

City of Carson City
Agenda Report

Item # 8c

Date Submitted: December 11, 2007

Agenda Date Requested: December 20, 2007

Time Requested: 20 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to accept the Carson City Master Plan Annual Report and recommendations from the Planning Commission regarding the implementation of the goals and policies of the Master Plan and other matters properly related thereto. (File MPA 07-166)

Staff Summary: State law (NRS 278-190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Approved 7:0 at the Planning Commission Meeting November 28, 2007

Recommended Board Action: I move to accept the Carson City Master Plan Annual Report and recommendations from the Planning Commission regarding the implementation of the goals and policies of the Master Plan and other matters properly related thereto.

Explanation for Recommended Board Action: Recommendations for prioritization of the Master Plan implementation strategies were reviewed by the Planning Commission during the November Master Plan review cycle in order for the recommendations to be considered by the Board of Supervisors when City goals and priorities are set for 2008. Please refer to the attached memo to the Planning Commission for more explanation.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.070 (Master Plan), NRS 278.190

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Reject the recommendations, or
2) refer the matter back to Planning Commission for further review.

Supporting Material:

- 1) Planning Commission Packet

Prepared By: Donna Fuller, Administrative Service Manager

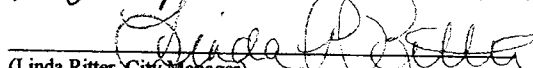
Reviewed By:


 (Walter Sullivan, Planning Director)

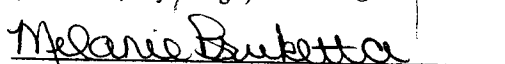
Date: 12-05-07


 (Gary Werner, Development Services Director/City Engineer)

Date: 12/11/07


 (Linda Ritter, City Manager)

Date: 12-11-07


 (District Attorney's Office)

Date: 12-11-07

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

TO: Planning Commission

FROM: Planning Division *[Signature]* *[Signature]*

DATE: August 30, 2006

SUBJECT: Annual Master Plan report and action to make recommendations to the Board of Supervisors regarding the implementation of the Carson City Master Plan

Recommended Motion: "I recommend to the Board of Supervisors the Master Plan Action Plan priorities identified in the 2007 Action Plan provided by staff for consideration in establishing City and staff goals for 2008." [As may be modified by the Planning Commission, and including any other recommendations the Planning Commission may wish to make with regards to furthering the purpose of the Master Plan.]

BACKGROUND:

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities; and
2. Review and make recommendations to the Board of Supervisors on the Master Plan Action Plan and other Master Plan-related matters.

NRS 278.190(1) states:

1. The [planning] commission shall endeavor to promote public interest in and understanding of the master plan and of official plans and regulations relating thereto. As a means of furthering the purpose of a master plan, the commission shall annually make recommendations to the [board of supervisors].

This item is included on the November Planning Commission agenda, during one of the four Master Plan review cycles during the year, for the Commission to make recommendations to the Board of Supervisors prior to setting City goals and priorities for the next calendar year. The Board of Supervisors typically establish City and staff goals in January of each year.

Staff requests that the Planning Commission review the information provided with this report and make recommendations to the Board of Supervisors, as the Commission finds applicable, particularly for prioritizing Master Plan implementation measures over the next year.

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ACTION PLAN ACCOMPLISHMENTS AND RECOMMENDATIONS

The Master Plan, adopted in April 2006, included an Action Plan chapter detailing specific actions necessary or desired to implement the goals and policies of the plan. Attachment A is the Action Plan modified for this annual review to include the primary city department responsible for the specific action and an estimated or recommended timeframe for its implementation. The Action Plan matrix also includes some of the accomplishments towards these implementation measures as provided by the Planning, Engineering, Building, Public Works, Transportation, Water, Business Development, and Parks and Recreation departments/divisions. These actions and accomplishments are not all inclusive of the activities related to Master Plan implementation but are intended to show a sampling of some of the coordinated efforts that are occurring or are planned.

The attached Action Plan should be the primary focus of the Planning Commission's review in formulating recommendations for the Board of Supervisors. Additional information in this report and in the attachments are provided as supplemental information to assist in your review.

Following is a summary of the recommended actions to be taken in 2008 towards the implementation of the Master Plan.

- 2.1d, 9.1b – *Establish mixed-use zoning districts to implement the Master Plan mixed-use land use designations.* This will be a significant undertaking and will involve working with various stakeholders throughout the community.
- 8.1c – *Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.*
- 6.2a, 9.3b, 9.4a – *Develop standards for neighborhood infill and redevelopment to minimize impacts on existing neighborhoods; establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.*
- 10.1c – *Continue to maintain an inventory of historic properties within the City.* Staff will map subject properties in GIS to better manage the inventory.
- 1.1f – *Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).* Staff will develop an action plan to address the issues and come back to the Planning Commission and Board of Supervisors with recommendations on how this may be addressed.

MASTER PLAN AMENDMENTS

Since the adoption of the Master Plan, there have been no significant requests for amendments to the Land Use Map. The following amendments have occurred since the initial adoption of the Master Plan in April 2006:

MPA-06-139 – 653 Shenandoah Dr. and Bonanza Dr.

This request was a Master Plan Map amendment resulting from a boundary line adjustment between a residential property and a city-owned property to match the residential and public land use designations with the resulting parcel configurations. (Approved August 2006.)

MPA-07-008 – Carson River Aquatic Trail Master Plan

The Aquatic Trail Master Plan was completed and incorporated into the adopted Unified Pathways Master Plan. (Approved February 2007.)

Additionally, a Master Plan Amendment application (MPA-07-163) is being considered at this same Planning Commission meeting to reflect the recent open space purchase by the City of a portion of the “Buzzy Anderson” Ranch in the Carson River Road vicinity. The above amendments represent minimal changes to the Land Use Map.

The Open Space manager continues to work with the owner of the remainder of the Buzzy Anderson Ranch property (Jarrard Trust) towards a purchase of the property for open space. The Open Space Division has applied for State grant funding to assist in the purchase. The Open Space Manager will be available at the Planning Commission meeting to provide an update on the status of this open space purchase.

LAND USE MAPPING ERRORS

One mapping error has been brought to the attention of staff. Approximately 80 acres of U.S. Forest Service property to the west of the Washoe Tribe Carson Colony property on Curry Street (APN 9-151-02) is erroneously identified as Washoe Tribe property. This issue was brought to the attention of staff by the USFS during discussions regarding the Federal Lands Bill and potential exchange of properties.

The Master Plan mapping error is due to a Carson City Assessor’s database error showing the incorrect property boundaries. Planning staff and Carson City’s property manager are working with the Assessor’s office to correct the parcel boundaries. When this is complete, the Master Plan Land Use Map boundaries between the USFS property (designated Public Conservation) and the Washoe Tribe property (designated Washoe Tribe) will be corrected. (See Attachment B for map showing the subject area.)

FEDERAL LANDS BILL UPDATE

Carson City is in the process of working with Congressional representatives to develop a Federal Lands Bill to identify federal lands that may be disposed of for city, public or private use. A public process was conducted in the fall of 2006 with adoption of a preferred plan by the Board of Supervisors in early 2007. Federal delegates from Washington D.C. have visited the sites with city staff and representatives from the USFS, BLM, Washoe Tribe, Sierra Club, Nature Conservancy, and City Supervisors. Representatives in Senator Harry Reid’s office are taking the primary lead in drafting a bill for introduction in Congress. It is anticipated that a bill should be introduced in 2008, although that is subject to further discussions and issues arising at the federal level of review.

GROWTH TRENDS AND SUPPLEMENTAL INFORMATION

Also included with this annual Master Plan report are several attachments related to growth trends within Carson City. Attachment C shows the Growth Management residential allocation history. As the graph shows, and as might be expected in the face of the housing market in 2007, issuance of allocations are at an historic low in 2007. Attachment D shows the trends in housing types over the past decade, and Attachment H shows the number of approved subdivision lots available to accommodate much of the projected future city growth. It should be noted that at our current population of approximately 59,000 and more than 24,000 dwelling units, Carson City is approximately 8,000 dwelling units away from its Master Plan “buildout” population of 75,000-80,000.

Attachment E shows the latest State Demographers projections, although they were last updated in December 2006. New projections are anticipated from the Demographer in the next few months. Given the housing market over the last year and the low number of housing "starts" in Carson City, staff would expect the updated Demographer projections to reflect slower growth in 2007 and 2008 than was anticipated by the Demographer in 2006. This should stretch out our "buildout" population of approximately 75,000 a few more years than previously anticipated.

If you have any questions regarding the Action Plan, please contact Walter Sullivan or Lee Plemel at 887-2180.

Attachments:

- A. Recommended Action Plan (Updated November 2007)
- B. USFS/Washoe Tribe Mapping Error
- C. Growth Management Residential Allocation History Graph
- D. Residential Permits History by Type of Dwelling
- E. Carson City Population Projection Graph
- F. Commercial Building Permit Value History Graph
- G. Total Assessed Property Value History Graph
- H. Approved Subdivisions Vacant/Approved Lots



Action Plan

ACTION PLAN MATRIX – 2007 ANNUAL REVIEW

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan. The matrix indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated as adopted in the Plan. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “Action” column lists three possible categories of actions:

R – **Regulatory**, requiring amendments to the City’s development regulations. PD – **Policy Decisions**, to be implemented during day-to-day policy decisions by staff, Planning Commission, and the Board of Supervisors. PR – **Programs**, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

The “Priority” column lists four possible time frames for implementing actions: (1) - **Immediate Priority**, to be implemented with adoption of the Plan or soon thereafter. (2) - **High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. (3) - **Moderate Priority**, to be completed within three to five years after Plan adoption. (O) - **Ongoing**, are actions that occur continually.

The “Timeframe for Action” column indicates what actions have been completed or when actions are anticipated to occur. A blank space may indicate ongoing review items or unknown timeframes, as applicable.

Action items have generally been grouped together by related items and priority, with higher priority items first. Recommended action items for the upcoming year are highlighted.

Action Plan Matrix

STRATEGY/ACTION	TYPICAL ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIME FRAME FOR ACTION
PRIORITY ACTIONS PER MASTER PLAN				
Establish Downtown Mixed-Use Zoning District.				
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad or the State Capital Complex.	R	1	Planning	COMPLETED with DT-MU Development Standards. DT-MU Development Standards adopted in 2007.
5.6a—As part of a new mixed-use zoning district for Downtown, establish incentives (e.g., density bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.	R	2	Business Development	
5.6e— Develop a Downtown Parking Strategy that identifies and recommends solutions to short and long-term parking deficiencies, and provides a basis for necessary zoning revisions.	PR	1		
Establish interim mixed-use evaluation criteria.	R	1	Planning	COMPLETED with Master Plan
Establish mixed-use zoning districts.				
2.1d—Develop standards for mixed-use development to address compatibility issues.	R	1	Planning, Engineering, Building	2008
9.1b—Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.	R	2		
	R	2		
Develop Capital Improvements Program for Downtown enhancements.	PR	1	Public Works, Business Development	Engineering, Planning and Public Works currently working on design standards.
3.2d—Establish sign controls for the Carson City Freeway corridor.	R	1	Planning	Reviewed Oct/Nov. 2006; additional review in 2008

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
OTHER ACTIONS				
2.2a—Remove barriers within existing residential zone districts to encourage the incorporation of a mix of housing types outside of the PUD process. (Including review of Engineering standards)	R	1	Planning, Engineering	COMPLETED in 2007 with PUD and Common Open Space subdivision requirement revisions
1.4b—Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvement which currently exist or will be required to be provided to the site.	R	2	Planning	COMPLETED in 2007 with PUD and Common Open Space subdivision requirement revisions
3.2b—Review and update lighting regulations as needed to reduce light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the WNCC Observatory.	R	2	Planning	Lighting standards revised accordingly in 2007.
8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.	PD	1	Public Works Business Development	2008
6.2a—Develop standards for neighborhood infill and redevelopment.	R	2	Planning	2008
9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.	R	2	Planning	2008
9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.	R	2	Planning	2008
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)	PR	0	Planning	2008

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
<p>1.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).</p>	<p>PD (R)</p>	<p>○</p>	<p>Building, Engineering, Planning</p>	<p>Staff will develop action plan in 2008 to address the issue. The International Building Code update for 2009, used by Carson City, will be addressing "green building" provisions.</p>
<p>V&T SPA 1.1—Develop and adopt specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.</p>	<p>R</p>	<p>2</p>	<p>Planning</p>	
<p>5.4a—Develop specific guidelines and policies for a tourism- focused activity center along Highway 50 East that will serve V&T Railroad visitors.</p>	<p>R</p>	<p>2</p>		
<p>V&T SPA 1.2—Rezoned the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.</p>	<p>R</p>	<p>2</p>	<p>Planning</p>	<p>Some rezoning has occurred at the request of property owners near the Lyon County border</p>
<p>V&T SPA 1.3—Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.</p>	<p>PR</p>	<p>2</p>	<p>Planning Public Works</p>	<p>Critical views have been mapped.</p>
<p>V&T SPA 1.4—Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill.</p>	<p>P</p>	<p>2</p>	<p>Planning</p>	<p>Policy will be reviewed with future use requests; staff is working on establishing appropriate use limitations through the Federal Lands Bill process.</p>
<p>V&T SPA 1.4—Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.</p>	<p>P</p>	<p>2</p>	<p>Planning</p>	<p>Staff is working on establishing appropriate use limitations through the Federal Lands Bill process.</p>
<p>3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and require the identification of Environmentally Sensitive Areas as prior to the development of detailed site plans.</p>	<p>PR</p>	<p>2</p>	<p>Planning, Open Space</p>	<p>Wetland, soils and earthquake hazards are reviewed with development proposals; hillside areas are required to be identified with applications</p>

STRATEGY/ACTION	IMPEDEF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAHE FOR ACTION
2.2c— Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units.	R	2	Planning	Accessory dwelling standards revised in 2007; rental of guest buildings still prohibited.
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning, State Housing Division	
9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City's established neighborhoods.	PR	2	State Housing Division; Rural Housing and Development Authority	
10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.	PR	2	Planning, Business Development	
1.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plan.	PR	O	Planning, Engineering, Public Works	Annual MP Review, Annual Growth Management Review
1.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	PR	O	Public Works, Water	Ongoing education and outreach efforts.
1.1d— Continue to review applications for proposed residential development in accordance with the Carson City 1978 Growth Management Ordinance.	PD	O	Planning	Annual Growth Management
1.1e— Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program.	PD (R)	O	Building Planning	DT-MU Code adopted with standards encouraging basic LEED criteria in the design and construction of new buildings.

Action Plan

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
1.2a—Use levels of priority established by the Master Plan to help guide the future allocation of staffing and other resources devoted to infill and redevelopment objectives.	PD	○	Public Works, Planning, Business Development	Reviewed with Annual Budget
1.2b—Review the boundaries of the City's redevelopment areas periodically and adjust them as appropriate to support redevelopment objectives.	PD	○	Business Development	Redevelopment boundaries were amended in 2007 to support redevelopment objectives.
1.2c—Ensure that improvements identified in the City's Transportation, Water, and Wastewater Master Plans are consistent with and supportive of the City's infill and redevelopment objectives.	PD	○	Public Works	Ongoing - As plans are updated, plans are checked for consistency with infill and redevelopment.
1.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	PR	○	Planning	No changes proposed at this time.
1.3b—Continue to coordinate with State and Federal Agencies on the Federal Lands Bill and monitor future land transfer opportunities, particularly within the urbanized area of the City.	PR	○	Planning, Parks & Recreation	Staff continues to work closely with the City Manager to assist Nevada's Congressional Delegation, BLM, USFS, State of Nevada, and the Washoe Tribe to refine the Federal Lands Bill.
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	R	○ (R)	Planning	Wetland, soils and earthquake hazards are reviewed with development proposals; hillside areas are required to be identified with applications
1.5a—Coordinate with Lyon, Washoe, and Douglas Counties to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.	PR	○	Planning	Ongoing coordination and updates with surrounding counties; no major land use changes at this time.
1.5c—Coordinate with regional planning organizations, such as the CAMPO, TRPA, and the TMRPA to ensure that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.	PR	○	Planning	Staff continues to participate in coordination efforts.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
1.5d—Coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.	PR	O	Planning, Engineering	Staff continues to work with SPPCo. on future facility planning.
2.1d—Discourage rezoning of properties that create incompatible land uses between adjacent zones, enforce standards for transitions between residential and commercial uses.	PD	O	Planning	Reviewed by staff and the Planning Commission with zoning application requests.
2.3a—Maintain an inventory of potential neighborhood, community, and regional scale retail sites.	PR	O	Business Development	Ongoing
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	PD	O	Planning Parks & Recreation	Open space purchases are occurring and are pursued per these plans; Land Use Map is updated as this occurs. The Carson River Advisory Committee and City staff reviewed the Carson River Master Plan to ensure these documents were in compliance with the plan. Also, the Master Plan/Unified Pathways Master Plan was amended in April 2007 with the addition of the Carson River Aquatic Trail Plan to address increased recreational demand along the river.
3.2a—Seek opportunities to transfer lands slated for disposal by the BLM or Forest Service into City ownership to preserve important hillside views and update existing cluster development and steep slope provisions as needed.	PR	O	Planning	Being accomplished through the Federal Lands Bill process.
3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.	PR	O	Public Works, Fire Department	Ongoing training occurs.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
<p>3.3b—Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).</p>	PD	○	<p>Planning, Engineering, Fire Department</p>	<p>Reviewed and enforced through the subdivision review process.</p>
<p>3.3c—Continue to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.</p>	PR	○	Fire Dept.	
<p>4.1a—Continue to pursue opportunities to expand the City's existing recreation center and construct a second recreation center in another location.</p>			Parks & Recreation	<p>The design of the facility is scheduled to begin in 2008.</p>
<p>ACCOMPLISHMENTS: The City explored a partnership with Western Nevada College to locate a recreation center on the College Campus. Unfortunately, the State Legislature did not approve funds for the college's portion of the project. Currently, the City is working with the Boys and Girls Club of Northern Nevada to use their property as the location for the future recreation center.</p>	PR	2		
<p>4.1b—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with demand created and consistent with the City's adopted standards.</p>	PD (R)	○	Parks & Recreation	<p>The Parks and Recreation Department reviews development plans, including any mixed-use activity centers to ensure incorporation of park facilities commensurate with development intensity and identified City needs, including Landscape Maintenance Districts. Recent examples include: Schulz Ranch Subdivision, the Summer Hawk Development, and the Lakeview Estates gated community proposal.</p>
<p>4.1c—Focus new neighborhood parks in areas currently underserved and in new neighborhoods.</p>	PD	○	Parks & Recreation	<p>Silver Oak Park and R.D. Wilson Park opened or under construction.</p>

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
4.1c—Establish an additional community park in the northern quadrant of the community.	PD	O	Parks & Recreation	The City is seeking to acquire BLM property near Arrowhead Drive & Goni Road through the Federal Lands Bill for an additional community park. Anticipate introduction of a Bill in 2008.
4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.			Parks & Recreation	West quadrant: John Mankins Park (formally Silver Oak Park) – Completed November 2007. North quadrant: Ronald D. Wilson Memorial Park. South quadrant: Fairgrounds Re-construction Project to be completed 2008. Design work for new park facilities will begin in 2008: East quadrant: Carson River Park – Phase 2, Linear Park, and Morgan Mill Road River Access Area. Central quadrant: Planning for the Recreation Center is currently underway with the Boys and Girls Club of Western Nevada. Design of the facility will be begin in 2008.
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.	PR	O	Parks & Recreation	
4.3a—Continue to review future development proposals for consistency with the City's Open Space Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.	PR	O	Parks & Recreation	Recreation center partnerships with Western Nevada College and the Boys & Girls Club continue to be explored.
	PD	O	Planning, Parks and Recreations	Development proposals are routine routed through the Parks & Recreation Department and the advisory committees, as applicable. In 2008, Silver Saddle Ranch planning efforts will be coordinated with these committees.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
4.3b—Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.	PD	O	Parks & Recreation, Open Space	The City has been pursuing a variety of open space property acquisitions: The Andersen Ranch; Horse Creek Ranch Conservation Easement; Serpa Property; Rafferty Agreement (Lompa Wetlands); Swafford & Wilson properties w/ the U.S.F.S.; and Jarrard Property
5.1a—Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.	PR	O	Planning Business Development	
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	PR	O	Business Development	
5.1c—Promote diverse job options and entrepreneurial opportunities.	PD	O	Business Development	
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City's resident labor force.	PR	O	Business Development	Ongoing – focus on downtown revitalization with additional coordination with WNC, CTH, State Govt & emerging cultural development opportunities
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	PR	O	Business Development	Ongoing – consideration given to industry workforce needs
5.1g—Reduce supply chain costs, shared research and development objectives and other co-location efficiencies to promote vertical diversity.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives



STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
5.1h—Emphasize diversity of industry toward those sectors that demonstrate a steady employment pattern, avoid seasonal layoffs, and withstand cyclical downturns of the economy.	PR	0	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.1i—Plan for a diversity of ready-to-build sites with sufficient support infrastructure and services needed to meet demand of growing and targeted industries.	PR	0	Public Works	Improvements with current projects are “upsized” as necessary to include future growth issues.
5.1j—Explore opportunities to pre-designate tourism improvement districts (i.e., STAR bond districts), enhance redevelopment areas and maximize the potential of all available economic development tools.	PR	0	Business Development	Continuous efforts to foster public-private partnerships that enable mixed use, sustainable development
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	PR	0	Planning	
5.1k—Encourage and expand those social services, both in the public and private sector, that are necessary to facilitate the broadest labor force participation.	PR	0	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.2a—Work with local and regional economic development organizations on the development of a marketing strategy designed to attract national retailers to the community.	PR	2	Business Development	Ongoing – EDAWN & NNDA “Can-Do” business brand support
5.2b—Use available tools to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs to mitigate rising and prohibitive land costs.	R	2	Business Development	Ongoing – Southgate Shopping Center, Carson Mall, North Town Plaza, the Capital District and the Roundhouse District
5.2c—Closely monitor the diversity of retail sales activity in the City and promote economic development activities which reduce retail leakages.	PR	0	Business Development	Ongoing – Southgate Shopping Center & North Town Plaza
5.3a—Encourage the incorporation of home-based occupations and live/work units.	PR	0	Planning	Home-based occupations are permitted. No additional issues identified.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAHE FOR ACTION
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	PR	O	Planning Public Works	Telecommunication ordinances are designed to promote communications.
5.3c—Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity and other elements of the competitive landscape.	PR	O	Planning Business Development	Information provided in this annual review and additional information are available to public year-round.
5.4b—Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, <u>expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City's historic resources.</u>	PR	O	Parks & Recreation <u>Business Development</u>	Ongoing – Development of Roundhouse Cultural District Parks and Recreation Department staff has performed field reconnaissance for an off-street trail system within the Carson River Canyon, including preliminary contacts with Mr. Serpa and Mr. Bentley regarding future land acquisitions. In addition, our department has worked with the V&T Railroad Reconstruction Project design engineers to identify two grade crossing locations which will provide safe public access to the northern reaches of the Carson River Canyon.
5.4c—Support artists, arts organizations and related cultural institutions.	PR	O	Business Development	Ongoing – Carson City Arts and Culture Coalition and Cultural Development Commission
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	PR	O	Parks & Recreation	Parks and Recreation has obtained over \$700,000 in grants through various funding agencies to improve the quality of existing recreational facilities. They have also been involved with Public/Private Partnerships which have provided \$1,000,000 for the Carson City Fairgrounds Renovation Project.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
5.5b—Develop promotional materials that highlight the City's parks, open space, pathways, and recreational facilities, and distribute materials to target markets or specific companies considering relocating to Carson City.	PR	2	Parks & Recreation Business Development	Ongoing – efforts include downtown Carson City pieces and downtown Carson City website. 2 nd edition of the Bicycle Route Map and Safe Cycling Guide; Carson River Aquatic Trial Master Plan; Discover Us biannually; a web site dedicated to the entire services the Parks and Recreation Department provides to the public.
5.5c—Develop promotional materials that highlight the City as a primary gateway to Lake Tahoe.	PR	2	Business Development	Ongoing – include "Greater-Reno Tahoe's A-List Opportunity" one-sheet/DVD
5.5d—Encourage the development of airport-related commercial uses that will increase the City's visibility and marketability as a destination for tourists and recreational aviators.	PD	O	Business Development	Ongoing
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	PD	O	Public Works	Ongoing efforts include consideration of economic aspect of transportation projects by RTC, annual growth management activities, and long-term modeling efforts to assure adequacy of planned improvements.
5.5f—Encourage economic development that conserves natural resources and open spaces, protects environmental quality and enhances the overall quality of life.	PD	O	Business Development	Ongoing – downtown revitalization focused on mixed use and a pedestrian friendly environment
5.5g—Emphasize educational resources of the community as an economic development tool.	PD	O	Business Development	Ongoing – aggressive connection between downtown synergies, WNC and CCSD

Action Plan

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRA MEFOR ACTION
5.6b—Continue to explore opportunities to establish a DBA, LID, and/or BID in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.	PR	1	Business Development	Ongoing – OBD facilitated Downtown Carson City Consortium
5.6c—Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.	PR	2	Business Development	Ongoing – Capital District, Roundhouse District and rehab opportunities associated with existing old motels
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	PR	O	Business Development	Work with a professional development management team to facilitate viable mixed-use public private partnerships aimed at a housing and commercial blend; 2007 - 2008
5.6f—Recognize the unique opportunity created by the state government cluster and contribute to the stabilization and redevelopment of Downtown through the provision of supporting services.	PR	O	Business Development	Ongoing collaboration efforts via a newly formed Downtown Institutional Alliance
5.7a—Work with other levels of government and with the private sector to support and encourage activities associated with the re-use, expansion and economic development as necessary and appropriate.	PR	O	Business Development	On-going & leading to the development of Business Improvement Districts in 2010
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	PR	O	Planning	Recent efforts include quicker application completeness determination, improved handouts, lunch meetings with BAWN and developers for feedback and issues, and consolidated department comment letters to applicants.
5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	PR	O	Business Development	Ongoing – EDAWN & NNDA

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
5.7d—Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.	PR	O	Planning	
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	PR	O	Business Development	Ongoing – EDAWN & NNDA
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	PR	O	Business Development	Ongoing – EDAWN & NNDA
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	PR	O	Public Works	Ongoing – Consideration given to economic development of City as improvements are developed and long-term modeling conducted to assure adequacy of planned improvements.
5.8a—To the extent of the City's control, maintain a balanced revenue system that is competitive for business and residential investment.	PR	O	Business Development	Ongoing – EDAWN & NNDA
5.8b—Recognize the unique nature of Nevada's tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.	PR	O	Business Development	Ongoing – NNDA to facilitate a study of revenue-sharing pertinent to fiscal health of Douglas County & Carson City
5.9a—The City will continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the Redevelopment Area Boundary.	PR	O	Business Development	Ongoing
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	PR	O	Business Development	Ongoing
6.1a—Require the use of durable, long-lasting building materials for all new development.	R	O	Planning, Building	

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
6.1b—Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features.	PD	O	Planning	Reviewed by staff and the Planning Commission through the subdivision process.
6.1c—Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.	R	O	Planning	
6.1d—Establish incentives such as façade improvement programs, design assistance programs, tax credits, or similar strategies to promote more attractive gateway corridors for the City.	PR	2	Business Development	
8.1b—Ensure that new development is consistent with the height and scale of development defined within the Downtown Character Areas as set forth in Chapter 6 of the Master Plan.	R	O	Planning	
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning	
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	PD, PR	O	Planning	
9.2c—Provide housing rehabilitation and weatherization programs and or direct assistance to households with a particular emphasis on fixed-income elderly residents of Carson City.	PR	2	Rural Housing and Development Authority	
9.2c—Encourage the development of new energy efficient housing and retrofitting for existing housing stock for energy efficiency to lower average monthly housing costs	PD	O	Planning	

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	PD	O	Planning	
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	PD	O	Planning	
9.2d—Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.	PD, PR	O	Planning	
9.2e—Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks and motels.	R,PD	O	Code Enforcement Planning	
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	PD	O	Planning	
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	PD	O	Planning	
11.1a—Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	PR	O	Transportation	Ongoing – City staffs the RTC and CAMPO and is responsible for ongoing coordination with NDOT and other agencies.
11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.	PR	O	Transportation Public Works	Ongoing – Public Works Transportation staff seeks to include bicycle and pedestrian improvements when possible and appropriate, seeking multiple local and non-local funding sources and coordinating with Parks and Recreation.

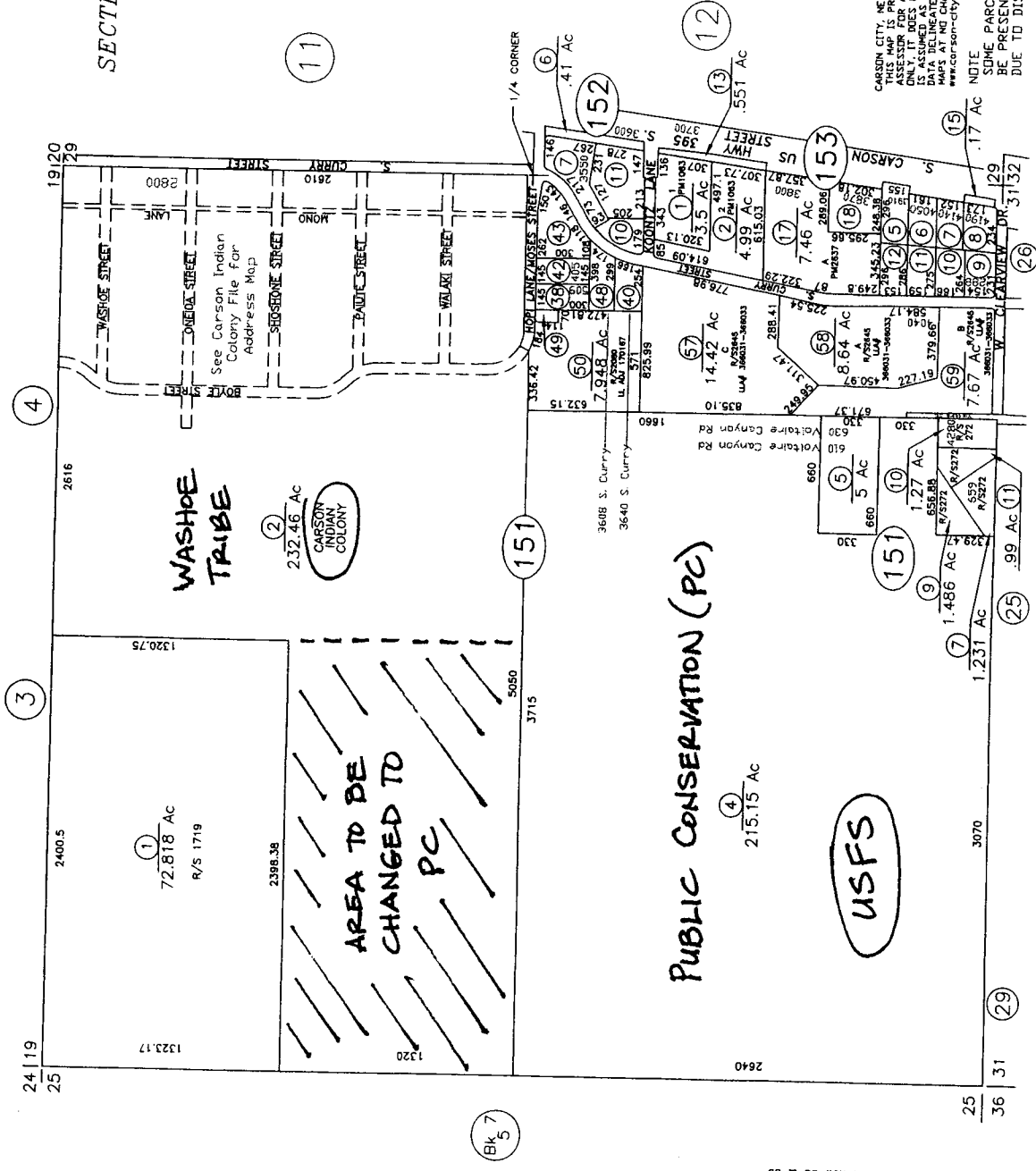
STRATEGY/ACTION	MODE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
<p>11.1c—Seek opportunities for coordination in the implementation of the City's Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.</p> <p>Parks & Rec: Our department assisted the City's Public Works Department and the Regional Transportation Commission staffs to develop the Carson Area Metropolitan Planning Agency's Bicycle and Pedestrian Element. Also, the City's transportation system uses a number of the City's parks for transit stops. (i.e. Mills Park and Carson City Fairgrounds/Fuji Park).</p>	R	O	Transportation Public Works Parks & Recreation	Ongoing – Implementation of the multimodal transportation plan through updates to the plan and the transportation improvement program and coordination with Parks and Recreation. Public Works Transportation staff actively working to increase transit system service and ridership.
<p>11.2a—Conduct periodic updates to the City's transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.</p>	PD	O	Planning Transportation	June 2008 – Model recently updated with coordination with Planning Division regarding planned land use. Extension of model to the year 2035 will be completed by June, 2008.
<p>11.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.</p>	PR	O	Planning Transportation	Ongoing – Through the Major Project Review (MPR) process, proposed developments are reviewed for transportation considerations by RTC staff.
<p>11.2c—Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and support broader transit service.</p>	PD	O	Planning Transportation	Ongoing – Numerous efforts are underway to improve north/south transportation alternative, including planning, design, or construction projects on the following facilities: Carson City Freeway, Curry Street, Carson Street, Roop Street, and Stewart Street.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
<p>11.2d—Establish design and access standards for development occurring along major gateway corridors in order to preserve their functional integrity, capacity, safety and appearance.</p>	<p>PD</p>	<p>O (R)</p>	<p>Transportation</p>	<p>Ongoing – Public Works Transportation staff working with NDOT and neighboring counties on US 395 and US 50 corridor efforts and Development Services is leading an update of the City's design standards with the participation of numerous other City Departments.</p>
<p>12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map. Parks & Rec: Focused on acquiring grant funds to complete a number of the UPMP's "missing link" projects within the City's trail system.</p>	<p>PD</p>	<p>O</p>	<p>Planning, Transportation Parks & Recreation</p>	<p>Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding.</p>
<p>12.1b—Implement the Unified Pathways Master Plan as adopted to promote the shared use of pathway corridors and increased access for persons with disabilities. Parks & Rec: Our department has been working with Beneficial Design to develop "Know Before You Go" signage to identify routes for persons with disabilities along the Mexican Ditch Trail System and the City's river park properties.</p>	<p>PD</p>	<p>O</p>	<p>Planning, Transportation Parks & Recreation</p>	<p>Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding. Regarding persons with disabilities, a concerted effort is being made to remedy non-compliant area and to seek additional consistent funding sources.</p>
<p>12.1c—Continue to require future development to construct on-site sidewalks and connections to adjacent pedestrian systems as needed and coordinate the dedication of R.O.W. for planned pathway connections at the time of development.</p>	<p>PD,R</p>	<p>O</p>	<p>Planning Engineering</p>	

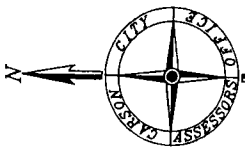
STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	TIMEFRAME FOR ACTION
<p>V&T SPA 2.1—The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate pathway facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.</p>	<p>P</p>	<p>O</p>	<p>Parks & Recreation</p>	<p>Parks & Rec: Our department continues to have ongoing design dialogue with the V&T Railroad Reconstruction Project's engineering consultants regarding the benefit to this project from the proposed land and water base recreational trails in the Carson River Canyon, including the identification of two railroad grade crossings.</p>
<p>V&T SPA 3.1—Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.</p>	<p>P</p>	<p>O</p>	<p>Parks & Recreation</p>	<p>Parks & Rec: We support the Kiwanis' annual Carson River Clean Up. Within the past two years, the Carson River Advisory Committee, with assistance from Eagle Scouts and our department, have started the annual Carson River Work Day. In addition, our department is a member of the Carson River Regional Recreational Steering Committee (CRRRSC). This committee brings together both private and public partners to cleanup, facilitate recreational activities, and protect the scenic resources along the Carson River.</p>
<p>V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.</p>	<p>P</p>	<p>O</p>	<p>Planning</p>	

9-15

SECTION 30, T.15 N., R. 20 E.
M.D.B. & M.



APN	DESCRIPTION	ACREAGE
9-151-36	A PM1652	1 AC
9-151-40	C PM1652	1 AC
9-151-43	J PM1744	2.05 AC
9-151-44	J PM1744	2.05 AC
9-151-48	D PM2072	2.07 AC
9-151-49	R/S2080 L ADJ	2.00 AC
9-151-07	R/S2464 L ADJ	2.00 AC
9-151-08	R/S2464 L ADJ	2.00 AC
9-151-09	R/S2464 L ADJ	2.00 AC
9-151-05	1-0 PM1476	2.84 AC
9-151-06	2 PM1476	2.84 AC
9-151-07	3 PM1476	2.84 AC
9-151-08	4 PM1476	2.84 AC
9-151-09	5 PM1476	2.84 AC
9-151-10	6 PM1476	2.84 AC
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9-151-13	9 PM1476	2.84 AC
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9-151-79	75 PM1476	2.84 AC
9-151-80	76 PM1476	2.84 AC
9-151-81	77 PM1476	2.84 AC
9-151-82	78 PM1476	2.84 AC
9-151-83	79 PM1476	2.84 AC
9-151-84	80 PM1476	2.84 AC
9-151-85	81 PM1476	2.84 AC
9-151-86	82 PM1476	2.84 AC
9-151-87	83 PM1476	2.84 AC
9-151-88	84 PM1476	2.84 AC
9-151-89	85 PM1476	2.84 AC
9-151-90	86 PM1476	2.84 AC
9-151-91	87 PM1476	2.84 AC
9-151-92	88 PM1476	2.84 AC
9-151-93	89 PM1476	2.84 AC
9-151-94	90 PM1476	2.84 AC
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9-151-97	93 PM1476	2.84 AC
9-151-98	94 PM1476	2.84 AC
9-151-99	95 PM1476	2.84 AC
9-151-100	96 PM1476	2.84 AC
9-151-101	97 PM1476	2.84 AC
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9-151-103	99 PM1476	2.84 AC
9-151-104	100 PM1476	2.84 AC



Scale: 1"=600'
Revised 04.03.2007

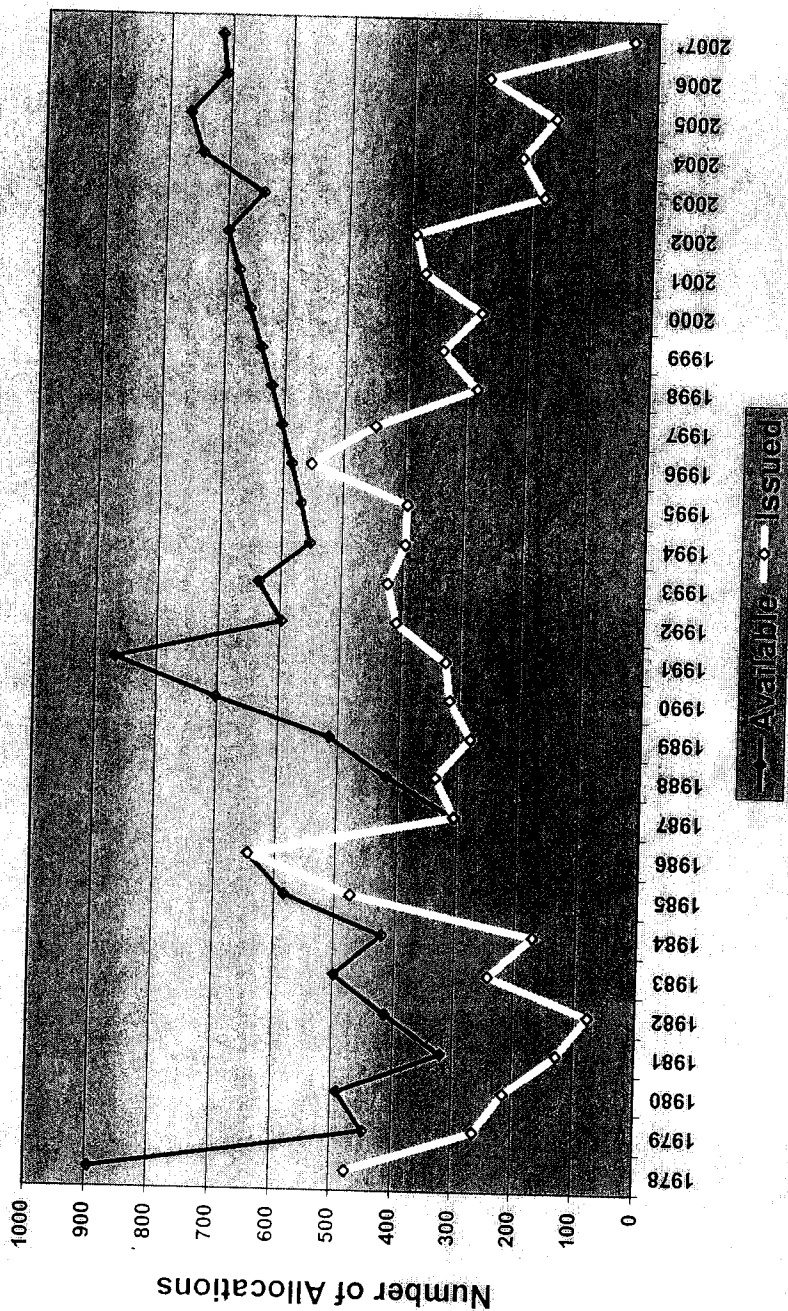
CARSON CITY, NEVADA
FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND
PROPERTY TAX PURPOSES ONLY.
ONLY IT DOES NOT REPRESENT A SURVEY
OR A GUARANTEE OF ACCURACY OF THE
DATA ASSUMED AS TO THE SUFFICIENCY OR
ACCURACY OF THE DATA. THE USER
SHOULD CONSULT THE ORIGINAL SURVEY
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSON-CITY.NV.AS

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Parcel 9-151-01,02 & 51 are now 57
Parcel 9-151-53 & 54 are now 58 & 59

Growth Management History

Growth Management Residential Allocation History

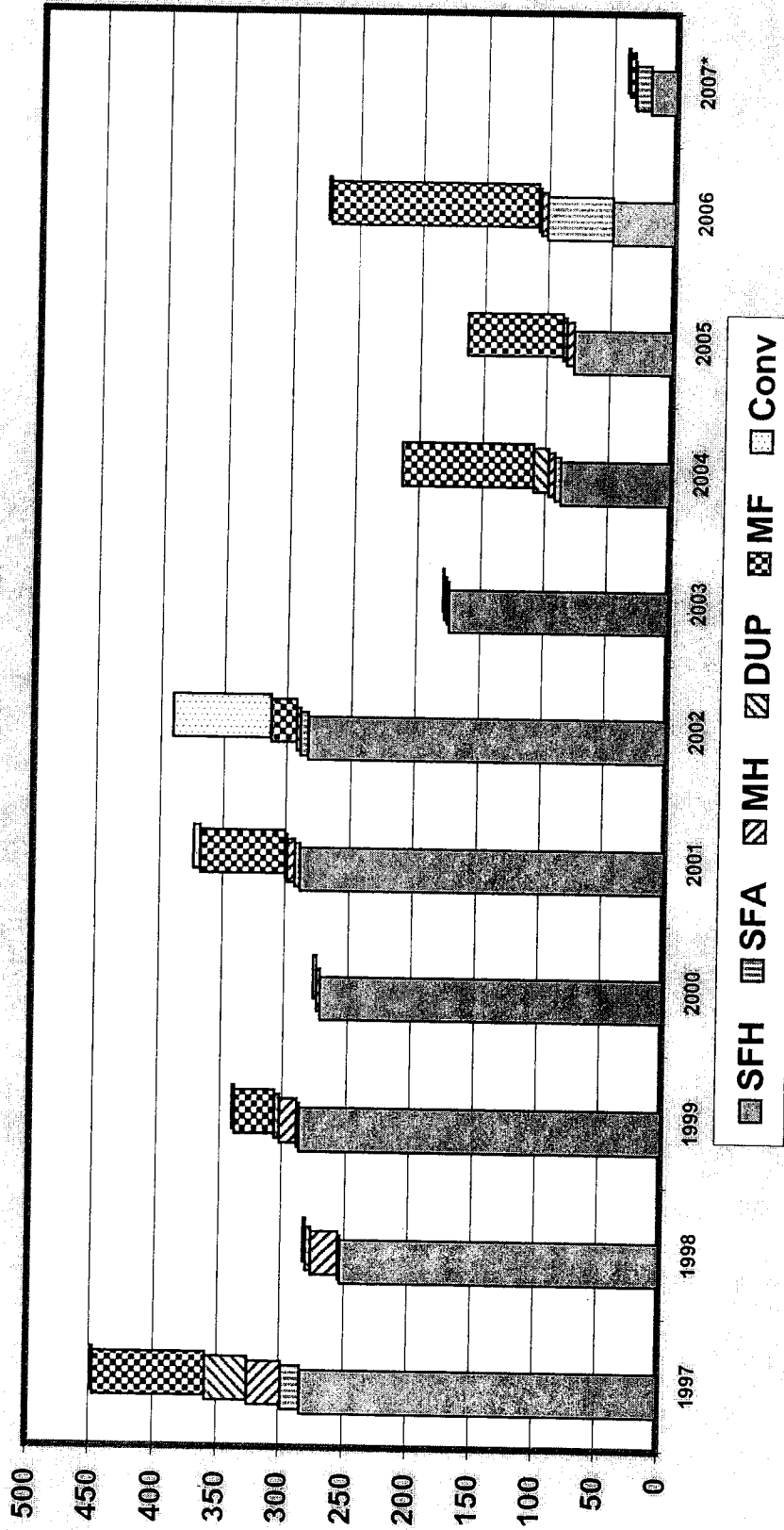


323 Avg. Issued/yr. 1978-2006 (29 years)
 294 Avg. Issued/yr. 1997-2006 (10 years)
 244 Avg. Issued/yr. 2002-2006 (5 years)
 56% Avg. % of Available Issued 1978-2006
 44% Avg. % of Available Issued 1997-2006
 35% Avg. % of Available Issued 2002-2006

* 2007, 39 as of November 16

Growth Management History

Total GM Allocations Issued by Type

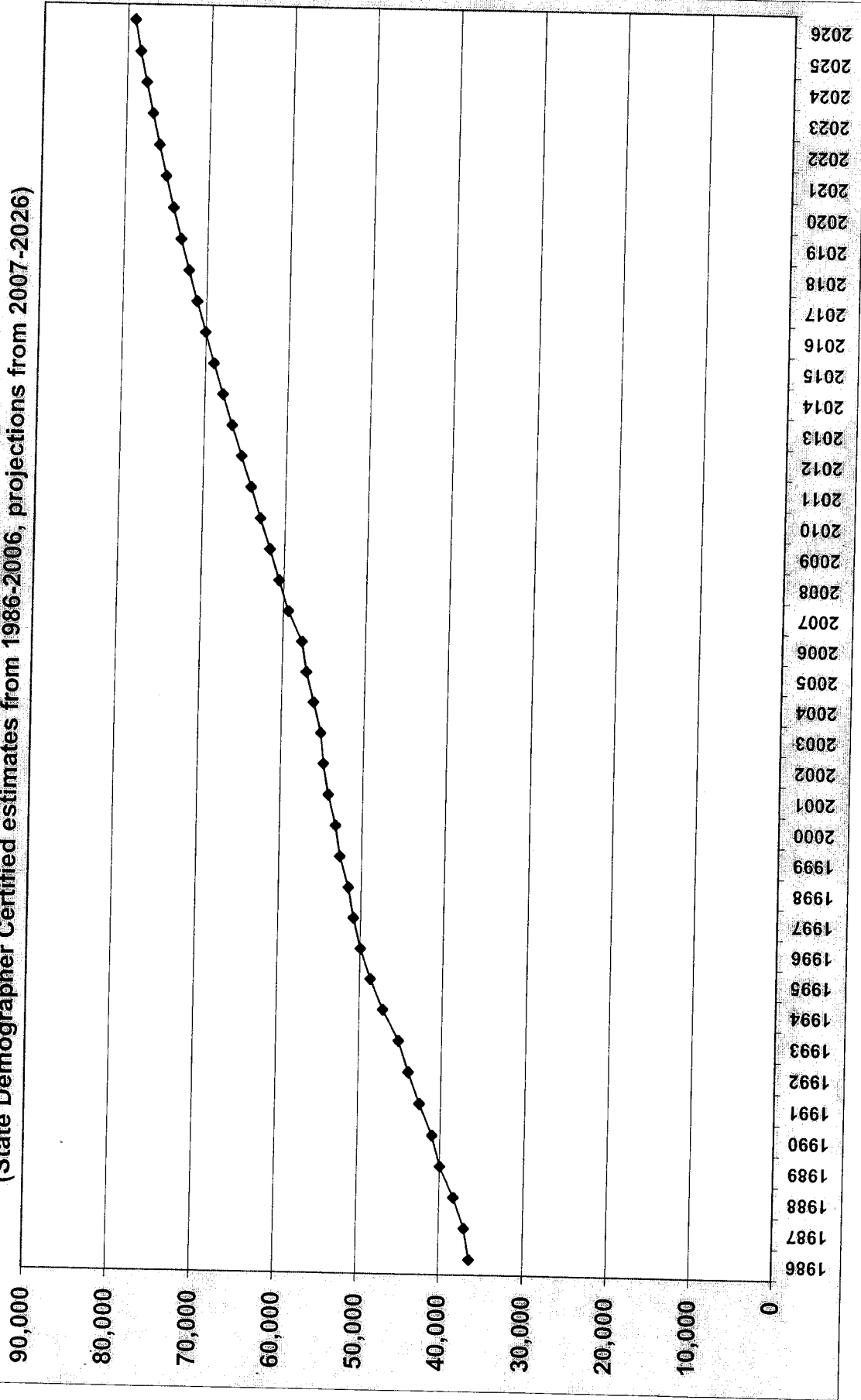


SFH: Single Family Detached
 SFA: Single Family Attached
 MH: Mobile Home
 DUP: Duplex
 MF: Multi-family (3+ units)
 Conv: Conversion of existing residence from well to city water

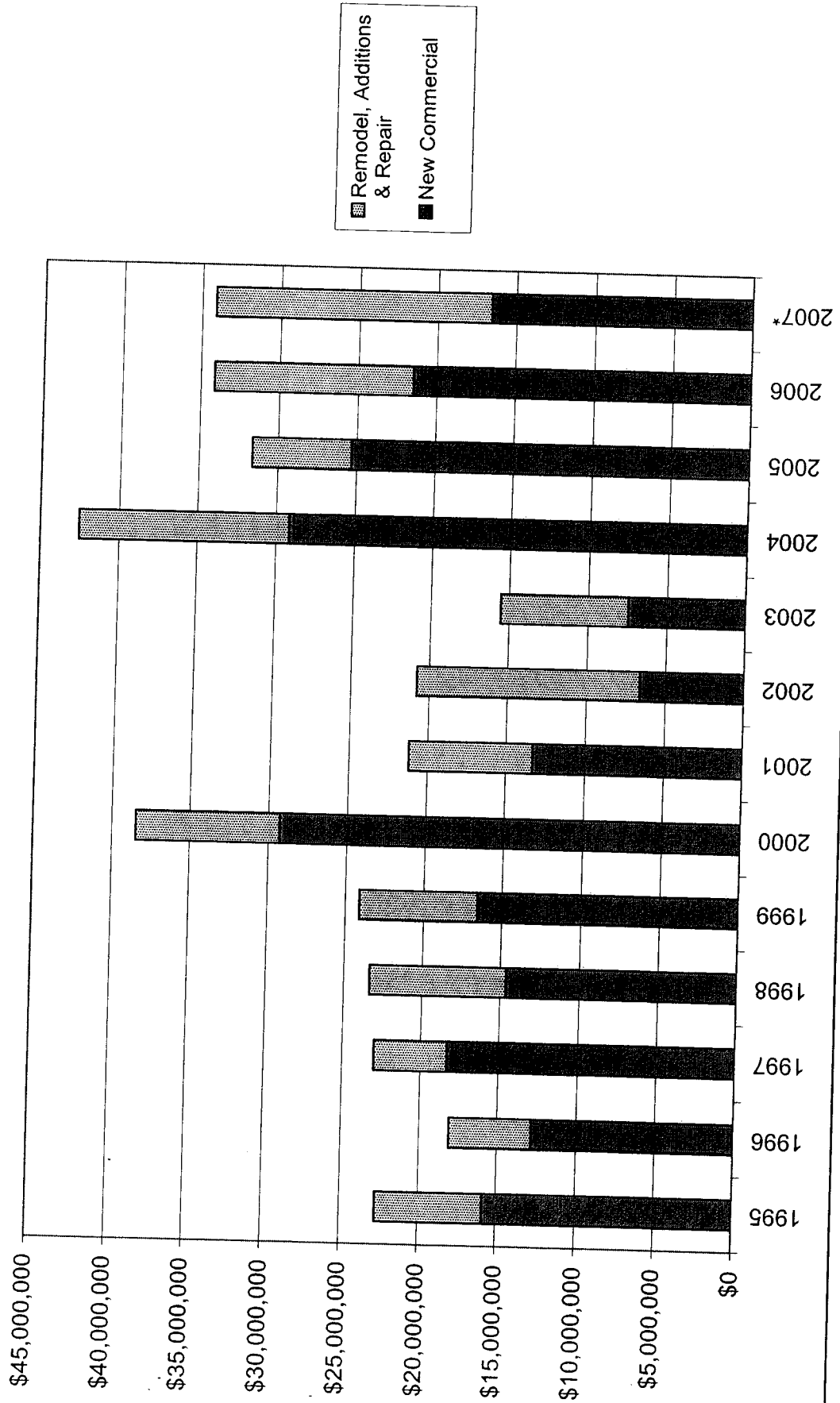
* As of November 16

2006 Carson City Population Projections

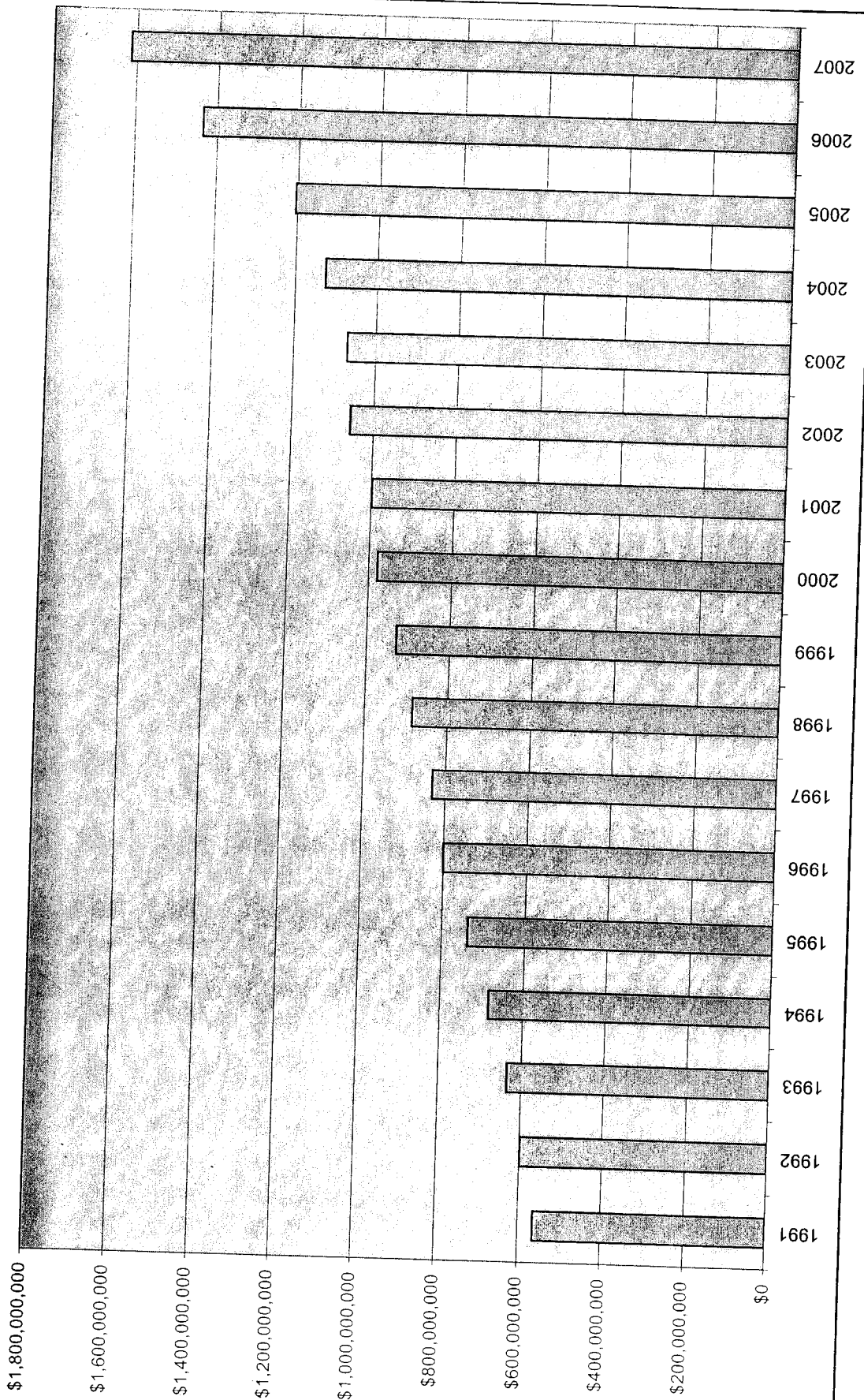
(State Demographer Certified estimates from 1986-2006, projections from 2007-2026)



Commercial Permit Value



Total Assessed Valuation



Carson City Approved Subdivision Vacant Lot Information

Recorded Subdivision Lots

Approval Date	File No.	Development Name	Recorded	Vacant Lots	Location
1 Oct-04	TSM-04-132	Carmine Street Subdivision	15	12	North of Hwy 50 East and South of Carmine Street
2 Jul-93	P-92/93-4	Cottonwood Court	20	8	North of Fifth St, east of Roop St
3 Jul-92	S-91/92-6	Goni Canyon Estates, Phase I Goni Canyon Estates, Phase 2 Goni Canyon Estates, Phase III	41 42 16	5 4 2	South of Fermi Rd; Goni Rd extension
4 Mar-94	P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6	21 82	8 19	Corner of Fairview Dr and Saliman Rd
5 Sep-96	S-95/96-6 S-96/97-3	Hidden Meadows Estates #1 Hidden Meadows Estates #2 Hidden Meadows Estates #4	31 25 30	2 1 4	East of Carson River Rd and south of Fifth St
6 May-87	S-87-1	Highland Estates	60	7	"C" Hill, west of Lake Glen Manor
7 Jul-87	Parcel Maps	Kingston Park	28	13	At the west end of Long St extension
8 5/10/79	S-79-4 S-79-5	Lakeview Subdivision	258	34	South of Carson City/Washoe County line, west of US Hwy 395 North
9 Nov-92	P-92/93-1	Long Ranch Estates PUD, 1A Phase IB Phase 6	31 30 29	1 12 2	Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
10 Oct-78	PUD 9/78	Riverview PUD	262	15	End of Fifth St, north of Eagle Valley Junior High School
11 Oct-93	P-93/94-1	Silver Oak PUD (1,128 total)** Phase I Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 49 6 9	West of N. Carson Street north of Winnie Lane **Dec 2003 BOS approved amendment of PUD to delete 49 residential lots and Oct 2004 BOS approved amendment of PUD to delete 30 residential lots due to Carson Tahoe Hospital land purchase.
12 Nov-05	TSM-05-160	Sundance Ridge II (SFA)	32	20	West of Lepire Drive
13 Oct-78	no file #	Timberline	101	10	West end of Combs Canyon Rd
14 Jan-90	S-89/90-3	Wellington Crescent Subdivision	59	8	North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane

Total of Vacant Subdivision Lots: 258

Carson City Approved Subdivision Vacant Lot Information

Approved Tentative Maps with Lots Pending to Record

Approval Date	File No.	Development Name	Lots Approved	Lots Remaining	Location
T1	Sep-06 TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
T2	Sep-06 TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
T3	Sep-06 TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
T4	Feb-06 TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
T5	Jan-05 TPUD-05-191	Eagle Village	36	36	North side of Eagle Station Lane
T6	LDM-06-198	Lehman Properties			
T7	Nov-06 & -199	Mills Landing	23	23	North of the Goni Rd. terminus
T8	Dec-06 TPUD-07-202	Newport Village	94	94	West side of State St., north of William St.
T9	Sep-06 TPUD-06-143	Ross Park PUD	43	43	North side of Nye Ln, west of College Pkwy.
T10	Mar-07 TPUD-07-010	Schultz Ranch Development	23	23	Between Snyder Ave., California St. & Appion Wy.
T11	Oct-05 TSM-05-144	Silver Oak PUD	521	521	Race Track Road vicinity, east of Center Dr.
	Oct-93 P-93/94-1	Summerhawk	1,128	476	West of N. Carson Street north of Winnie Lane
	TSM-06-203		201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,546

Total of Vacant and Pending Subdivision Lots: 1,804

Multi-Family Residential Major Project Reviews (last 12 months)

Review Date	File No.	Development Name	Number of units	Location
M1	Apr-07 MPR-07-049	Oak Street Condos	20	4870 Oak Street
M2	Oct-07 MPR-07-157	NRHA Senior Housing	48	2100 California Street
M3	Oct-07 MPR-07-149	Roop Street duplex conversion	4	1206 Roop Street (convert existing duplex)

Total Potential Multi-family Units: 72

Conceptual Map Reviews (last 12 months)

Date Received	File No.	Development Name	Lots Proposed	Lots Remaining	Location
C1	Sep-07 CSM-07-150	Lakeview Gated Estates	15	15	Buckskin Road, east of Lakeview Road

Total Conceptual Units: 15

Grand Total: 1,891

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 28, 2007

AGENDA ITEM NO.: H - 5

APPLICANT(s) NAME:
PROPERTY OWNER(s):

FILE NO. MPA-07-166

ASSESSOR PARCEL NO(s):
ADDRESS:

APPLICANT'S REQUEST: Action to make recommendations to the Board of Supervisors on the annual Master Plan report, including recommended actions for the implementation of the goals and policies of the Master Plan and other matters properly related thereto.

COMMISSIONERS PRESENT: REYNOLDS VANCE BISBEE
 MULLET PEERY KIMBROUGH WENDELL

STAFF REPORT PRESENTED BY: LEE PLEMEL REPORT ATTACHED
STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL
APPLICANT REPRESENTED BY: STAFF

APPLICANT/AGENT PRESENT

APPLICANT/AGENT SPOKE

APPLICANT/AGENT NOT PRESENT

APPLICANT/AGENT DID NOT SPEAK

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

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL 0 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
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: WENDELL SECOND: KIMBROUGH PASSED: 7 /AYE 0 /NO /DQ /AB

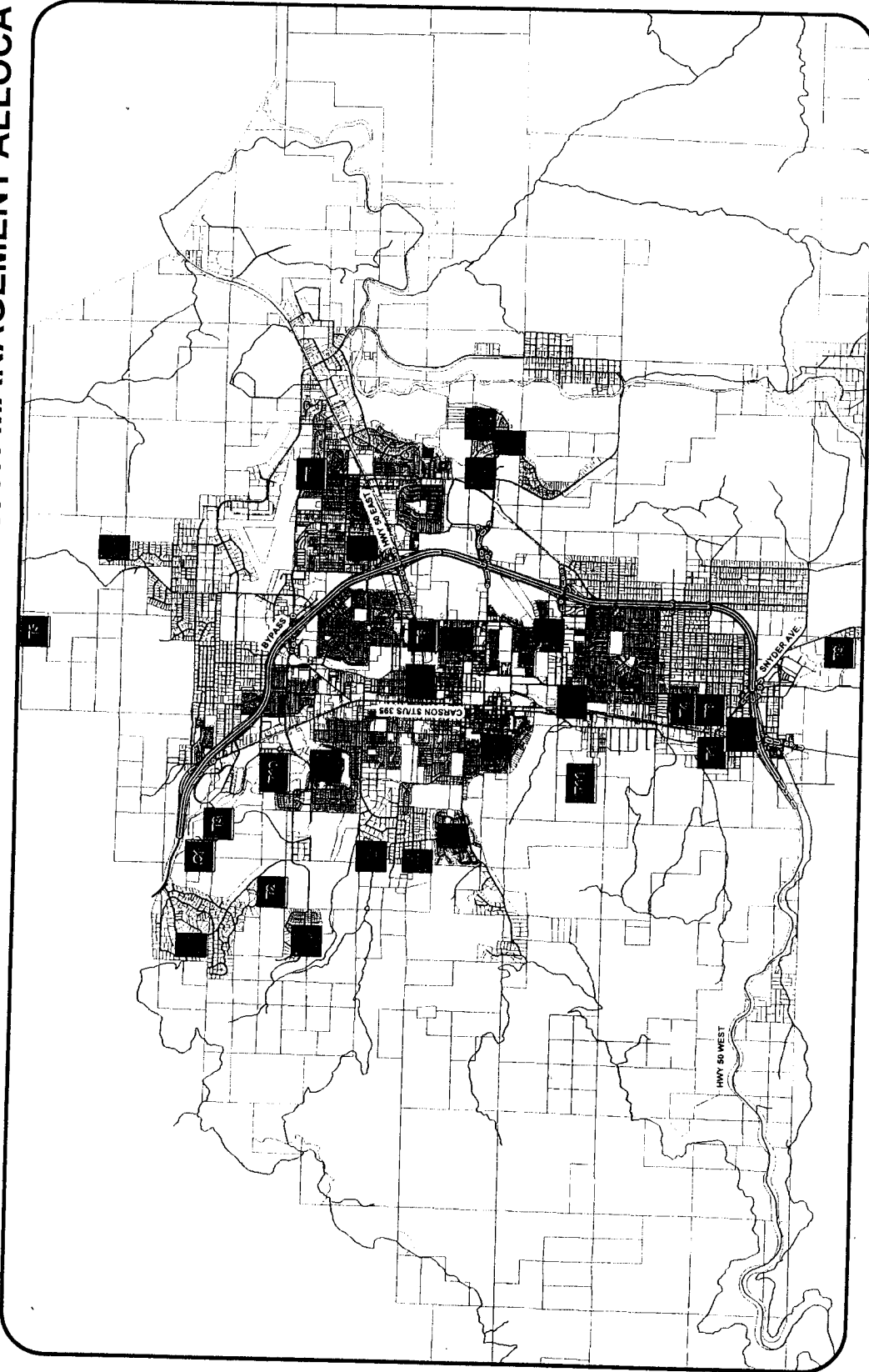
SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 12-20-07

PROJECTS IMPACTED BY CARSON CITY GROWTH MANAGEMENT ALLOCATIONS

SUBDIVISION/PUD BUILDABLE LOTS (five or more lots remaining)

1. Camrine Street
2. Cottonwood Court
3. Gont Canyon Estates
4. Heritage Park at Quail Run
5. Hidden Meadows
6. Highland Estates
7. Kingston Park
8. Lakeview
9. Long Ranch Estates
10. Riverview
11. Silver Oak
12. Sundance Ridge
13. Timberline
14. Wellington Crescent



Major Project Reviews for Multi-Family

- M1 Oak Street Condos
- M2 NRHA Senior Housing
- M3 Roop Street Conversion (4-plex)

Tentative Map Approval

- T1 Clearview Ridge
- T2 Combs Canyon
- T3 Corte Reate
- T4 Eagle Village
- T5 Lehman Properties
- T6 Mills Landing
- T7 Newport Village
- T8 Ross Park PUD
- T9 Schulz Ranch Development
- T10 Silver Oak
- T11 Summerhawk

Conceptual Residential Review

- C1 Lakeview Gated Estates