SQ FT)	TOTAL GRASS PLANTING AREA (SQ FT)	TOTAL TROPICAL PLANTING AREA (SQ FT)	TOTAL WATER FEATURES (SQ FT)	TOTAL HARDSCAPE AREA (SQ FT)	TOTAL TOTAL	REQUIREMENTS		EXCLUDED		TOTAL	
							PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED
50000	10000	10000	10000	10000	10000	50000	10000	10000	10000	10000	10000	10000
50000	10000	10000	10000	10000	10000	50000	10000	10000	10000	10000	10000	10000
50000	10000	10000	10000	10000	10000	50000	10000	10000	10000	10000	10000	10000
50000	10000	10000	10000	10000	10000	50000	10000	10000	10000	10000	10000	10000

1. All landscape components and materials shall be installed in accordance with the requirements of local Ordinance 21-16-100 and Ordinance 21-16-101, and shall be installed using locally manufactured, environmentally sound, water-efficient, water to the maximum extent possible for public works construction.

2. All landscape plantings shall be provided with automatic irrigation consisting of drip irrigation or all components shall be provided with a timer. All plant materials, construction shall be provided with a minimum of 12 inches of topsoil.

3. All landscape plantings shall be provided with a minimum of 12 inches of topsoil and shall be provided with a minimum of 12 inches of mulch. All plant materials shall be provided with a minimum of 12 inches of mulch.

4. All landscape plantings shall be provided with a minimum of 12 inches of topsoil and shall be provided with a minimum of 12 inches of mulch. All plant materials shall be provided with a minimum of 12 inches of mulch.

5. All landscape plantings shall be provided with a minimum of 12 inches of topsoil and shall be provided with a minimum of 12 inches of mulch. All plant materials shall be provided with a minimum of 12 inches of mulch.

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BOHILL ASSOCIATES

LANDSCAPE ARCHITECTS

10011 GARDEN AVENUE

DENVER, COLORADO 80202

TEL: (303) 733-1111

FAX: (303) 733-1112

WWW.BOHILLASSOCIATES.COM

DATE: 12/13/10

SCALE: 1/4" = 40'

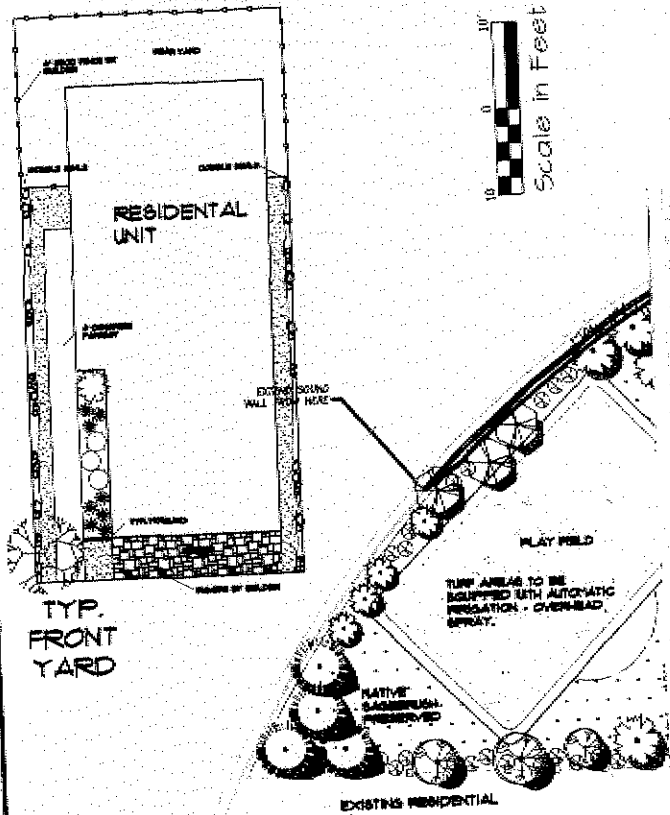
PROJECT: 10011 GARDEN AVENUE

NYE CIRCLE
CARSON CITY, NEVADA

PRELIMINARY LANDSCAPE PLAN

ENTRY PLANTER WALL IN VIEWER-HOOD (CENT)

L1



Scale in Feet
0 10 20

Scale in Feet
0 20 40 60 80 100 120

**NYE CIRCLE
LANDSCAPE PLAN**

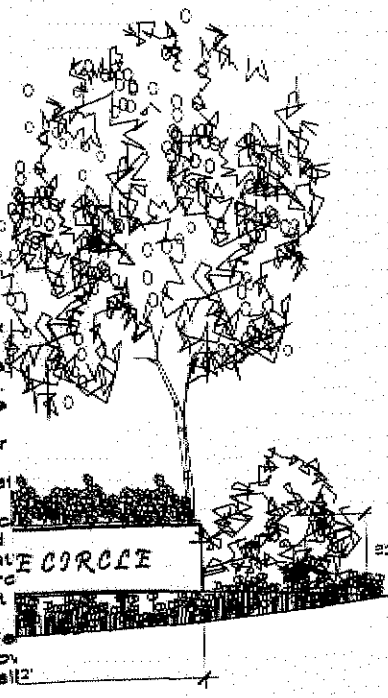
NATIVE BASEBRUSH COMMUNITY SEEDING AREA NO IRRIGATION

LANDSCAPE SITE STATISTICS			
TOTAL SITE AREA	TOTAL OPEN SPACE AREA REQUIRED	TOTAL OPEN SPACE AREA PROVIDED	PARKING SPACES
235,224 sq. ft.	70,358 sq. ft.	76,768 sq. ft.	24 SPACES
TREES			
	EVERGREEN	DECIDUOUS	TOTAL
SIZE	5' MIN HT.	4' MIN 2" CAL.	
PARKING LOT TREES		3	3
SITE TREES	18	16	44
ST. FRONTAGE TREES	8	8	8
LOT TREES			
TOTAL TREES	22	24	36
TURF (SQ.)	ALLOWED - 2% OF L.S.		PROVIDED

* NOTE THE CITY OF CARSON HAS NO RESTRICTION ON THE NUMBER OF DECIDUOUS TREES AS THERE ARE AT LEAST 2% MORE DECIDUOUS THAN EVERGREENS. PLANT LEGEND EXAMPLE ONLY OF SPECIES. AT THE TIME OF CONSTRUCTION DOCUMENTS THE PLAN IN COMPLIANCE WITH CARSON CITY CODE RESTRICTIONS.

NOTES FOR PRELIMINARY LANDSCAPE PLAN

- 1) All landscape components and materials shall be installed in accordance with governing authorities.
- 2) Landscaping and irrigation shall be accomplished using locally sourced materials. Refer to the standard specifications for public works construction.
- 3) All landscape areas not otherwise designated shall be provided with adequate stabilization materials and depth.
- 4) Trees shall be provided with adequate stabilization for proper prevailing wind conditions of the site.
- 5) Soil preparation shall be based on the condition of the soils at the grading conditions.
- 6) The final landscape design shall reflect plant selection and local material quality shall be in accordance with requirements specified in the contract documents.
- 7) All landscape plantings shall be provided with automatic irrigation system control shall be based on various water use zones of plant material, including trees in lawn areas. Lawn areas shall be provided with under sidewalks where applicable for irrigation of streetscapes.
- 8) A complete maintenance plan shall be developed for the project material selection, in accordance with the requirements of local governing authorities.
- 9) Landscape and irrigation treatments in public rights of way shall be subject to permits from applicable local governing authorities.
- 10) Landscape fencing will be subject to review and building permit.



NEIGHBORHOOD IDENTITY

REVISIONS	

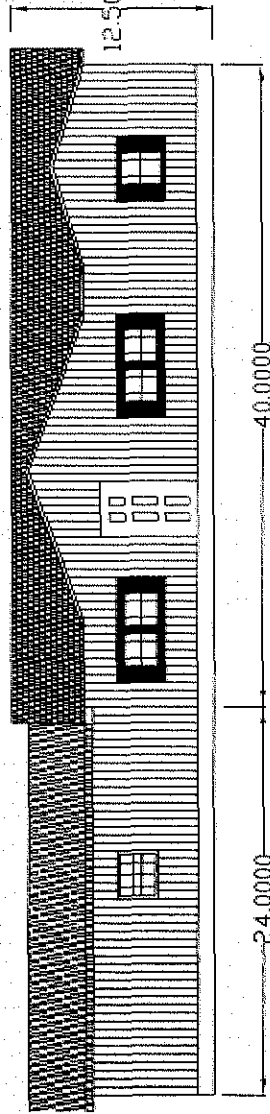
PRELIMINARY LANDSCAPE PLAN

NYE CIRCLE
CARSON CITY, NEVADA
FOR QUAD HROFF AND
MR. WES BALL, OWNER

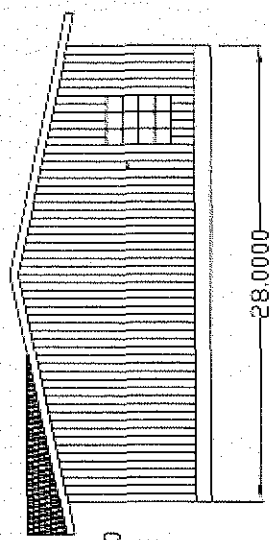
LANDSCAPE ARCHITECT OF RECORD

FOOTHILL ASSOCIATES
ENVIRONMENTAL LANDSCAPING PLANNERS LANDSCAPE ARCHITECTS
1510 W. WASHINGTON STREET
CARSON CITY, NEVADA 89702
(775) 248-3000
© 2007

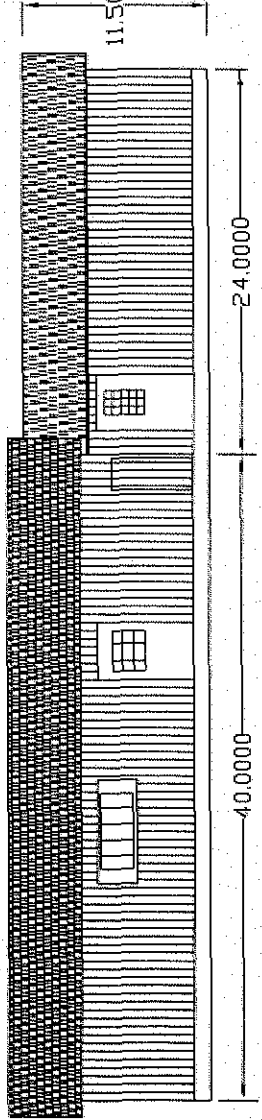
DRAWN BY: LEX
DATE: 07/12/2007
SCALE: AS SHOWN
JOB NAME: NYE CIRCLE
SHEET: L1



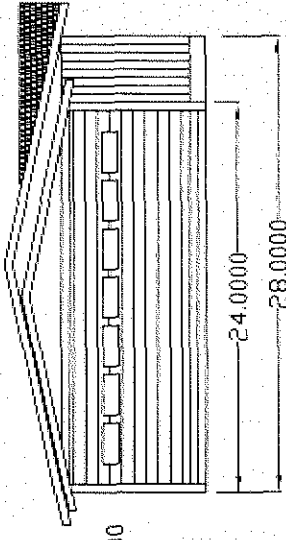
Right Side



Rear

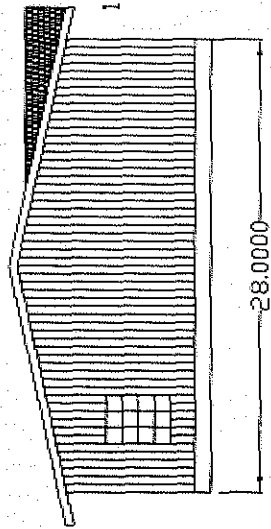


Left Side

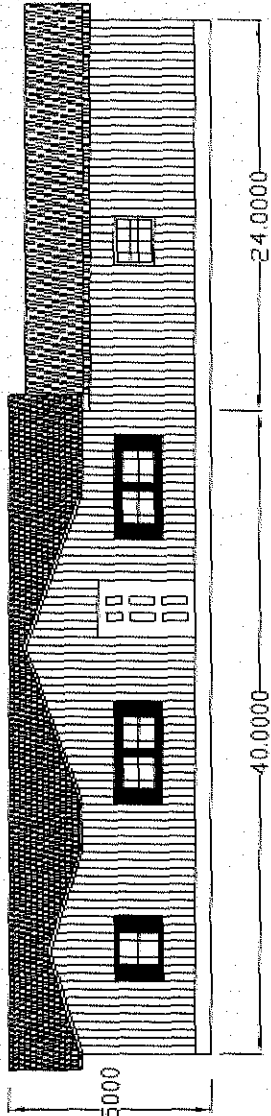


Front

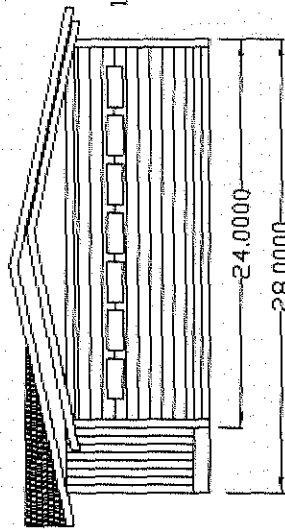
Carson City, Nye Lane PUD
Right Side Living Room Entry
Sedona 2840, 1066 Sq. Ft.
No Scale



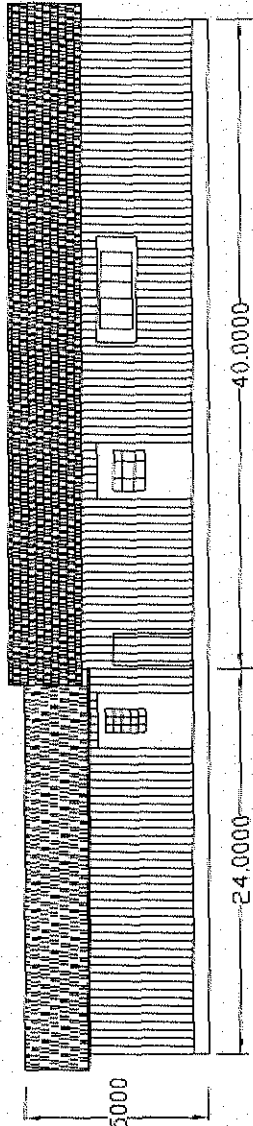
Rear



Left Side

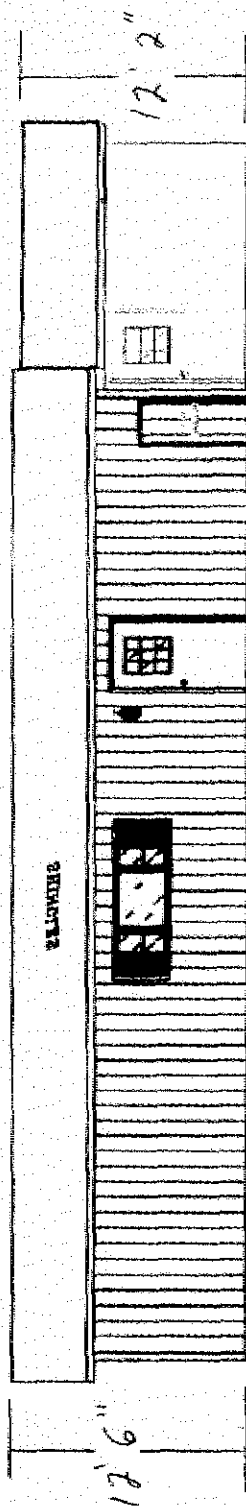


Front

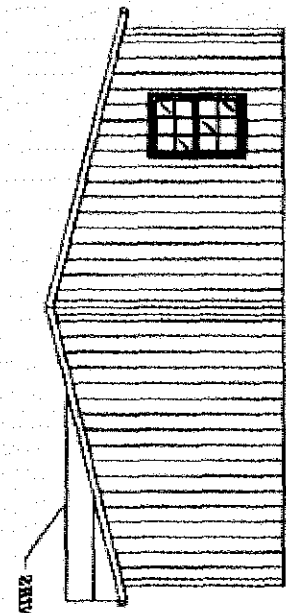


Right Side

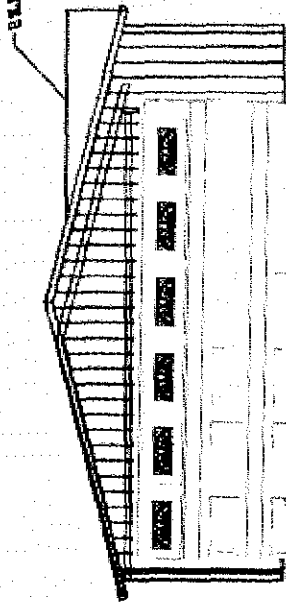
Carson City, Nye Lane PUD
Left Side Living Room Entry
Sedona 2840, 1066 Sq. Ft.
No Scale



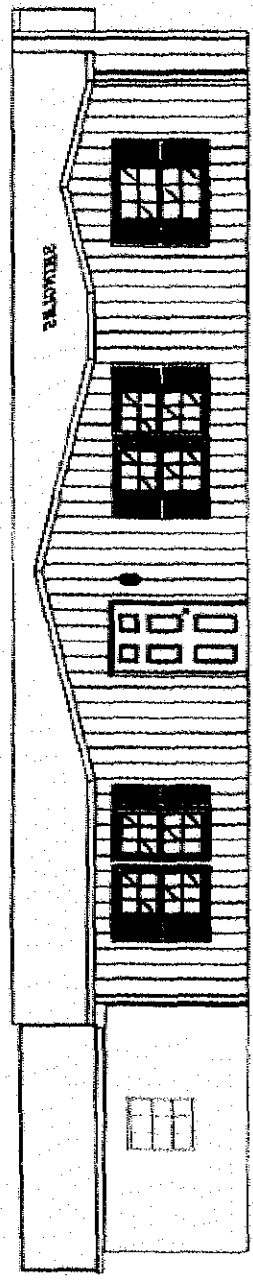
LEFT SIDE ELEVATION



REAR ELEVATION



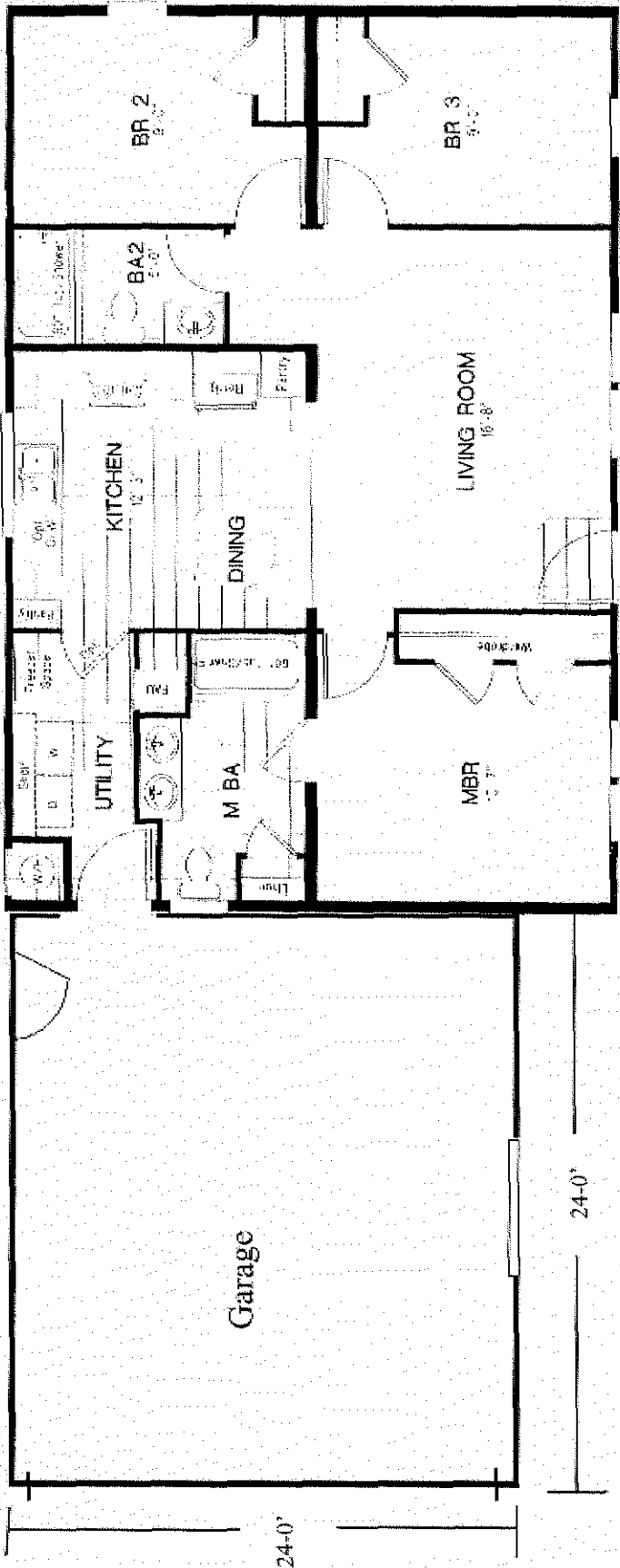
FRONT ELEVATION



RIGHT SIDE ELEVATION

SEDONA	
PROJECT NO. 1000000000	DATE 10/1/00
DRAWN BY [Name]	

SEDONA 28'X44' 44

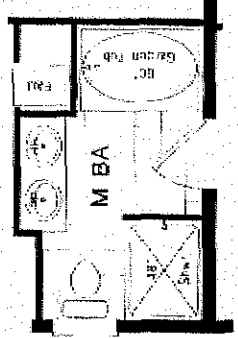


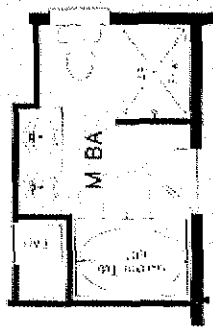
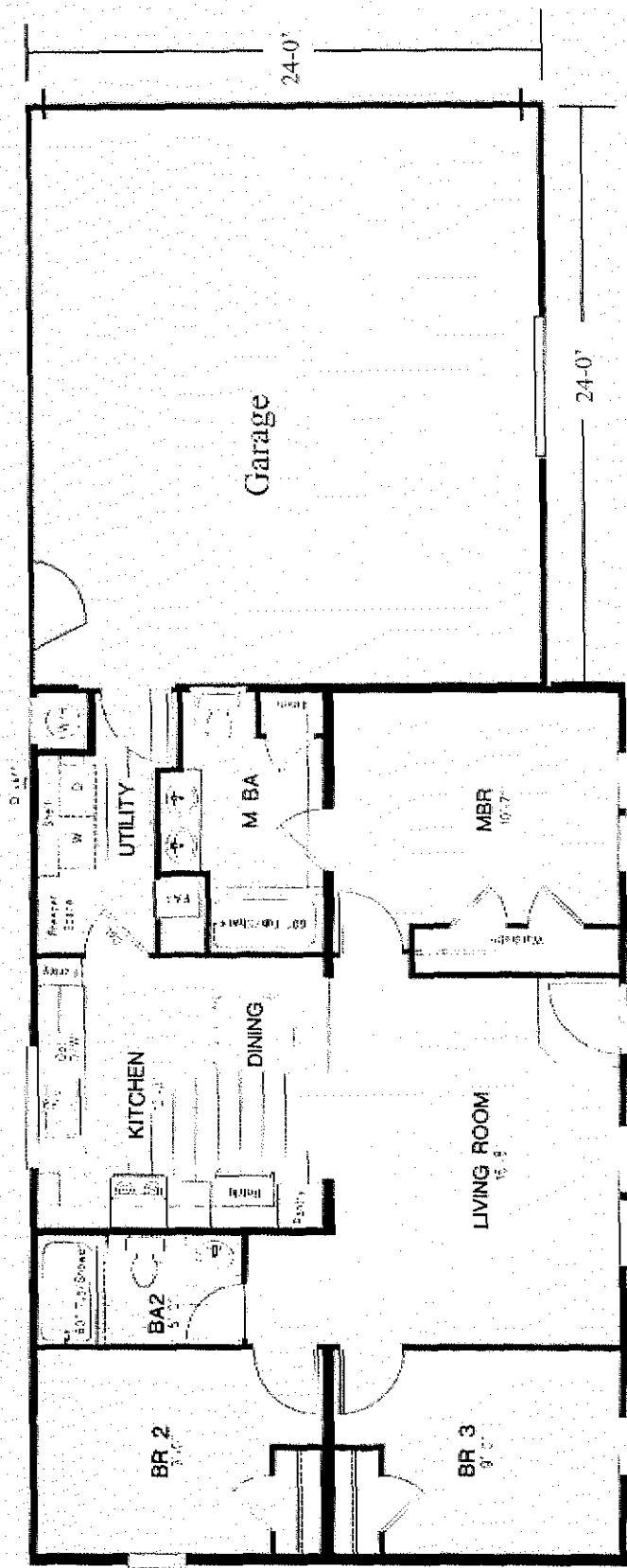
40'-0"

PRELIMINARY 40 X 28 - EL MIRAGE SPECIAL

40x28, 3 BR, 2 BATH, 1067 SQ. FT.

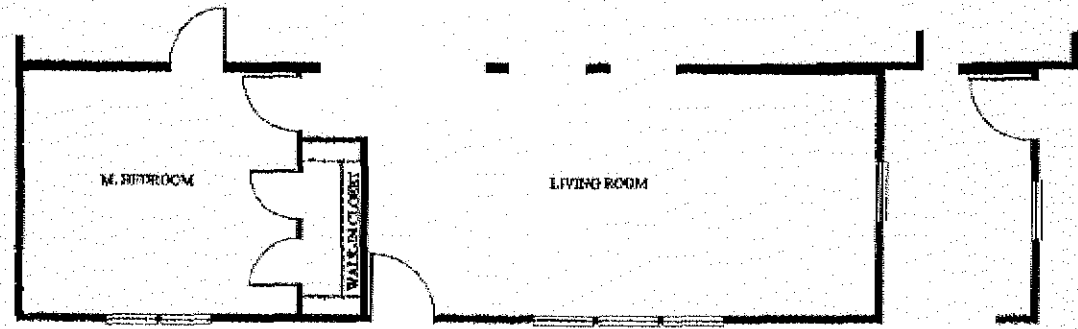
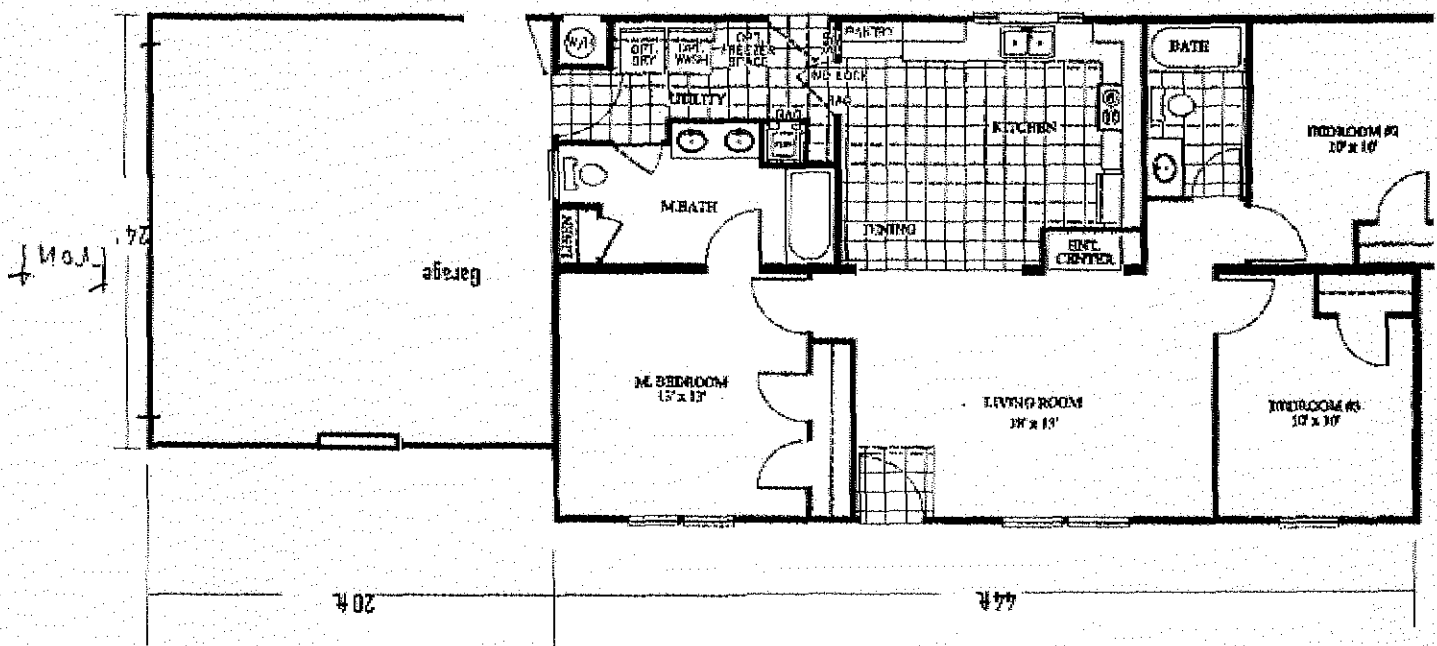
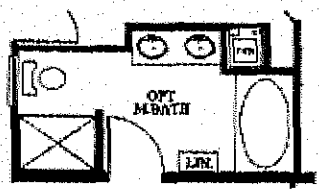
07.10.07 06





PRELIMINARY 40 X 28 - EL MIRAGE SPECIAL
 40x28, 3 BR, 2 BATH, 1067 SQ. FT. - REVERSED
 27.1.07

3 Bedroom—2 Bath



OPTIONAL 2-BEDROOM

SEE FRONT ENTRY

