

Item # 13B

**City of Carson City
Agenda Report**

Date Submitted: March 11, 2008

Agenda Date Requested: March 20, 2008
Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to approve a Master Plan Amendment application from George Szabo (property owner: Vidler Water Company, Inc.) to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres), on property located at 5080 Hells Bells Road, APNs 010-581-05 and -06 and 010-582-06. (MPA-07-218)

Staff Summary: The proposal would amend the boundaries of the Master Plan Land Use Map to remove a portion of the current Low Density Residential (LDR) designation from the floodplain and relocate it to approximately six acres of property above the floodplain. It would also allow the LDR portion of the property to be rezoned to Single Family One Acre (SF1A).

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 February 27, 2008 by a vote of 7:0.

Recommended Board Action: I move to approve a Master Plan Amendment application from George Szabo (property owner: Vidler Water Company, Inc.) to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres), on property located at 5080 Hells Bells Road, APNs 010-581-05 and -06 and 010-582-06.

Explanation for Recommended Board Action: The Board of Supervisors is required to take final action on all Master Plan Amendments. See the attached staff report to the Planning Commission for further information.

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

Fiscal Impact: N/A
Explanation of Impact: N/A
Funding Source: N/A

Alternatives: 1) Deny the application, or

2) refer the matter back to Planning Commission for further review.

Supporting Material:

- 1) Planning Commission Resolution 2008-PC-2 recommending approval
- 2) Planning Commission Case Record
- 3) Staff report to the Planning Commission

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By:



(Planning Director)

Date: 3/11/08



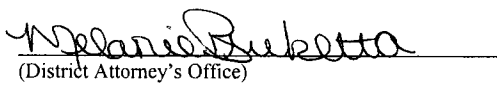
(Development Services Director)

Date: 3/11/08



(City Manager)

Date: 3/11/08



(District Attorney's Office)

Date: 3-11-08

Board Action Taken:

Motion: _____

1) _____ Aye/Nay

2) _____

(Vote Recorded By)

RESOLUTION 2008-PC-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-07-218, A MASTER PLAN AMENDMENT TO MODIFY THE MASTER PLAN LAND USE DESIGNATION BOUNDARY OF THREE PARCELS FROM "LOW DENSITY RESIDENTIAL" (APPROXIMATELY 5 ACRES) AND "CONSERVATION RESERVE" (APPROXIMATELY 40 ACRES) TO "LOW DENSITY RESIDENTIAL" (APPROXIMATELY 6 ACRES) AND "CONSERVATION RESERVE" (APPROXIMATELY 39 ACRES), ON PROPERTY LOCATED AT 5080 HELLS BELLS ROAD, APN'S 010-581-05 AND -06 AND 010-582-06.

WHEREAS, NRS 278.210 requires any adoption of a master plan amendment to be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on February 27, 2008, the Planning Commission conducted a public hearing, obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment request MPA-07-218 by an affirmative vote of a two-thirds majority of the Commission, being at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact.

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Master Plan Land Use designation of three parcels located at 5080 Hells Bells Road, APN's 010-581-05 and -06 And 010-582-06, from "Low Density Residential" (approximately 5 Acres) and "Conservation Reserve" (approximately 40 acres) to "Low Density Residential" (approximately 6 acres) and "Conservation Reserve" as illustrated in the attached Exhibit A.

ADOPTED this 27th day of February, 2008

VOTE: AYES: John Peery
 Mark Kimbrough
 Bill Vance
 George Wendell
 Craig Mullet
 Connie Bisbee
 Steve Reynolds

NAYS: 0

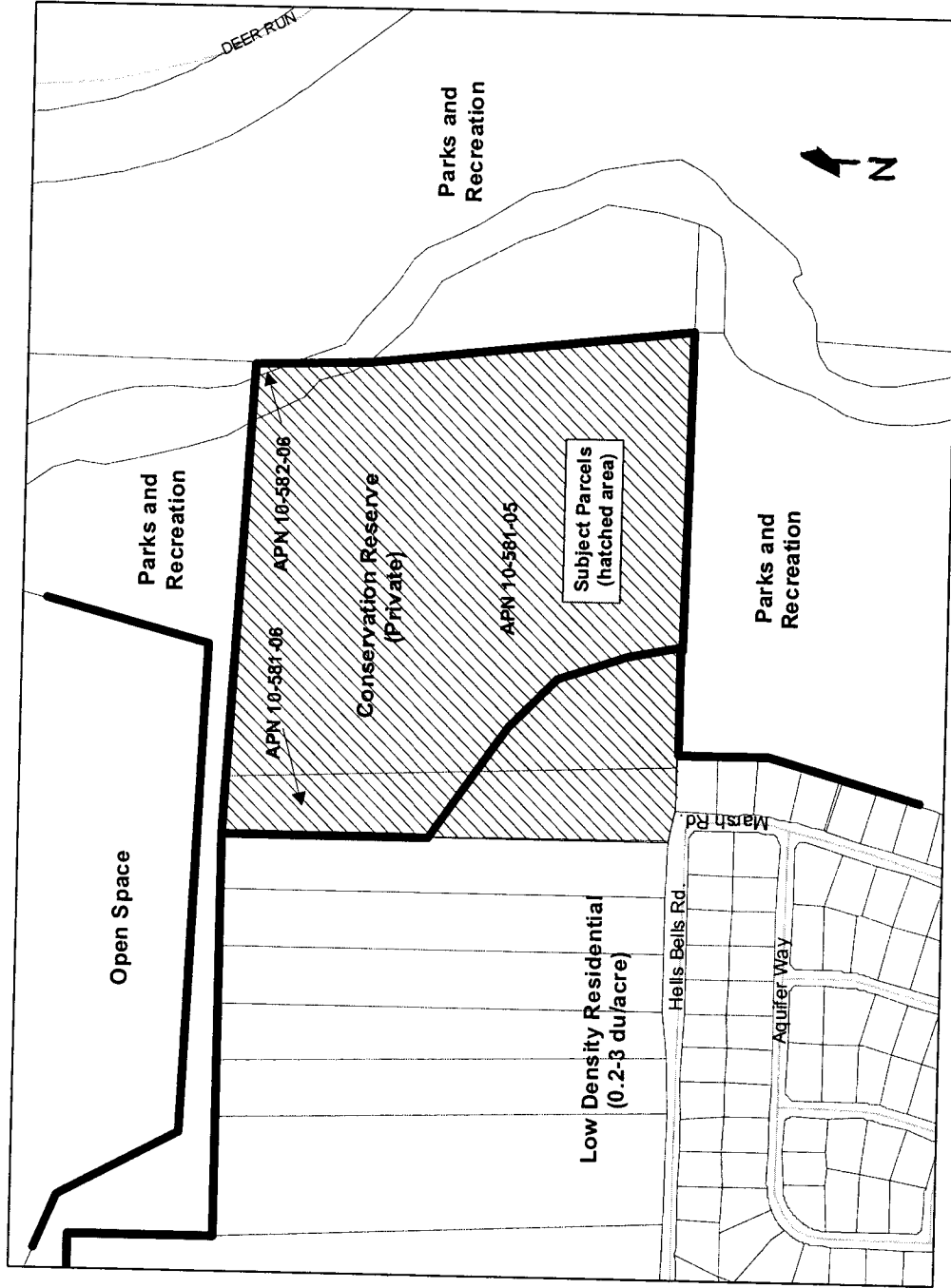
ABSENT: 0

/s/
John Peery, Chairman

ATTEST:

/s/
WALTER SULLIVAN, Development Services Director

Proposed Master Plan Land Use Map



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: February 27, 2008

AGENDA ITEM NO.: H-3a

APPLICANT(s) NAME: George Szabo
PROPERTY OWNER(s): Vidler Water Company, Inc.

FILE NO. MPA-07-218

ASSESSOR PARCEL NO(s): 010-581-05 and -06 and 010-582-06
ADDRESS: 5080 Hells Bells Road

APPLICANT'S REQUEST: Action to consider Resolution 2008-PC-2 recommending to the Board of Supervisors approval of a Master Plan Amendment application to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres)

COMMISSIONERS PRESENT: PEERY KIMBROUGH BISBEE
 MULLET REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Lee Plemel REPORT ATTACHED
STAFF RECOMMENDATION: APPROVAL DENIAL
APPLICANT REPRESENTED BY: Steve Hartman

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.

 2 PERSONS SPOKE IN FAVOR OF THE PROPOSAL 0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Danny Frohberg, 5050 Hells Bells---project is appropriate density, open space will benefit City, concerned about future opposition to agricultural uses from future residents.

Sandra Lawrence---agrees with former speaker.

Steve Hartman---will disclose ag uses with parcel map; offered to work with adjacent property owner regarding access.

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Wendell **SECOND:** Reynolds **PASSED:** 7/AYE 0/NO

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: March 20, 2008

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 27, 2008

FILE NO's: MPA-07-218 & ZMA-07-219

AGENDA ITEM: H-3A
H-3B

STAFF AUTHOR: Lee Plemel, AICP, Principal Planner

REQUESTS:

MPA-07-218: A Master Plan Amendment to modify the Land Use boundary between the existing Low Density Residential (LDR) and Conservation Reserve (CR) Land Use designations to shift the LDR designation to an area above the floodplain, going from approximately 5 acres of LDR to approximately 6 acres of LDR with the remainder 39+/- acres designated CR.

ZMA-07-219: A Zoning Map Amendment to change the zoning of approximately a six-acre portion of the subject parcels from Agriculture (A) to Single Family One Acre (SF1A).

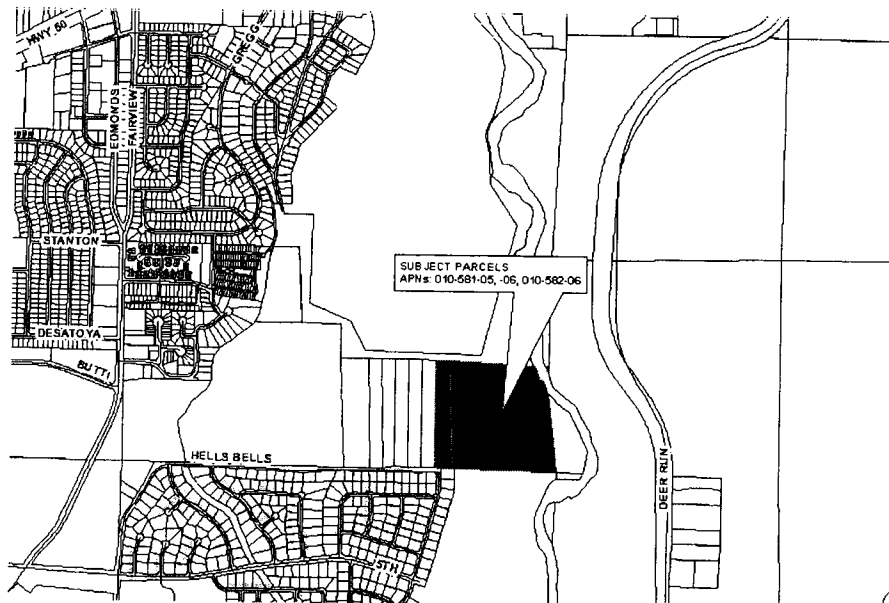
APPLICANT/OWNER: George Szabo for Vidler Water Company

LOCATION: 5080 Hells Bells Rd.; APN's 10-581-05 & -06 and 10-582-06

RECOMMENDED MOTIONS:

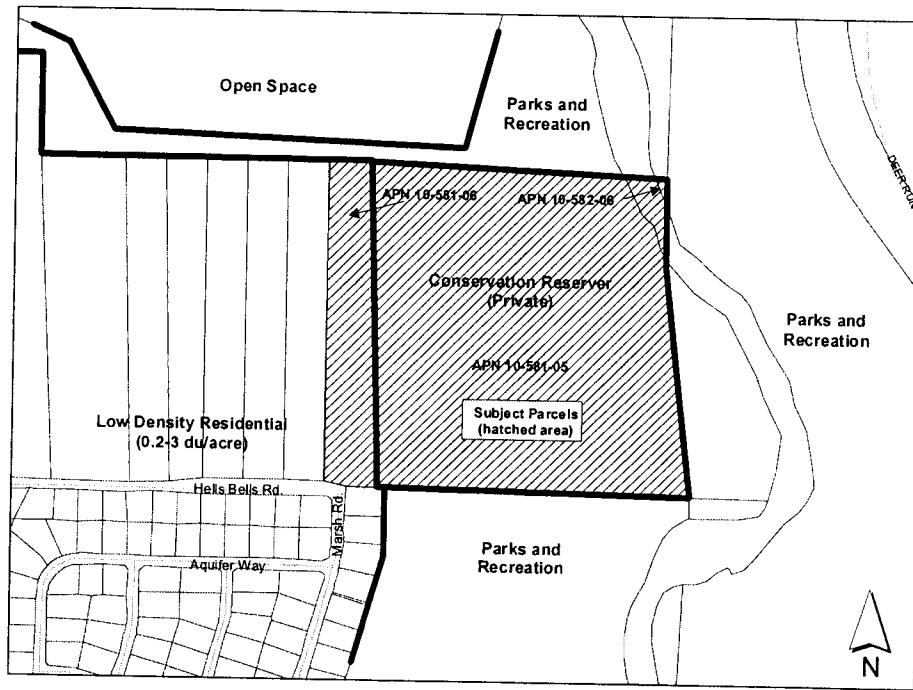
MPA-07-218: "I move to adopt Resolution 2008-PC-2 recommending to the Board of Supervisors approval of MPA-07-218, a Master Plan Amendment to modify the boundary between Low Density Residential and Conservation Reserve as proposed on property located at 5080 Hells Bells Road, APN's 10-581-05 and -06 and 10-582-06, based on the findings contained in the staff report."

ZMA-07-219: "I move to recommend to the Board of Supervisors approval of ZMA-07-219, a Zoning Map Amendment to change the zoning of approximately a six-acre portion of property located at 5080 Hells Bells Road, APN's 10-581-05 and -06 and 10-582-06, from Agriculture to Single Family One Acre, based on the findings contained in the staff report."

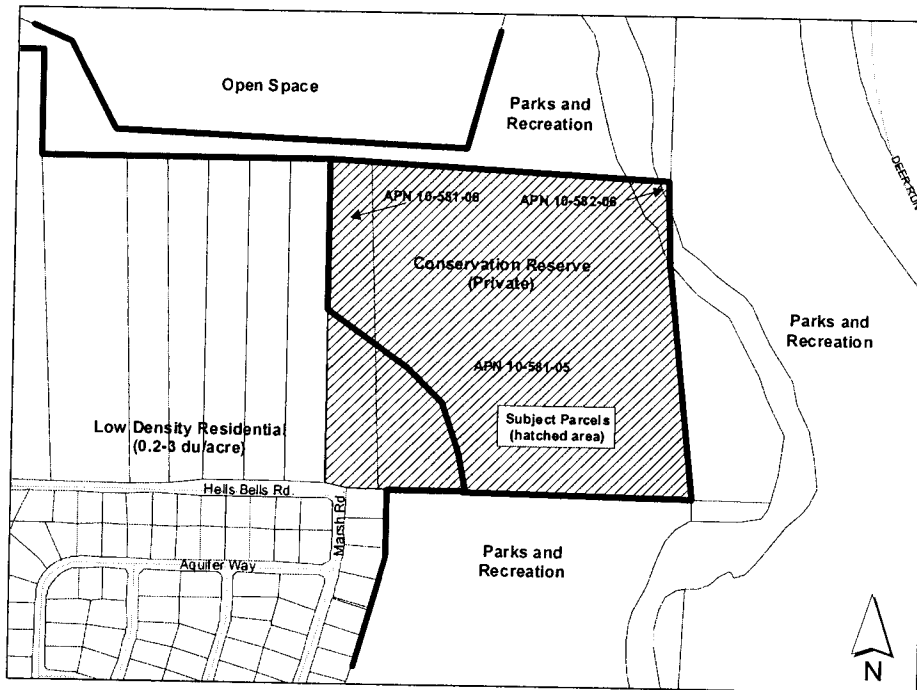


VICINITY MAP MPA-07-218 and ZMA-07-219

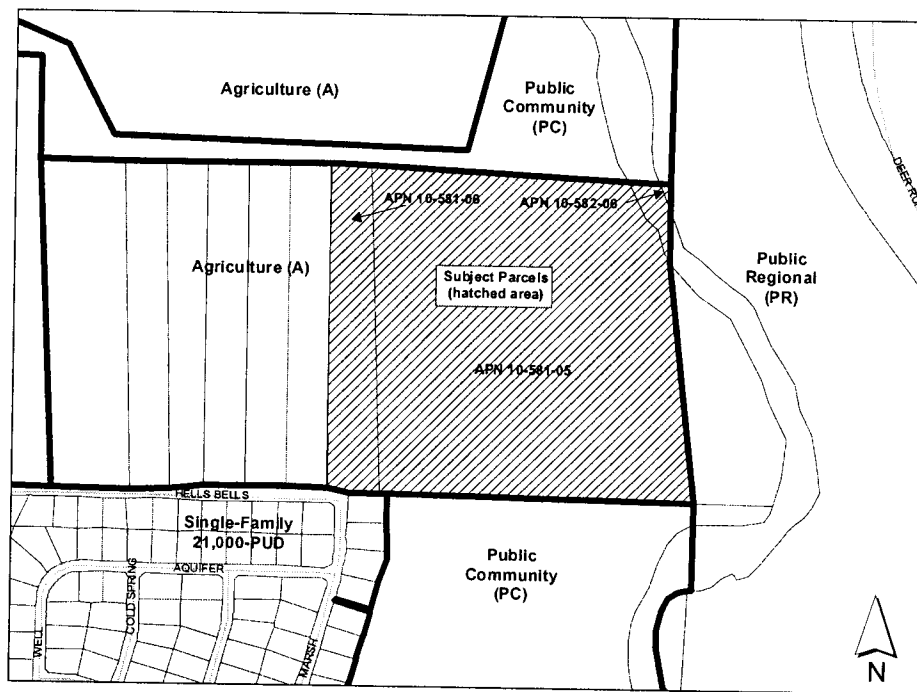
Current Master Plan Land Use Map



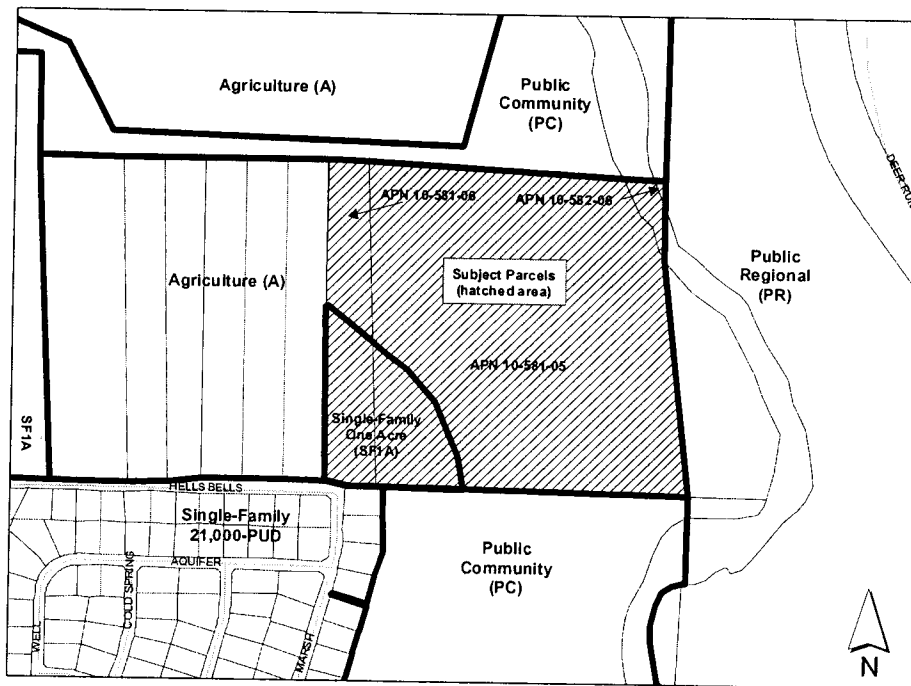
Proposed Master Plan Land Use Map



Current Zoning Map



Proposed Zoning Map



SURROUNDING LAND USE AND ZONING:

Master Plan / Zoning – Uses (refer to maps above)

North: Parks & Recreation / Public Community (PC) – Public Open Space/Trails

West: Low Density Residential (LDR) / Agriculture – Residential

South: Parks & Recreation & LDR / PC & Single Family 21,000-PUD – Park & Residential

East: Parks & Recreation / Public Regional (PR) – Public Open Space

KEY ISSUES:

- Would the Master Plan amendment and rezoning of the subject parcels provide for zoning and land use consistent and compatible with surrounding parcels and the general vicinity?
- Would the proposed amendments protect the future residences and surrounding properties from impacts to the floodplain or have a negative impact on the floodplain?

DISCUSSION:

The subject property includes a vacant 5-acre parcel (APN 10-581-06) and a 38-acre parcel (APN 10-581-05) containing a house and barn structure located at the intersection of Hells Bells Road and Marsh Road. The property also includes a 0.06 acre “remnant” parcel (APN 10-582-06) on the east side of the Carson River. The property totals approximately 45 acres gross acres including the Carson River portion that crosses the property.

The property borders on Parks and Recreation facilities to the south and north, with Riverview Park immediately adjacent to the south and the Empire Ranch Trail to the north abutting the Empire Ranch Golf Course. Property owned by the Bureau of Land Management (BLM) lies immediately to the east. The subject property also abuts a five-acre residential parcel to the west and abuts the Riverview Terrace neighborhood to the southwest. The Riverview Terrace neighborhood consists of parcels generally ranging from approximately 12,500 square feet to 18,000 square feet (approximately 0.3 to 0.4 acres).

As shown on the maps of the previous pages, the current Master Plan designation of the five-acre parcel is Low Density Residential (LDR, 1/3 to 5 acres per dwelling unit) and the remainder of the subject property is designated Conservation Reserve-Private. The proposed Master Plan Amendment (MPA) would shift the boundary between these two designations in order to locate the LDR area on a portion of the property that is above the designated floodplain elevation. The proposed amendment would result in approximately one additional acre of property designated LDR (approximately six acres total). The Master Plan designation of a property establishes the general long-term desired land use and general residential density.

The proposed Zoning Map Amendment (ZMA) would change the zoning of the revised six-acre LDR portion of the property from Agriculture (A) to Single Family One Acre (SF1A). The remainder of the property would keep the existing Agriculture zoning designation. The zoning of a property establishes the specific permitted uses for a property and the specific minimum parcel sizes that may be created.

The parcels were recently purchased by Vidler Water Company, a private water purveyor who is currently working with Carson City on water delivery projects. As indicated in the applicant’s written project description, these Master Plan and Zoning Map Amendment applications are the first step in an overall future development plan for the property, which includes:

1. The Master Plan Amendment and Zoning Map Amendment as currently proposed.
2. A Special Use Permit to drill a municipal well on the property.
3. A Parcel Map to create four 1.5-acre single-family residential lots and dedicated the remainder of the property to Carson City for open space.

While the MPA and ZMA applications currently under review should be judged alone on their merits, the proposed future plans are important to understand the purpose of the MPA and ZMA requests. Of particular note relating to these current applications are the plans to develop four 1.5-acre residential lots. The attached application packet includes a conceptual layout for four residential lots located on the property near Hells Bells Road and Marsh Road. The remainder of the property is planned to be dedicated to Carson City for open space and is planned for a municipal well.

The proposed six acres of SF1A zoning includes a portion of the property where the existing ground elevation is above the base flood elevation ("floodplain"), as established by the official Flood Insurance Rate Maps, according to the Carson City Engineering Division and based upon topographic information provided by the applicant. Attachment A is a detail of the area proposed to be rezoned to SF1A for residential lots and shows where the mapped floodplain boundary is. As this graphic shows, the secondary or "B" flood zone is mapped over a small portion of the southwest corner of the property and the remainder of the property is within the primary or 100-year "A21" flood zone. Base flood elevations are established within the A21 flood zone. The graphic shows the elevation at which the existing ground elevation is above the primary floodplain. The graphic also shows how four conceptual "building envelopes" could be created above the floodplain, thereby eliminating the need to fill within the primary floodplain. The applicant notes that the remainder rear yards of the proposed parcels would then be left at the current elevation so that the floodplain will not be negatively impacted. This graphic shows that four residential lots of approximately 1.2 to 1.6 acres could be accommodated above the floodplain within the area proposed to be rezoned to SF1A, but the floodplain constraints effectively limit the ability to place more residential lots in this area.

The conceptual development plan would result in a total of four residential lots on the subject property. It should be noted that two parcels already exist along Hells Bells Road, which would allow a house to be constructed on the vacant parcel for a total of two houses on the subject property under current zoning. The proposed MPA and ZMA would result in only two additional homes on the entire property, resulting in an overall density on the 40-plus acres of property of more than 10 acres per dwelling unit. The addition of two homes to the property will have minimal impacts. (It may also be argued that the existing 38-acre parcel could be split in two, with a minor variance, without having to change the zoning at all. This would result in a potential total of three residences where four are proposed.)

Additionally, the conceptual development plan for the property includes the dedication of approximately 36-38 acres to the Carson City for open space. This would be a significant benefit to the area and Carson City residents in general. The subject property has been identified for a number of years as a critical link in the Carson River park and trail system. The property lies between and currently separates the Carson River Park trails and the Empire Ranch Trail. Public ownership of the subject property will result in a continuous trail link from Morgan Mill Road to the north to Mexican Dam more than four miles to the south. The ability for the City to obtain the property through donation as part of a development plan will save the City hundreds of thousands of dollars in what would otherwise only be obtain through purchase.

As noted previously, any future municipal well facility on the site will require approval of a Special Use Permit, and specific issues related to such a facility will be addressed at that time. The proposed MPA and ZMA applications will have no impact on the zoning of eastern portion of the subject property where a well site would be proposed.

Water and sewer is available in Hells Bells Road and Marsh Road, and any future development on the property will be required to connect to these city facilities.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted and at what densities. The following is a summary of the zoning districts that are consistent with the applicable Master Plan Land Use designations in the vicinity.

Master Plan Designation	Consistency Zoning Designations
Low Density Residential (0.33-5 ac/du)	Single Family Two Acre (SF2A) Single Family One Acre (SF1A) Single Family 21,000 (SF21)
Conservation Reserve-Private (20+ ac/du)	Conservation Reserve (CR) Agriculture (A)

The proposed Master Plan Amendment merely shifts the boundaries between the existing Conservation Reserve and Low Density Residential (LDR) to place the LDR area in a more appropriate location. The LDR designation is consistent with the LDR designation of the existing residential areas to the west and southwest. The proposed zoning of SF1A is consistent with the proposed LDR designation for the same portion of the property.

Compatibility with Existing Land Uses

Staff believes the proposed SF1A zoning on a portion of the property would provide for residential development compatible with the adjacent residential areas to the west and southwest. The residential parcels to the west, on the north side of Hells Bells Road, are all five acres in size (although zoned Agriculture). However, the parcels are relatively narrow and deep and, from the street, have the appearance and character of a one- to two-acre lot size due to their 165-foot lot width. (The current minimum lot width for parcels zoned for either two or five acres is 200 feet.) These five acre lots and the subject property also abut the Riverview Terrace neighborhood, which has lots generally ranging in size from 12,500 to 18,000 square feet. The proposed parcels would be approximately 1.2 to 1.6 acres in size, and would be located approximately 200 feet back from Hells Bells Road.

As noted previously, there are existing structures on one parcel and the ability to construct an additional residence on the vacant five-acre parcel with the present zoning and lot configuration. The Master Plan Amendment and rezoning would result in only two additional dwelling units on the property, which would have minimal impacts to the adjacent neighborhood in terms of traffic, noise, views, etc.

OPEN SPACE ADVISORY COMMITTEE COMMENTS: The MPA and ZMA applications were forwarded to the Open Space Advisory Committee (OSAC) for comments due to the Committee's interest in the property for open space as identified in the Open Space Master Plan. The OSAC make recommendations to the Board of Supervisors regarding City spending on property

purchases and open space management under the City's Open Space program. The OSAC recommend approval of the proposed amendments.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 560 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of February 19, 2008, no written comments were received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The Building Division and Engineering Division submitted written comments with no specific concerns regarding the proposed amendment.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

FINDINGS: The following findings for approval are recommended to the Planning Commission pursuant to the Carson City Municipal Code Sections 18.02.070(10), Master Plan Amendments, and 18.02.075(5), Zoning Map Amendments, and as further substantiated in the applicant's written justification.

1. *The proposed amendments are in substantial compliance with the goals and policies of the Master Plan.*

Rationale: (Applicable goals and policies noted.)

Policy 1.1b: Discourage growth outside areas planned to be served by community water and wastewater facilities.

Rationale: The proposed amendments will encourage growth and infill development in an area identified for and easily served by water and sewer services.

Policy 1.5d: Locate growth areas to be adequately served by city services including fire and sheriff, and coordinated with the School District to ensure adequate provision of schools.

Rationale: The proposed amendments are in an area adequately served by fire and sheriff services within an existing neighborhood, and the proposed amendment would have insignificant impacts on the school district due to the small number of potential homes.

Policy 3.3d: Continue to discourage development within the 100-year floodplain and require development on flood-prone properties to be clustered out of the 100-year floodplain.

Rationale: The proposed amendments locate areas identified for development in the Master Plan from an area within the 100-year floodplain to an area above the floodplain, which provides for compatible housing without negatively impacting the floodplain or future residents while retaining the majority of the property and the floodplain in open space.

Policy 9.1a: Encourage an appropriate mix of housing models and intensities based upon the location, size and surrounding neighborhood context.

Rationale: The infill development of the subject parcels would provide for compatible single family homes similar to existing homes in the vicinity, striking a balance between larger parcels to the west and smaller parcels to the southwest.

Land Use Consistency: Provide for zoning consistent with the Land Use designation.

Rationale: The proposed Master Plan Amendment modifies the boundary to locate the area for Low Density Residential development in an area more suited for such development without significantly increasing the area of the LDR designation, and the Zoning Map Amendment provides for SF1A zoning that is consistent with the proposed LDR designation.

- 2. The proposed amendments will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

Rationale: The proposed amendments will not result in a significant change to the residential character of the existing parcels and will have minimal impact on surrounding parcels. The proposed amendments will result in only an additional two residential lots on the 40-plus acre property, which will have minimal impacts on traffic, noise, etc. The proposed zoning will result in lot sizes that are compatible with both the existing five-acre parcels to the west and 12,500 to 18,000 square foot parcels to the southwest, as further described in the staff report discussion.

- 3. The proposed Master Plan Amendment addresses changed conditions that have occurred since the Master Plan was adopted by the Board and the requested amendment represents a more desirable utilization of land. (Section 18.02.070[10], Master Plan Amendment)***

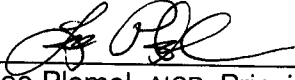
Rationale: Prior to the adoption of the 2006 Master Plan, the subject parcels were designated Low Density Residential (1-3 dwelling units per acre). With the adoption of the 2006 Master Plan, the existing five acres parcels north of Hells Bells Road were designated with the new Low Density Residential designation (0.2-3 dwelling units per acre), along with the Riverview Terrace community, to be consistent with the actual size of the parcels. The subject 38-acre parcel was designated Conservation Reserve-Private to in order to protect the property from dense development within the floodplain. A detailed analysis of the floodplain boundary specific to the subject properties was not conducted in adopting the new Master Plan land use designations and the land use designations were generally carried over from the prior Master Plan.

Since the adoption of the 2006 Master Plan, the adjacent five-acre and 38-acre parcels have been purchased by a single property owner (Vidler) and a comprehensive plan to develop the two properties as a whole has been developed. With that, the owner has conducted a more detailed analysis of the floodplain and the more appropriate location for the LDR designation above the floodplain. Additionally, the amendments present a new opportunity for the City to obtain a critical portion of the property within the floodplain for recreation as well as floodplain management purposes.

- 4. The proposed Zoning Map Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare. (Section 18.02.075[5], Zoning Map Amendment)***

Rationale: The proposed amendment is within an urban service area with existing services or planned for services. Any applicable city services can be easily provided to the subject parcels, and the impacts of the proposed amendment are minimal in the creation of only two addition residential lots. Therefore, the proposed amendment would have no adverse impact on the public health, safety or welfare.

Respectfully submitted,
PLANNING DIVISION



Lee Plemel, AICP, Principal Planner

ATTACHMENT A

PROPOSED ZONE: SF1A
 SETBACK:
 FRONT = 30'
 SIDE = 15'
 REAR = 30'

FEMA BASE FLOOD ELEVATION (NGVD 29 DATUM) = 4602'
 CORRECTION TO NAVD 88 (TRI-STATE SURVEYORS) = 3.2'
 FEMA BASE FLOOD ELEVATION (NAVD 88 DATUM) = 4605.2'



LOT 1
69,739.48 SF
1.60 AC

LOT 2
67,262.82 SF
1.54 AC

LOT 3
163,816.85 SF
1.47 AC

FEMA FLOOD ZONE LINE
ELEVATION = 4605.2

LOT 4
52,580.75 SF
1.21 AC

BUILDING ENVELOPE

FEMA ZONE A21
FEMA ZONE B

FEMA ZONE B
FEMA ZONE A21

HELLS BELLS ROAD

MARSH ROAD

JOB #	070906
DESIGN BY:	MS
DRAWN BY:	KR
CHECKED BY:	MP
DATE:	Dec/20/07
FILE:	070906.MN.dwg

VIDLER WATER COMPANY
PRELIMINARY PARCEL MAP
HELLS BELLS PROPERTY

Palmer Engineering Group, Ltd.

611-N. Nevada Street
Carson City, Nevada 89703
www.palmer-eng.com

Phone (775) 884-0479
Fax (775) 884-4226

SHEET NO.	EX-2
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RESOLUTION 2008-PC-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-07-218, A MASTER PLAN AMENDMENT TO MODIFY THE MASTER PLAN LAND USE DESIGNATION BOUNDARY OF THREE PARCELS FROM "LOW DENSITY RESIDENTIAL" (APPROXIMATELY 5 ACRES) AND "CONSERVATION RESERVE" (APPROXIMATELY 40 ACRES) TO "LOW DENSITY RESIDENTIAL" (APPROXIMATELY 6 ACRES) AND "CONSERVATION RESERVE" (APPROXIMATELY 39 ACRES), ON PROPERTY LOCATED AT 5080 HELLS BELLS ROAD, APN'S 010-581-05 AND -06 AND 010-582-06.

WHEREAS, NRS 278.210 requires any adoption of a master plan amendment to be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on February 27, 2008, the Planning Commission conducted a public hearing, obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment request MPA-07-218 by an affirmative vote of a two-thirds majority of the Commission, being at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact.

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Master Plan Land Use designation of three parcels located at 5080 Hells Bells Road, APN's 010-581-05 and -06 And 010-582-06, from "Low Density Residential" (approximately 5 Acres) and "Conservation Reserve" (approximately 40 acres) to "Low Density Residential" (approximately 6 acres) and "Conservation Reserve" as illustrated in the attached Exhibit A.

ADOPTED this 27th day of February, 2008

VOTE: AYES:

NAYS:

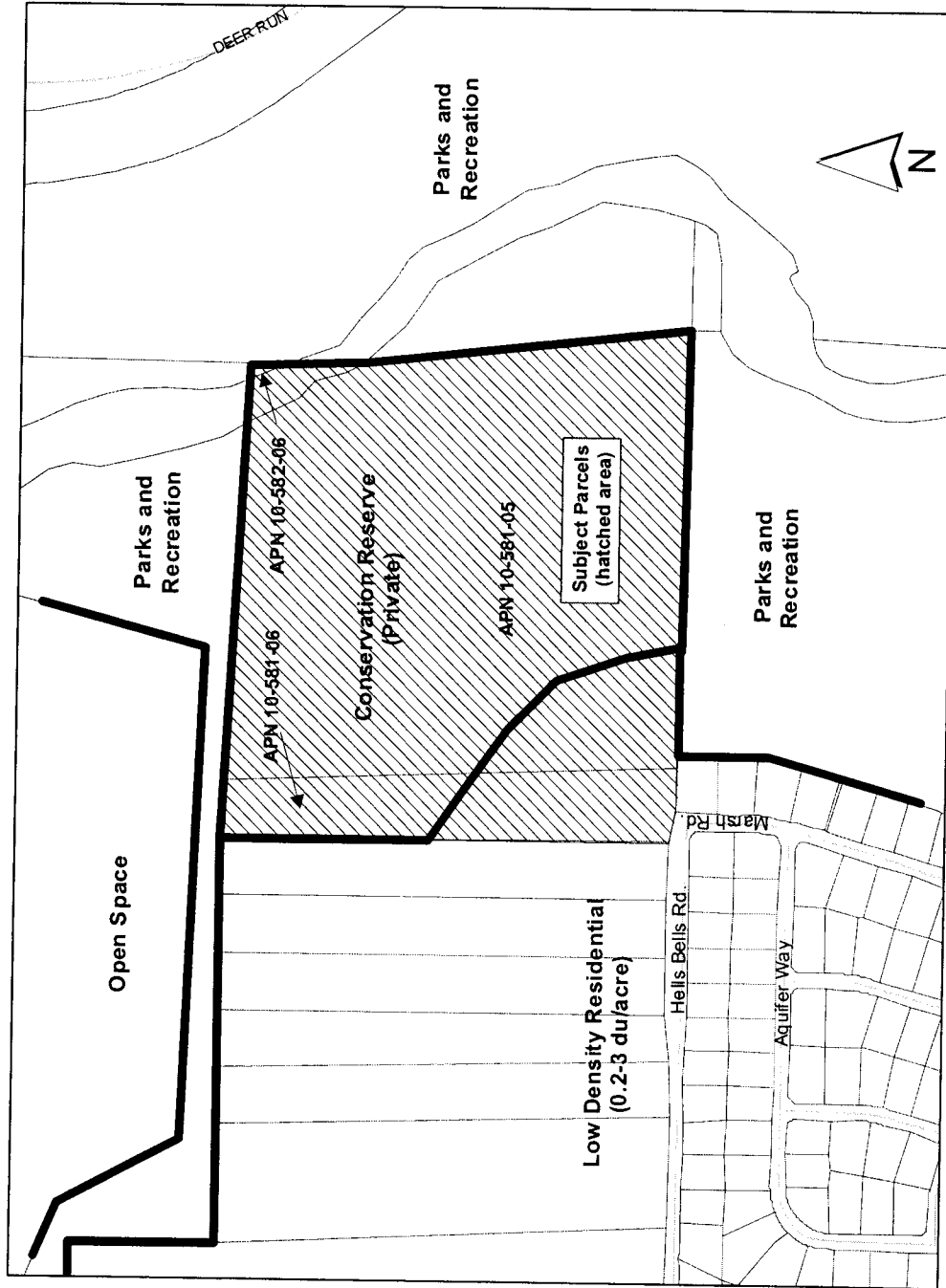
ABSENT: _____

John Peery, Chairman

ATTEST:

WALTER SULLIVAN, Community Development Director

Proposed Master Plan Land Use Map



ORDINANCE NO. 2008-__

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A SIX-ACRE PORTION OF APN'S 010-581-05 AND -06, PROPERTY LOCATED AT 5080 HELLS BELLS ROAD, FROM AGRICULTURE (A) TO SINGLE FAMILY ONE ACRE (SF1A).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-581-05 and -06, property located at 5080 Hells Bells Road, 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 request will result in the zoning designation of approximately a six-acre portion of the subject property changing from Agriculture (A) to Single Family One Acre (SF1A). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 27, 2008, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted __ ayes, __ nays (__ absent) to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment would will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, 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 changing the zoning designation of approximately a six-acre portion of property identified as 5080 Hells Bells Road, APNs 010-581-05 and -06, from Agriculture (A) to Single Family One Acre (SF1A), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2008.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2008.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

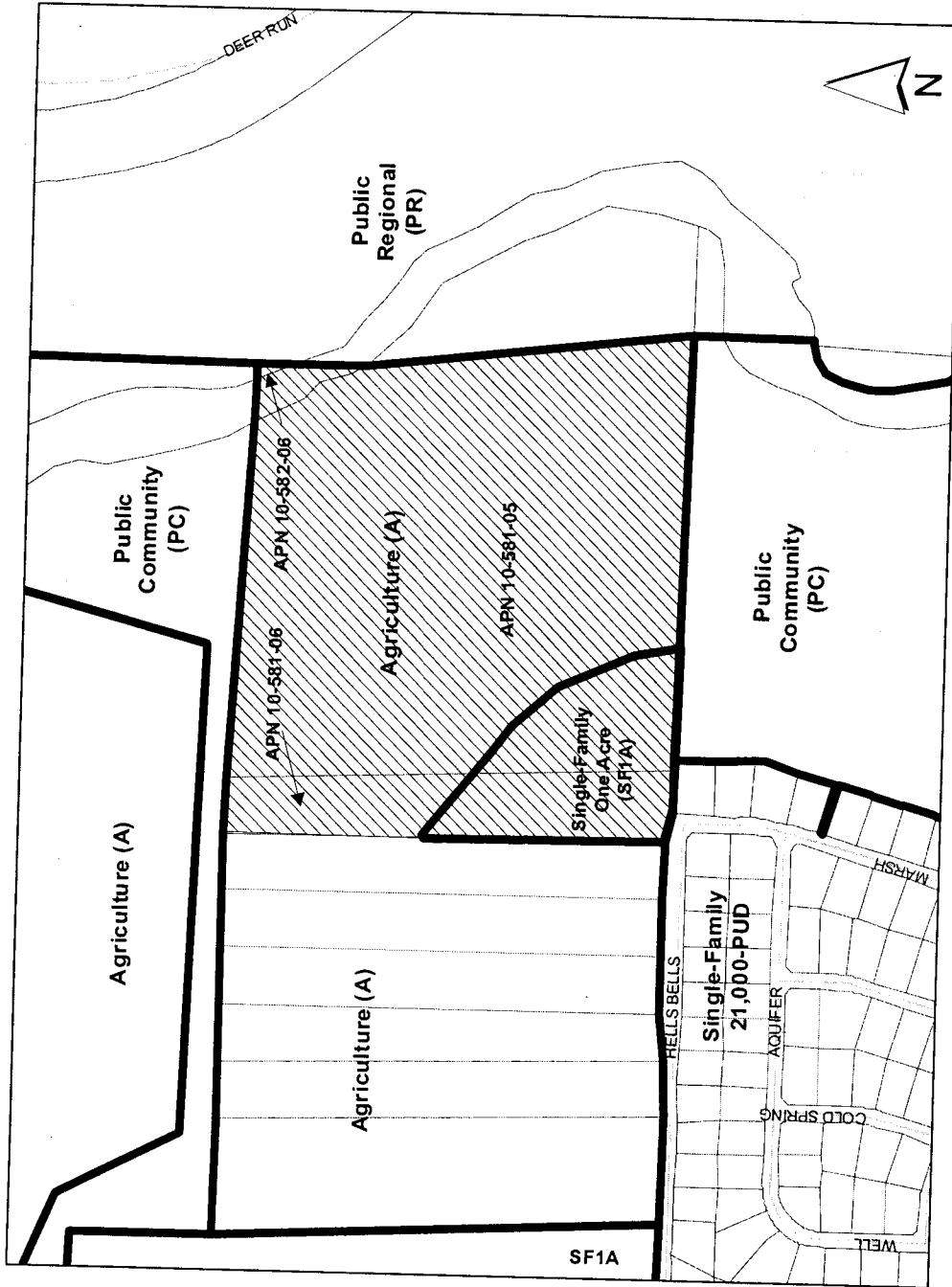
MARV TEIXEIRA, Mayor

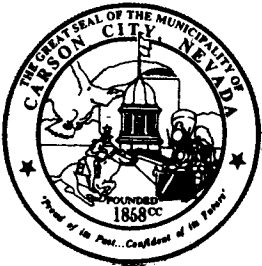
ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2008.

Proposed Zoning Map





CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM



TO: Lee Plemel, Principal Planner

FROM: Juan F. Guzman, Open Space Manager
Vern L. Krahn, Park Planner

SUBJECT: MPA-07-218, Action to consider Resolution 2008-PC-2 recommending to the Board of Supervisors approval of a Master Plan Amendment application from Low-Density Residential and Conservation Reserve to Low-Density Residential and Conservation Reserve on property located at 5080 Hells Bells Road, APN's 10-581-05, -06, and 10-582-06.

ZMA-07-219, An action to consider a Zoning Map Amendment application to change the zoning for approximately 6 acres from Agriculture to Single Family One-Acre on property located at 5080 Hells Bells Road, APN's 10-581-05, -06, and 10-582-06.

DATE: February 19, 2008

Staff has reviewed these items with the Parks and Recreation Commission and the Open Space Advisory Committee. Both advisory boards moved to make recommendations to the Community Development Department to approve the proposed Master Plan Amendment and Change of Use. With that recommendation, and specifically as part of the Open Space Advisory Committee discussion, there was the determination that the land to be donated by Vidler Water Company approximating 37 acres be under the management jurisdiction of the Carson City Open Space Program. In specific, the Carson River Advisory Committee noted all of the advantages of that land being the subject of open space due to the environmental constraints presented by the floodways of Eagle Creek and the Carson River. The Parks and Recreation Commission reviewed the item for discussion only. It was noted that these lands offer the opportunity to provide a link between the existing trails to the north in the vicinity of the Empire Ranch Trail and to the Riverview trails to the south. Staff briefed the Parks and Recreation Commission as to the fact that the Vidler Water Company has offered to construct this linkage and pathway between the adjacent City properties on a voluntary basis and as part of the review process for the parcel map.

The property being offered for open space is extremely important to the Open Space Program, it advances the objectives of the Open Space Master Plan, the Carson River Master Plan, the Aquatic Trail Element, and the Unified Trails Master Plan. This land donation provides for the ability to keep as open space lands severely affected by flooding. As part of the parcel map process, Vidler Water Company has agreed to construct a low-flow crossing and a new trail to link existing park facilities to the north and south. All the advisory boards that have reviewed these items are very much in concurrence and excited about this great opportunity.

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Engineering Division
Planning Commission Report
File Number ZMA 07-219



TO: Planning Commission

FROM: *JS* Jeff Sharp, P.E., Deputy City Engineer

DATE: January 24, 2008 MEETING DATE: February 27, 2008

SUBJECT TITLE:

Action to consider a change in zoning map to Low Density Residential. The property is located near the intersection of Hells Bells Road and Marsh Road, APN 01-581-05/06 and 01-582-06.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public water and sewer are available adjacent to the site.

H:\EngDept\IP&ESHARE\Engineering\Planning Commission Reports\Zone Changes\ZMA 07-219, Hells Bells Rd, apn 01-581-05.doc



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

RECEIVED

JAN 24 2008

CARSON CITY
PLANNING DIVISION

TO: Community Development

FROM: Stacey Giomi, Fire Chief

DATE: January 24, 2008

SUBJECT: AGENDA ITEMS FOR FEBRUARY 2008 PLANNING COMMISSION MEETING

We reviewed the agenda items for the February 27, 2008 Planning Commission Meeting and have the following comments:

- ZCA-07-172 Planning Division We have no comment relative to this matter.
- SUP-07-198 & VAR-07-199 Denise Freitas & Brown We have no comments or concerns with the applicant's request.
- SUP-07-213 Sean Dawley, McBryde Properties, LLC We have no comments or concerns regarding the applicant's request for special use permit and variance.
- SUP-07-217 Kevin Martinson w/Hannafin Design Associates The applicant will be required to comply with all codes and ordinances as they apply towards this request.
- MPA-07-218 George Szabo The applicant will be required to comply with all codes and ordinances as they apply towards this request
- ZMA-07-219 George Szabo The applicant will be required to comply with all codes and ordinances as they apply towards this request
- ZMA-07-220 Melvin and Ramona Rodela We have no comments or concerns with the applicant's request.

February Planning Commission Meeting
January 24, 2008

777 S. Stewart Street, Carson City, Nevada 89701
Business Phone (775) 887-2210 • Fax (775) 887-2209 • www.carsonfire.org

File # (Ex: MPR #07-111)	<i>MPA 07-218 & ZMA 07-219</i>
Brief Description	<i>Create four parcels</i>
Project Address or APN	<i>01-581-05/06 ; 01-582-06</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>February 11, 2008</i>
Total Spent on Review	<i>.75 Hour</i>

BUILDING DIVISION COMMENTS:

1. The demolition or relocation of all existing structures shall require a permit issued through the Carson City Building Division
2. The construction of all future dwellings shall require permits issued through the Carson City Building Division
3. Application and plan submittals shall comply with the requirements of the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*
4. The Site Plan shall clearly indicate the FEMA designated Flood Zone, and indicate the Base Flood Elevation (BFE)
5. The lowest floor level of all structures shall be designed to be constructed above the Base Flood Elevation (BFE)

RECEIVED

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:

DEC 31 2007

MASTER PLAN AMENDMENT

FEE: \$2,000.00 + noticing fee

CARSON CITY
PLANNING DIVISION

FILE # MPA-07-

MPA - 07 - 218

NOTE: Master Plan Amendment applications must be submitted by the January, April, July and October deadline dates.

PROPERTY OWNER

Vidler Water Company

MAILING ADDRESS, CITY, STATE, ZIP

3480 GS Richards Blvd. #101, CC NV 89703

PHONE # (775) 885-5000 FAX # (775) 885-5005

David Merrill

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

George Szabo

MAILING ADDRESS, CITY, STATE ZIP

611 North Nevada Street, Carson City, NV 89703

PHONE # (775) 884-0479 FAX # (775) 884-4226

E-MAIL ADDRESS

glszabo@adelphia.net

SUBMITTAL PACKET

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

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s):

076
01-581-05/06; ~~01-582-06~~

Street Address

Hells Bells and Marsh Road

ZIP Code

89701

Project's Master Plan Designation
Low Density Resid (LDR)
Conservation Res (CR)

Project's Current Zoning

Agriculture (A)

Nearest Major Cross Street(s)

East Fifth Street

Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: 18.02.070.

Change the boundary between Low Density Residential and Conservation Reserve

Private to allow the development of four parcels of land in the Low Density

Residential District and change the designation of Cons. Reserve to Public Regional.

PROPERTY OWNER'S AFFIDAVIT

I, DAVIDA MERRILL, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature David Merrill

Address 3480 GS RICHARDS BLVD

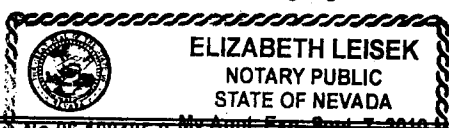
Date 12/27/07

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

STATE OF NEVADA
COUNTY

On December 27, 2007, David A. Merrill, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public Elizabeth Leisek



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

MASTER PLAN AMENDMENT

for

HELLS BELLS

PROPERTY DEVELOPMENT

Assessor Parcel Numbers
010-581-05, 010-581-06 & 010-582-06

Hells Bells Road
Carson City, Nevada

NW 1/4 of Sec. 14, T15N, R20E, MDB&M

Prepared for:

Vidler Water Company, Inc.
3480 GS Richards Blvd, Suite 101
Carson City, Nevada 89703
Phone (775) 885-5000
Fax (775) 885-5008



Prepared by:

GL Szabo & Associates
611 North Nevada Street
Carson City, Nevada 89703
Phone (775) 888-9282
Fax (775) 884-4226

December 2007
Job No. 070906

PROJECT SUMMARY

Hells Bells Parcel Map
APN's 10-581-05, 10-581-06 & 10-582-06

Vidler Water Company Inc. is proposing a Master Plan Amendment (MPA) to be submitted concurrently with a Zone Map Amendment for two (2) parcels of land totaling approximately forty three (43) acres in size located north of Hells Bells Road, South of Empire Ranch Golf Course, and west of the Carson River on land known as Assessor's Parcel Numbers 10-581-05, 10-581-06 & 10-582-06.

Approximately six (6) acres of the land are proposed to be developed as Low Density Residential with the remaining thirty seven (37) acres dedicated to Carson City for Open Space with the intention of utilizing the lands for parks and future municipal well development along the Carson River. Vidler Water Company Inc. has retained GL Szabo and Associates to prepare the application for Master Plan Amendment. The parcel of land is currently developed with a single family residence, barn and outbuildings used for agricultural purposes.

The parcels are currently shown on the Carson City Master Plan as Low Density Residential (LDR) and Conservation Reserve (Private). The property is bordered by property master planned as Open Space Reserve/Public Parks and Recreation (OSR/PR) to the north, Low Density Residential (LDR) and Open Space Reserve/Parks and Recreation (OSR/PR) to the south, Parks and Recreation (PR) to the East, and Low Density Residential (LDR) to the west.

This is the last remaining parcel of land in private ownership that separates Carson City Parks and Recreation land to the north and south along the Carson River.

Vidler Water Company Inc. is applying for a Master Plan Amendment to change the boundary between Low Density Residential (LDR) and Conservation Reserve Private (CR Private) to allow the development of four (4) parcels of land in the Low Density Residential District and furthermore, to change the designation of Conservation Reserve Private (CR Private) to Public Regional (PR). A separate application for Special Use Permit will be submitted to allow the development of two (2) municipal wells adjacent to the Carson City on the Parcel to be designated Public Regional (PR).

This request for a Master Plan Amendment is pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.070 - Master Plan.

The proposed Master Plan Amendment is needed by Carson City for the purposes of protecting the public health and meeting a public purpose.

**QUESTIONNAIRE SUPPORTING
THE APPLICATION FOR
MASTER PLAN AMENDMENT**

**for
APN's 010-581-05, 010-581-06 & 010-582-06**

a.1 Consistency with Master Plan - The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: 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.

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)?

The four (4) lots resulting from this development will be served by the existing water and sewer system. The remaining thirty seven (37) acres will have some utility infrastructure that will be dedicated to Carson City for open space along the river which will effectively remove the land from further development and need for sewer and water. Storm water detention will be provided, if required.

Does the proposed amendment promote infill and redevelopment in an identified priority area (1.2a)?

The property currently has an existing residence, barn and supporting structures. These buildings will be demolished and replaced with four (4) single family residences thereby effectively redeveloping the property.

Does the proposed amendment at adjacent county boundaries minimize potential land use conflicts with adjacent properties (1.5a)?

The surrounding properties to the west are currently five (5) acre parcels; to the southwest are 21,000 square foot lots and to the north, east and south is public conservation. By developing the six (6) acres south west portion of the property to one (1) acre parcels and dedicating the remaining thirty seven (37) acres to Carson City for open space, this proposal effectively minimizes potential land conflicts with its adjacent boundaries.

Does the proposed amendment adjacent to State and Federal lands ensure compatibility with planned adjacent uses and access (1.5b)?

The east boundary of the property is bordered by the Carson River (owned by the State of Nevada) as well as lands owned by the Bureau of Land Management. By dedicating the east thirty seven (37) acres to Carson City for open space (subject to future utility infrastructure), it ensures its compatibility as public use. In addition, as part of the development of the project, the access to the property will be granted to Carson City as well as a connection of the trails that currently exists to the north and south of the property (match current trail surface).

Is the proposed amendment located to be adequately served by city services including fire and sheriff offices, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

The project is located at the east end of Hells Bells Road that is currently served by city water and sewer and provides access to both fire and sheriff department. The four (4) parcels proposed will be accessed by a new cul-de-sac at the corner of Hells Bells Road and Marsh Road that will be designed to provide adequate turning radii for fire trucks. The project will result in 4 (four) total residences (technically one (1) existing plus three (3) new) in an area that already provides for school bus service which results in a minimum impact to the school district.

Does the proposed amendment promote a citywide range of mixed use residential commercial and employment uses at a variety of scales and intensities (2.1a)?

Development of the property as planned will provide four (4) new residences to Carson City, as well as setting aside an additional thirty seven (37) acres of open space to be used by the general public. Construction of the residences will provide employment in the construction industry as well as support banks, title companies, and various other sectors of the workforce in Carson City.

Does the proposed amendment 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)?

Although this project is not located specifically in a Mixed Use Area, the development of the project will provide mixed use by allowing for residential lots as well as provide additional open space for Carson City. This parcel will serve to connect parcels along the Carson River that are providing public access and use. The existing trails to the north and south of this parcel will be connected and will provide a link for pedestrian, equestrian, and bicycle use along the Carson River.

Does the proposed amendment discourage rezoning of properties that create friction zones between adjacent land uses particularly industrial and residential uses (2.10)?

The proposed amendment introduces three (3) new residential lots in the area that is currently zoned residential. In addition the property that will be dedicated to Carson City for Open space will be consistent with the surrounding property to the north and south and will prevent further development of the property.

Does the proposed amendment encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The portion of the property that is located within the primary floodplain will be dedicated to Carson City for open space. The prior owners of the property have had fill placed in the flood plain at some time in the past in both Zone A and B, however, the amount of land encroaching in the floodplain is minimal in size in comparison to the width of the Carson River at that location. In addition, two (2) municipal wells that are proposed to be located adjacent to the river for use by Carson City Utilities the will have minimal impact to the flood plain.

There are no known geologic hazards located in the immediate vicinity of the parcel. However, there is a questionable fault shown on the earthquake hazards map that crosses Hells Bells road approximately 1200 feet to the west of the west boundary of the of the property.

Does the proposed amendment provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The parcels are currently zoned as Agriculture. Single family dwellings are an allowed use in the Agriculture zoning. In addition, the wells will be located in the proposed Open Space and is an allowed use with a Special Use permit, which will be submitted under a separate application. The Carson City Master Plan identifies the site as Low Density Residential (LDR) and Conservation Reserve. The proposed amendment provides for zoning consistent with the Land Use designation.

Does the proposed amendment meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

The proposed amendment is consistent with the mixed use of residential zoning and Open Space.

Does the proposed amendment, if located within an identified Specific Plan Area (SPA) meet the applicable policies of the SPA (Land Use Map, Chapter 3)?

The project is not located in an identified Specific Plan Area.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

Theme: 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.

Does the proposed amendment provide opportunities to expand parks and recreation opportunities (4-2a)?

The proposed amendment will allow Vidler Water Company to dedicate lands currently master planned Private Conservation Reserve to Public Regional and become part of a Parks and Recreation regional park. This will provide an additional land and connect the existing public parks located to the north and south of this property. As part of the development of this property, a trail is proposed that will connect the existing pathways, effectively establishing a continuous system along the Carson River. This dedication will add approximately 37 acres of Park lands for future recreational opportunities.

Is the proposed amendment consistent with the Open Space Master Plan and Carson River Master Plan (4-3a)?

The proposed amendment is consistent with the city's Master Plan for Open Space with the proposed dedication of private land for public use along the Carson River corridor. The dedication of this parcel for open space will provide continuity of existing public lands for the current pedestrian, bicycle and equestrian trails to the north and south of this parcel.

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

Does the proposed amendment promote compatibility with surrounding development for in-fill projects or adjacent to existing rural neighborhoods (6-2a, 9-3b, 9-4a)?

The surrounding properties to the west are currently five (5) acre parcels; to the southwest are 21,000 square foot lots and to the north, east and south is public conservation. By developing the six (6) acres southwest portion of the property to one (1) acre parcels and dedicating the remaining thirty seven (37) acres to Carson City for open space, it promotes compatibility with the surrounding development and adjacent boundaries.

The property currently has an existing residence, barn and supporting structures. These buildings will be demolished and replaced with four (4) single family residences which will provide consistency with the surrounding properties.

CHAPTER 7: A CONNECTED CITY

Theme: The Carson City Master Plan seeks to 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.

Does the proposed amendment 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)?

The proposed amendment will be dedicating thirty seven (37) acres to Carson City that connects the existing park lands located to the north and south of this property and provides access to the Carson River. As part of the development of the property, the applicant proposes to construct a pathway through the development that will connect existing trails located on Parks properties to the north and south which is consistent with the Unified Pathways Master Plan.

b.1 Compatible Land Uses - The proposed amendment will provide for land uses compatible with the existing adjacent land uses and will not adversely impact the public health, safety or welfare.

Adjacent Land Uses:

<i>Direction</i>	<i>Use</i>	<i>Zoning</i>
North	Golf Course	Agriculture (A)
East	BLM/ Carson River	Public Regional (PR)
South	Open Space	Public Community (PC)
West	Single Family Residential	Agriculture (A)

The surrounding properties to the west are currently five (5) acre parcels; to the southwest are 21,000 square foot lots and to the north, east and south is public conservation. By developing the six (6) acres southwest portion of the property to one (1) acre parcels and dedicating the remaining thirty seven (37) acres to Carson City for open space, it promotes compatibility with the surrounding development and will not adversely impact the public health, safety or welfare.

c.I Response to Changed Conditions – The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land

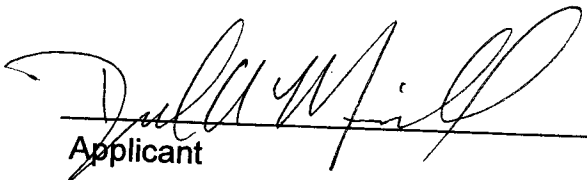
Vidler Water Company Inc. recently obtained the property that is currently under consideration for a Master Plan Amendment and Zone Plan Amendment. It is recognized that the parcel has a portion of the lot that lends itself to development of single family homes, while the majority of the space can be offered to Carson City for the expansion of the existing Riverview Park, as well as use for additional municipal wells to provide for the future growth of Carson City. This multi-use for the land provides for a more efficient and desirable use of the land both for the applicant and for Carson City.

d.I Desired Pattern of Growth – The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The proposed amendment promotes the development of single family housing on the portion of land that currently is provided service by Carson City services, thereby minimizing the expenditure of funds for future to the new parcels. It also proposes to set aside 37 acres of land for public use, protecting Carson River as a natural resource, while at the same time allowing the development of municipal wells that will provide for the future growth of Carson City.

ACKNOWLEDGEMENT OF APPLICANT

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


Applicant

12/28/07
Date

RECEIVED

DEC 31 2007

CARSON CITY PLANNING DIVISION

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 -

ZMA - 07 - 219

ZONING MAP AMENDMENT

PROPERTY OWNER

Vidler Water Company

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP

3480 GS Richards Blvd. #101, CC NV 89703

SUBMITTAL PACKET

E-MAIL ADDRESS

(775) 885-5000

(775) 885-5005

PHONE #

FAX #

David Merrill x102

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

George Szabo

MAILING ADDRESS, CITY, STATE ZIP

611 North Nevada Street, CC NV 89703

PHONE # (775) 884-0479

FAX # (775) 884-4226

E-MAIL ADDRESS

glszabo@adelphia.net

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

Application Reviewed and Received By:

Submission Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s)

Street Address

ZIP Code

01-581-05/06; ~~01-582-06~~

Hells Bells and Marsh Road

89701

Project's Master Plan Designation
Low Density Residential
Conservation Reserve

Project's Current Zoning
Agriculture (A)

Nearest Major Cross Street(s)
East Fifth Street

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

Change the boundary between Low Density Residential and Conservation Reserve Private to allow the development of four parcels of land in the Low Density Residential District and change the designation of Conservation Reserve Private to Public Regional.

PROPERTY OWNER'S AFFIDAVIT

I, DAVID A MERRILL, 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.

David Merrill
Signature

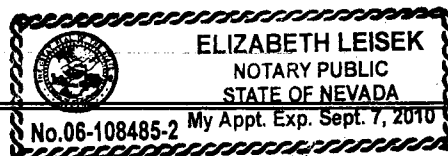
3480 GS RICHARDS BLVD
Address

12/27/07
Date

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

On December 27, 2007, David A. Merrill, 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.

Elizabeth Leisek
Notary Public



ZONE MAP AMENDMENT
for
HELLS BELLS
PROPERTY DEVELOPMENT

Assessor Parcel Numbers
010-581-05, 010-581-06 & 010-582-06

Hells Bells Road
Carson City, Nevada

NW 1/4 of Sec. 14, T15N, R20E, MDB&M

Prepared for:

Vidler Water Company, Inc.
3480 GS Richards Blvd, Suite 101
Carson City, Nevada 89703
Phone (775) 885-5000
Fax (775) 885-5008



Prepared by:

GL Szabo & Associates
611 North Nevada Street
Carson City, Nevada 89703
Phone (775) 888-9282
Fax (775) 884-4226

December 2007
Job No. 070906

PROJECT SUMMARY

Vidler Water Company Inc.
Residential Development
APN's 10-581-05, 10-581-06 & 10-582-06

Vidler Water Company Inc. is proposing a Zoning Map Amendment for two (2) parcels of land totaling approximately forty three (43) acres in size located north of Hells Bells Road, South of Empire Ranch Golf Course, and west of the Carson River on land known as Assessor's Parcel Numbers 10-581-05, 10-581-06 & 10-582-06.

Approximately six (6) acres of the land are proposed to be developed as Single Family One (1) Acre as low density residential with the remaining thirty seven (37) acres dedicated to Carson City for open space with the intention of utilizing the lands for parks and future municipal well development along the Carson River. Vidler Water Company Inc. has retained GL Szabo and Associates to prepare the application for Zone Map Amendment. The parcel of land is currently developed with a single family residence, barn and outbuildings used for agricultural purposes.

The parcels are currently zoned as Agriculture with the Carson City Master Plan identifying the site as Low Density Residential (LDR) and Conservation Reserve. The property is bordered by property zoned Agriculture (A) and Public Community (PC) to the north, Public Community and Single Family 21000 - P (SF21-P) to the south, Public Regional (PR) to the East, and Agriculture (A) to the west.

Beginning a few years ago, this neighborhood began going through a transition from a rural residential area to a more urban environment with the development of the property to the southwest to single family residential 21000 zoning. The property to the west was developed by parcel map in 1991 and allowed the development of 5 (five) acre parcels north of Hells Bells Road. This is the last remaining parcel of land in private ownership that separates Carson City Open space to the north and south along the Carson River.

Vidler Water Company Inc. is applying for a Change of Land Use to change the use to Single Family Residential 1 Acre (SF1A) to allow the development of four (4) parcels of land in the Agriculture District (A). (Carson City Municipal Code - Title 18 - Zoning, section 18.04.055 Single Family 1 Acre SF1A). The effect of this "project" will be to add an additional two residences for a total of 4 (four) on this 43 acre parcel.

**APPLICATION QUESTIONNAIRE
ZONE MAP AMENDMENT
for**

APN's 010-581-05, 010-581-06 & 010-582-06

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 parcel is located.

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: 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.

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)?

The four (4) lots resulting from this development will be served by the existing water and sewer system. The remaining thirty seven (37) acres will have some utility infrastructure that will be dedicated to Carson City for open space along the river which will effectively remove the land from further development and need for sewer and water. Storm water detention will be provided, if required.

Does the proposed amendment promote infill and redevelopment in an identified priority area (1-2a)?

The property currently has an existing residence, barn and supporting structures. These buildings will be demolished and replaced with four (4) single family residences thereby effectively redeveloping the property.

Does the proposed amendment at adjacent county boundaries minimize potential land use conflicts with adjacent properties (1.5a)?

The surrounding properties to the west are currently five (5) acre parcels; to the southwest are 21,000 square foot lots and to the north, east and south is public conservation. By developing the six (6) acres south west portion of the property to one (1) acre parcels and dedicating the remaining thirty seven (37) acres to Carson City for open space, this proposal effectively minimizes potential land conflicts with its adjacent boundaries.

Does the proposed amendment adjacent to State and Federal lands ensure compatibility with planned adjacent uses and access (1.5b)?

The Carson River is owned by the State of Nevada which is adjacent to the east boundary of the property. By dedicating the east thirty seven (37) acres to Carson City for open space (subject to future utility infrastructure), it ensures its compatibility as public use. In addition, as part of the development of the project, the access to the property will be granted to Carson City as well as a connection of the trails that currently exists to the north and south of the property (match current trail surface).

Is the proposed amendment located to be adequately served by city services including fire and sheriff offices, and coordinated with the School District to ensure the adequate provision of schools (1.5c)?

The project is located at the east end of Hells Bells Road that is currently served by city water and sewer and provides access to both fire and sheriff department. The four (4) parcels proposed will be accessed by a new cul-de-sac at the corner of Hells Bells Road and Marsh Road that will be designed to provide adequate turning radii for fire trucks. The project will result in 4 (four) total residences (technically one (1) existing plus three (3) new) in an area that already provides for school bus service which results in a minimum impact to the school district.

Does the proposed amendment promote a citywide range of mixed use residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

Development of the property as planned will provide four (4) new residences to Carson City, as well as setting aside an additional thirty seven (37) acres of open space to be used by the general public. Construction of the residences will provide employment in the construction industry as well as support banks, title companies, and various other sectors of the workforce in Carson City.

Does the proposed amendment, 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)?

Although this project is not located specifically in a Mixed Use Area, the development of the project will provide mixed use by allowing for residential lots as well as provide additional open space for Carson City. This parcel will serve to connect parcels along the Carson River that are providing public access and use. The existing trails to the north and south of this parcel will be connected and will provide a link for pedestrian, equestrian, and bicycle use along the Carson River.

Does the proposed amendment discourage rezoning of properties that create friction zones between adjacent land uses, particularly industrial and residential uses (2.1d)?

The proposed amendment introduces three (3) new residential lots in the area that is currently zoned residential. In addition the property that will be dedicated to Carson City for Open space is consistent with the surrounding property to the north and south and will prevent further development of the property.

Does the proposed amendment encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The portion of the property that is located within the primary floodplain will be dedicated to Carson City for open space. The prior owners of the property have had fill placed in the flood plain at some time in the past in both Zone A and B, however, the amount of land encroaching in the floodplain is minimal in size in comparison to the width of the Carson River at that location. In addition, two (2) municipal wells that are proposed to be located adjacent to the river for use by Carson City Utilities the will have minimal impact to the flood plain.

There are no known geologic hazards located in the immediate vicinity of the parcel. However, there is a questionable fault shown on the earthquake hazards map that crosses Hells Bells road approximately 1200 feet to the west of the west boundary of the of the property.

Does the proposed amendment provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The parcels are currently zoned as Agriculture. Single family dwellings are an allowed use in the Agriculture zoning. In addition, the wells will be located in the proposed Open Space and is an allowed use with a Special Use permit, which will be submitted under a separate application. The Carson City Master Plan identifies the site as Low Density Residential (LDR) and Conservation Reserve. The proposed amendment provides for zoning consistent with the Land Use designation.

Does the proposed amendment meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

The proposed amendment is consistent with the mixed use of residential zoning and Open Space.

Does the proposed amendment, if located within an identified Specific Plan Area (SPA) meet the applicable policies of the SPA (Land Use Map, Chapter 8)?

The project is not located in an identified Specific Plan Area.

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 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.

Direction	Use	Zoning
North	Golf Course	Agriculture (A)
East	BLM/ Carson River	Public Regional (PR)
South	Open Space	Public Community (PC)
West	Single Family Residential	Agriculture (A)

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

There has been little change in land use in the general vicinity within the past five years.

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

The project actually will enhance the existing planned public services and facilities. The combined total of four (4) residences that would result from this proposal will be more than offset with the dedication of thirty seven (37) acres of land that will be provided to Carson City for its use for open space. This dedication will allow the connection between existing public lands along the Carson River. In addition, the wells that will be provided adjacent to the river are consistent with planned future facilities by Carson City Utility Department's to provide water production for the future.

- 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 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 rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

The existing site is currently developed with a single family residence, as well as barns and ancillary structures. An existing ditch along the southern property line provides for surface drainage from Hells Bells Road east to the Carson River. No specific drainage problems were observed at the site.

Development of the site will result in minimal additional storm water runoff since the portion of the property under consideration for housing is already developed. In addition, there is no direct downstream development that would be affected by the minimal drainage from improvement of the property. If, with further study, this runoff is determined to be in excess of the prior condition, the additional runoff will be stored on-site in detention basins that have been designed to accept site runoff and control flooding by discharging runoff at a rate less than or equal to the existing runoff rate in accordance with requirements issued by the Carson City Engineering Department and the Carson City Public Works Department.

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.

Palmer Engineering Group, Ltd. has reviewed the existing water system maps for general vicinity and affected area to determine the adequacy of existing facilities to serve the new housing.

An 8-inch ACP water main exists along Hells Bells Road and connects to an existing 6" ACP line in Marsh Drive. Pressure flows were obtained from hydrants adjacent to the project area and it was determined that the exiting water main is adequately sized to provide sufficient water and pressure for domestic use as well as fire flow for the additional three (3) residences comprising the new development.

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 project site is bounded on the south by Hells Bells Road which also serves the residential areas to the west and southwest. The proposed residential development would add approximately 30 trips per day distributed fairly evenly between Hells Bells Road and Marsh Drive to East Fifth Street. This is an insignificant amount of new daily trips based on the existing traffic utilizing these roads.

A new cul-de-sac will be constructed to provide vehicular access to the proposed residential lots. This road will be constructed in accordance with the Carson City Development Standards, Division 12 – Transportation. There are two points of access available for public and emergency vehicles to serve the new parcels. The first access point is via Hells Bells Road. The second access point of access is East Fifth Street via Marsh Road..

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

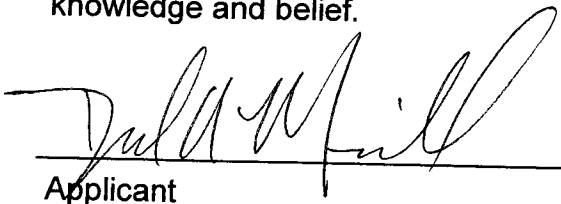
The project will result in a total of 4 (four) residences in an area that already provides for school bus service. The rezoning and proposed housing should have minimum impact to the school district based on the present school population and the number of students this development would add.

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 re-zone 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?

There are two points of access available for emergency vehicles to serve the new parcels. The first access point is via Hells Bells Road. The second access point of access is East Fifth Street via Marsh Road. Due to the proximity to Fifth Street and direct access to Hells Bells Road, response time should be fairly short, although no specific times have been calculated. No additional means of access are proposed with this project, since two (2) separate roads serve the property.

ACKNOWLEDGEMENT OF APPLICANT

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


Applicant

12/28/07
Date

NO.	DATE	BY	CHK	APP.

TR STATE SURVEYING, LTD.
 425 EAST LONG STREET
 CARSON CITY, NEVADA 89706-2275
 (775) 887-9911 • FAX # 887-9911

TOPOGRAPHIC SURVEY
 A.P.N.'s 10-581-05 & 10-581-06,
 CARSON CITY, NEVADA

REVISIONS AND RECORD OF ISSUES

PROJECT NO.
 07518.01.04

DATE: _____
 CHECKED: _____
 DESIGNED: _____
 DRAWN: _____

REVISIONS AND RECORD OF ISSUES

DATE: _____
 BY: _____
 CHECKED: _____

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SURVEYORS CERTIFICATE

I, CHARLES 'KEN' HAMURA, A PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 27381, DO HEREBY CERTIFY THAT THIS PLAN
 AND THE SURVEY ACCURATELY SHOWS THE RESULTS OF A
 SURVEY OF THE PROPERTY DESCRIBED HEREON, AND THAT SAID SURVEY
 WAS COMPLETED ON DECEMBER 11, 2007.

CHARLES 'KEN' HAMURA
 NEVADA CERTIFICATE NO. 27381

DATUM

HAVD 88 (GEOID 03)

BASIS OF BEARINGS

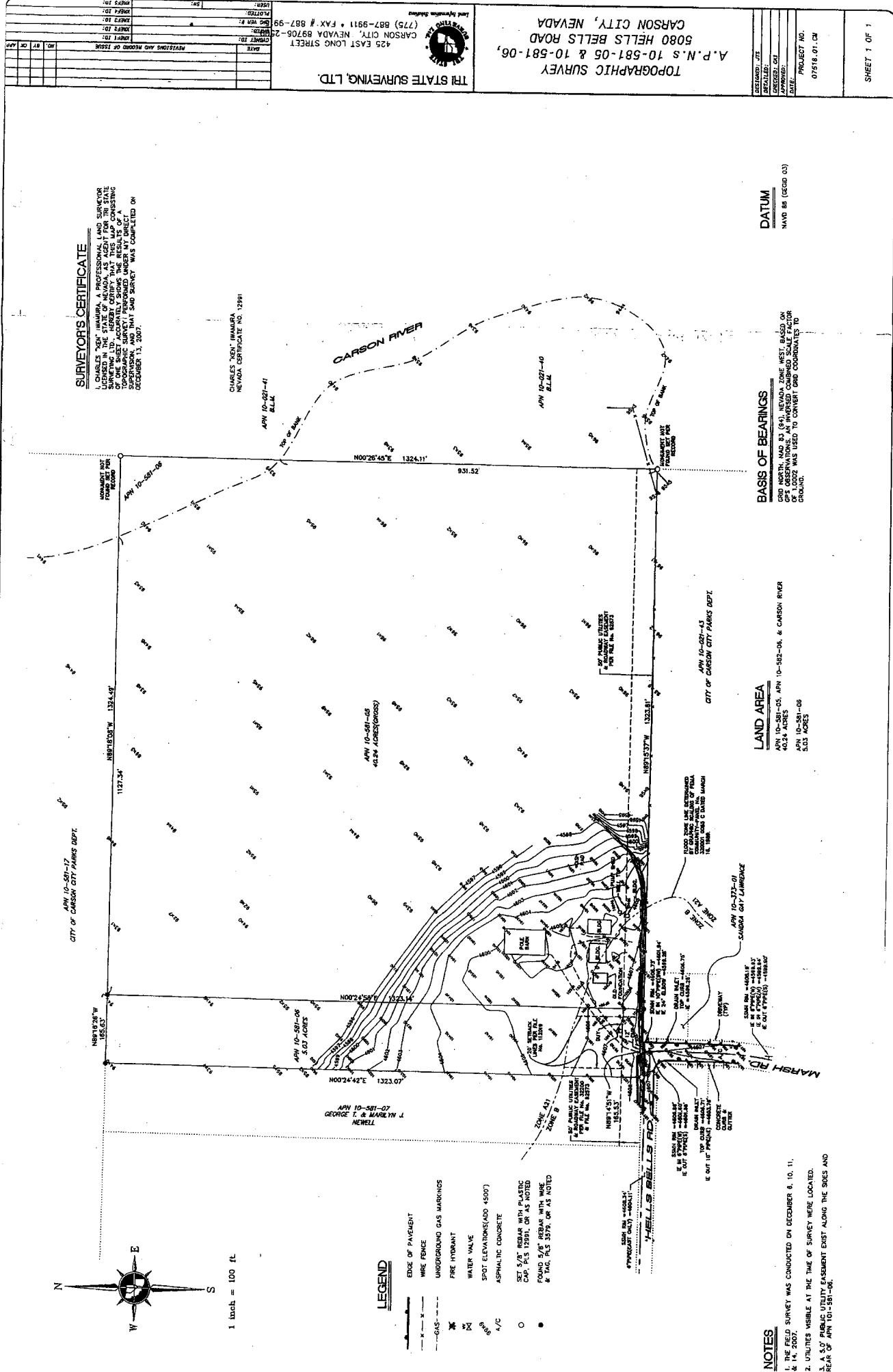
GEO NORTH, MAG. 83.1 (94), NEVADA ZONE WEST BASED ON
 GPS OBSERVATIONS. AN INVERTED COMBINED SCALE FACTOR
 OF 1.0000002 WAS USED TO CONVERT GRID COORDINATES TO
 GROUND.

LAND AREA

APN 10-581-05, APN 10-582-06, & CARSON RIVER
 40.24 ACRES
 APN 10-581-06
 5.03 ACRES

NOTES

1. THE FIELD SURVEY WAS CONDUCTED ON DECEMBER 8, 10, 11,
 & 14, 2007.
2. UTILITIES VISIBLE AT THE TIME OF SURVEY WERE LOCATED.
3. A 3.0' PUBLIC UTILITY EASEMENT EXIST EAST ALONG THE SIZES AND
 REAR OF APN 10-581-06.

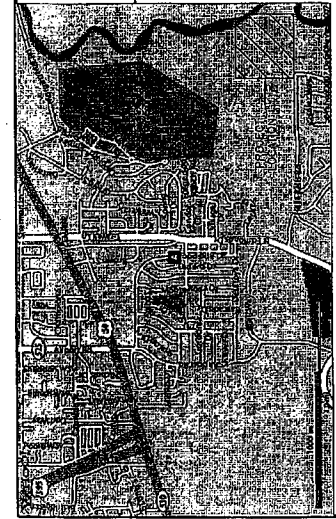
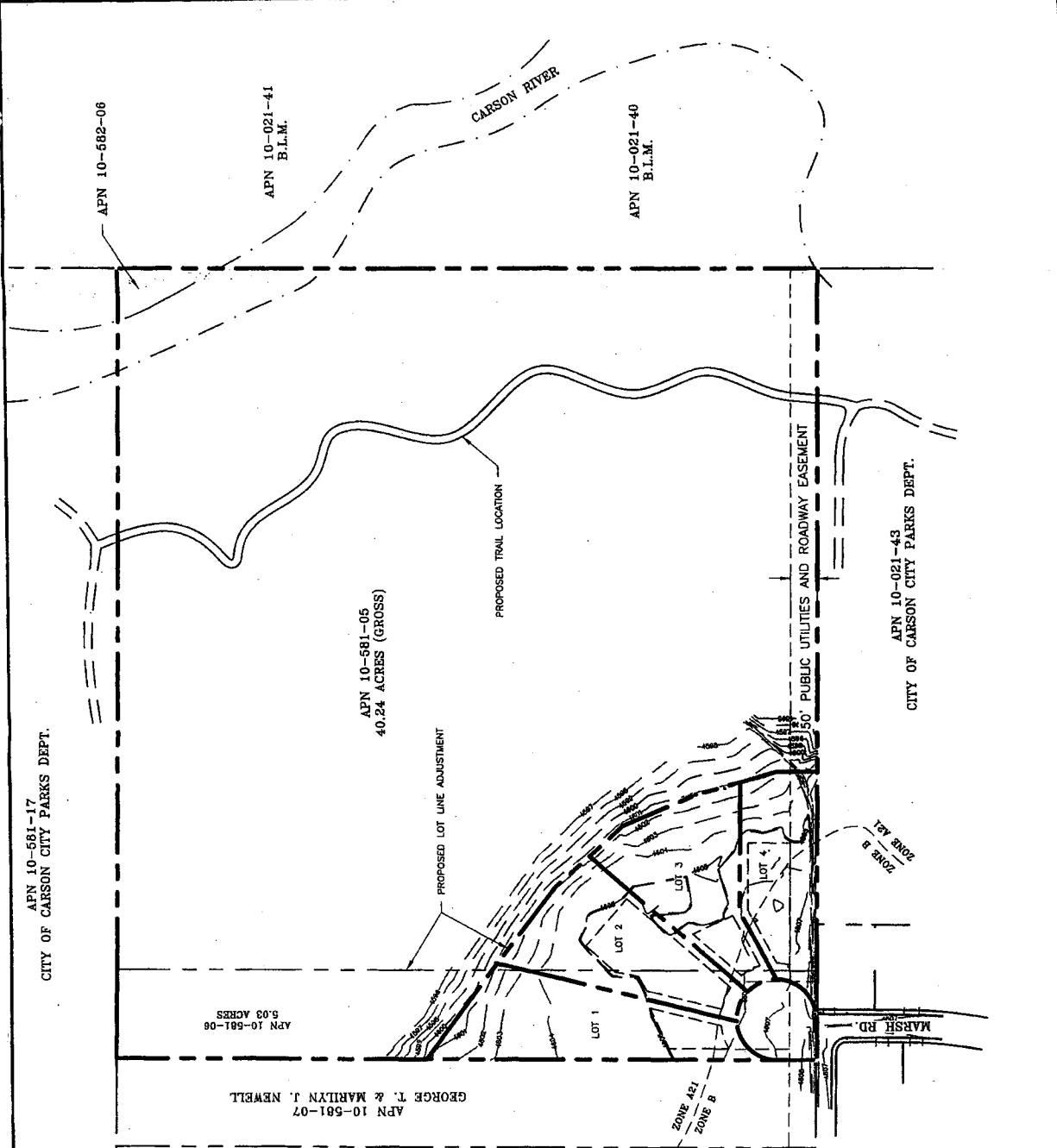


DATE	
REVISION	
NO.	
DATE	
REVISION	
NO.	
DATE	
REVISION	
NO.	

Palmer Engineering Group, Ltd.
 611 N. Nevada Street
 Carson City, Nevada 89705
 Phone (775) 884-4216
 Fax (775) 884-4216
 www.palmer-eng.com

WALKER WATER COMPANY
**PRELIMINARY
 PARCEL MAP**
 APN 10-021-06, 10-021-07 & 10-021-08
 APN 10-021-09, 10-021-10 & 10-021-11

SHEET NO. 1
 JOB # 070908
 DESIGN BY: MS
 DRAWN BY: AS
 CHECKED BY: MP
 DATE: 06/20/07
 FILE: 070908A.dwg



VICINITY MAP
 NOT TO SCALE




OWNER:

VIDLER WATER COMPANY
 3480 GS RICHARDS BLVD, SUITE 101
 CARSON CITY, NEVADA 89703
 PHONE: (775) 885-5000
 FAX: (775) 885-5005

Land Use Map

Legend


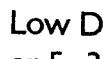
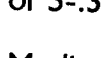

COMMERCIAL/EMPLOYMENT

-  Community/Regional Commercial
-  Neighborhood Commercial
-  Industrial




MIXED-USE

-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment



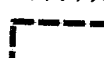


RESIDENTIAL

-  Rural Residential (5-20 ac/du)
-  Low Density Residential (0.2-3 du/ac or 5-.33 ac/du)
-  Medium Density Residential (3-8 du/ac)
-  High Density Residential (8-36 du/ac)

OPEN LANDS

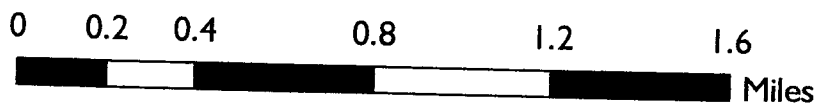
-  Public Conservation
-  Open Space
-  Parks and Recreation

OTHER

-  Public/Quasi-Public
-  Washoe Tribe
-  Specific Plan Area
-  Conservation Reserve (Private)
-  Planned Roadway Connection



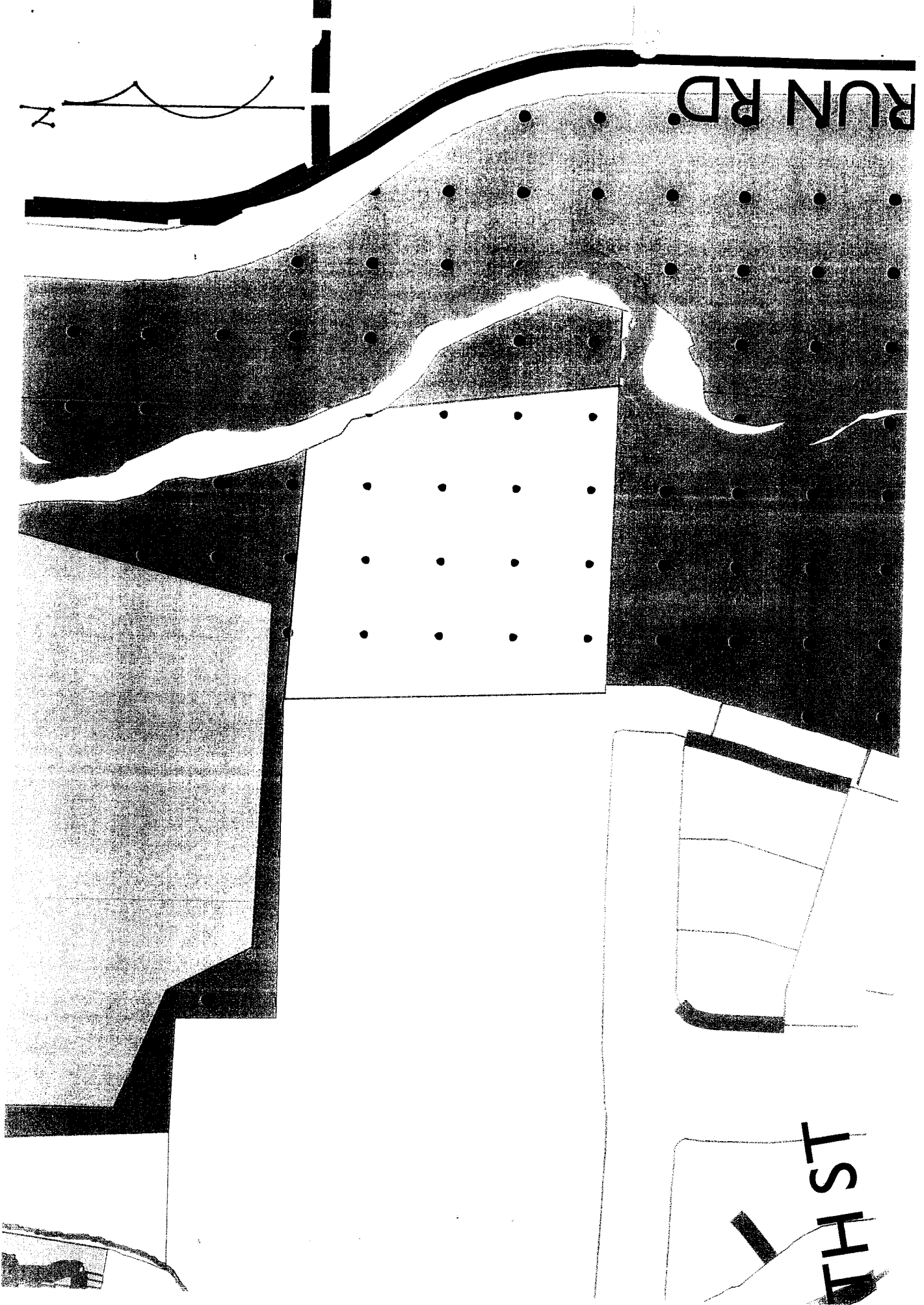
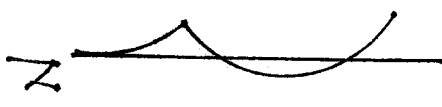
Adopted: April 6, 2006



Source: Carson City GIS, Carson City Assessor, TIGER, Clarion Associates
 Note: This map has been prepared for the City of Carson City for the purposes of the Carson City Master Plan. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated.

MASTER PLAN 4/6/06

RUN RD.



TH ST

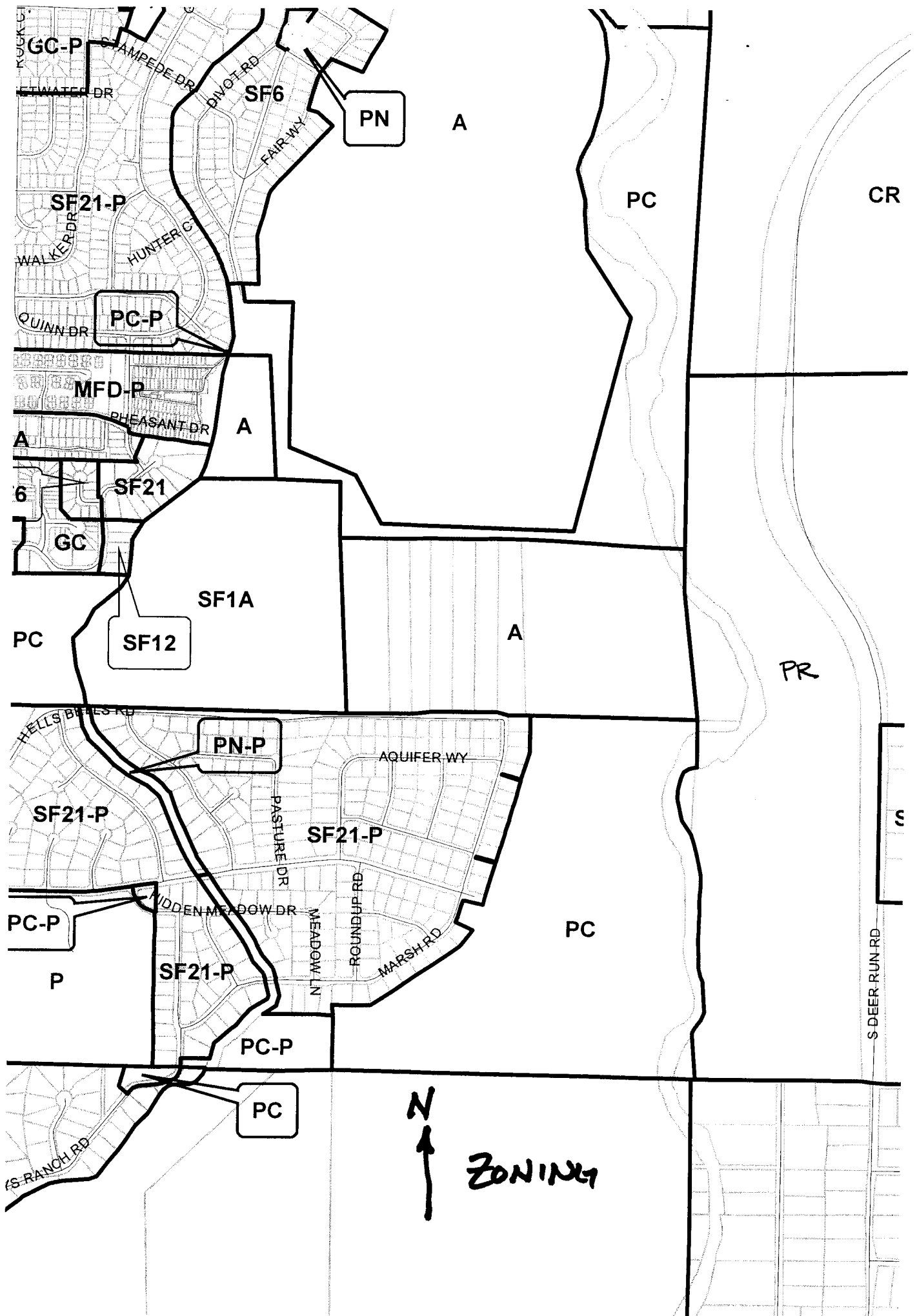


SERVICE DESIGN

LAND USE DEFINITIONS

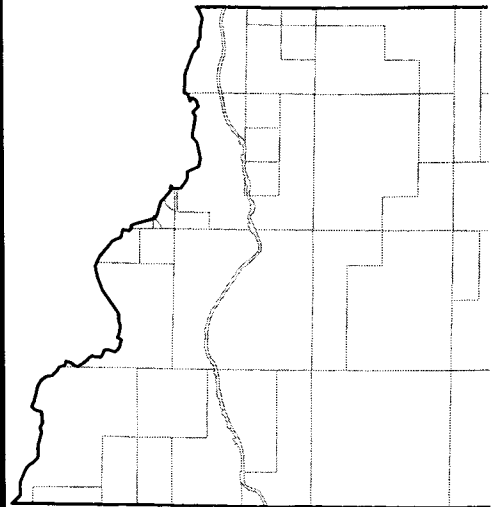
- OSR - OPEN SPACE/RECREATIONAL/RURAL RESIDENTIAL - 40 AC/DU
- AR - AGRICULTURE RESIDENTIAL - 10 AC/DU TO 40 AC/DU
- RR - RURAL RESIDENTIAL - 3 AC/DU TO 10 AC/DU
- SR - SUBURBAN RESIDENTIAL - 1 TO 3 AC/DU
- LDR - LOW DENSITY RESIDENTIAL - 1 TO 3 DU/AC
- MDR - MEDIUM DENSITY RESIDENTIAL - 4 TO 10 DU/AC
- HDR - HIGH DENSITY RESIDENTIAL - 10 PLUS DU/AC
- O - OFFICE
- NB - NEIGHBORHOOD BUSINESS
- C - COMMERCIAL
- I - INDUSTRIAL
- OSR/PR
- PN - PUBLIC NEIGHBORHOOD
- PC - PUBLIC COMMUNITY
- PR - PUBLIC REGIONAL
- RI - RURAL INDUSTRIAL
- WT - WASHOE TRIBE

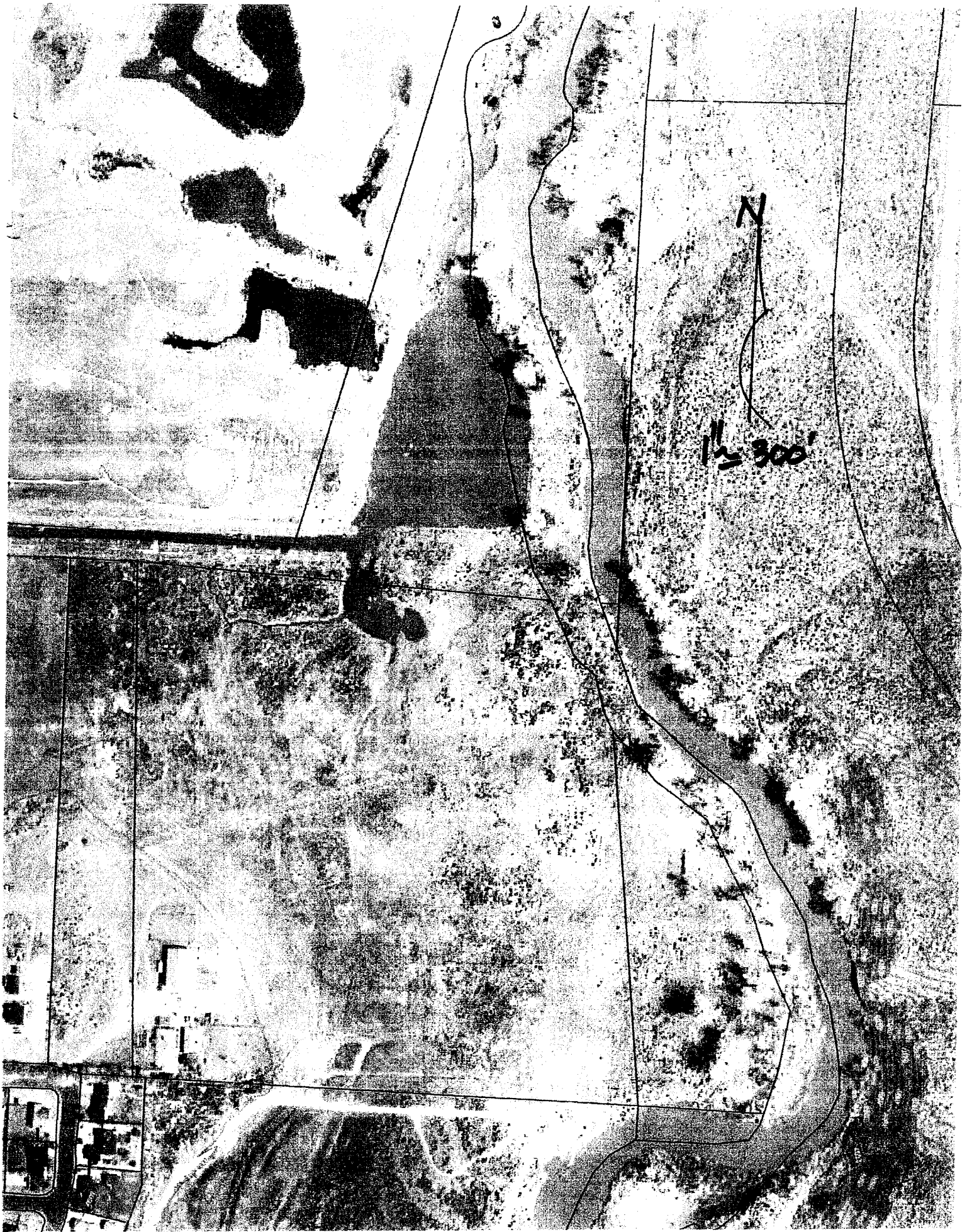
LAND USE PLAN 2/06



ZONING DESCRIPTIONS:

- A - Agricultural
- AIP - Airport Industrial Park
- CR - Conservation Reserve
- DT-MU - Downtown Mixed Use
- GC - General Commercial
- GI - General Industrial
- GO - General Office
- LI - Limited Industrial
- MFA - Multi-family Apartment
- MFD - Multi-family Duplex
- MH12 - Mobile Home 12000
- MH1A - Mobile Home 1 Acre
- MH6 - Mobile Home 6000
- MHP - Mobile Home Park
- NB - Neighborhood Business
- P - Public
- PR - Public Regional
- PC - Public Community
- PN - Public Neighborhood
- RC - Retail Commercial
- RO - Residential Office
- SF12 - Single Family 12000
- SF1A - Single Family 1 Acre
- SF21 - Single Family 21000
- SF2A - Single Family 2 Acre
- SF5A - Single Family 5 Acre
- SF6 - Single Family 6000
- SPA - Specific Plan Area
- TC - Tourist Commercial
- P - Planned Unit Development

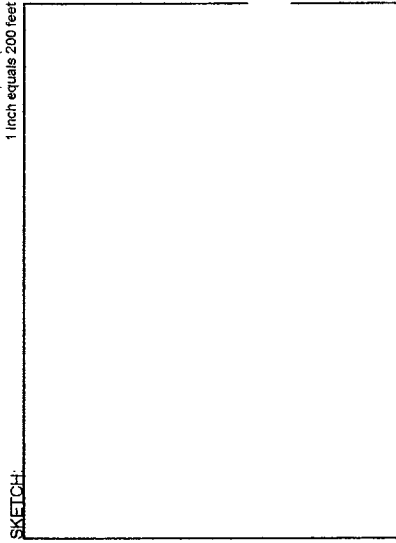






WATER

SKETCH:



NOTES:

Legend

- CARSON CITY FREEWAY
- V&T RAILROAD (PROPOSED)
- COUNTY LINE
- FIRE HYDRANT
- PRESSURE REDUCING VALVES
- FLUSH OUTS
- INTAKE
- REDUCERS
- TREATMENT PLANT
- BUTTERFLY VALVE
- GATE VALVE
- SINGLE CHECK VALVE
- WALLTS
- BOOSTERS
- BACK FLOW DEVICE
- AIR RELEASE VALVE
- WELLS
- WTRNK
- WATER LINES
 - PUBLIC
 - PRIVATE
 - STATE

CARSON CITY, NEVADA, HAS THE DISTRICT OF CARSON CITY REPRESENTATIVE AND LIABILITY IS ASSUMED AS OF THE DATE OF THE DATA.

May 03, 2006

CQ16	CR16	CS16
CQ17	CR17	CS17
CQ18	CR18	CS18

MAP PAGE: CR17

Photos flown in 2003



SEWER



1 inch equals 200 feet

SKETCH:

Blank area for sketching.

NOTES:

Blank lines for notes.

DATE: 01/11/2006
 COUNTY: NEVADA
 PROJECT: SEWER MAIN LAYOUT FOR THE CITY OF LAS VEGAS
 FOR ILLUSTRATIVE PURPOSES ONLY. THE CITY OF LAS VEGAS
 REPRESENTS NEVADA ENGINEERING ASSOCIATION'S LIABILITY AS ASSIGNED
 TO THE ENGINEER BY THE CONTRACT DOCUMENTS. THE CITY OF LAS VEGAS
 REPRESENTS NEVADA ENGINEERING ASSOCIATION'S LIABILITY AS ASSIGNED
 TO THE ENGINEER BY THE CONTRACT DOCUMENTS.

Mar 01, 2006

Legend

- FREEWAY
- COUNTY LINE
- SEWER ASSETS
- FORCE MAIN
- GRAVITY MAIN
- GRAVITY MAIN PRIVATE
- SEWER VALVES
- SEWER MANHOLE
- LIFT STATION
- DROP MANHOLE
- CLEANOUT

CP16	CO16	
CP17	CO17	CR17
CP18	CO18	CR18

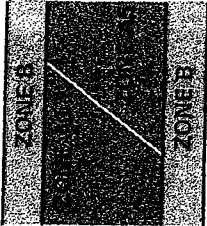
MAP PAGE: CR17

KEY TO MAP

500-Year Flood Boundary _____

100-Year Flood Boundary _____

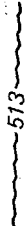
Zone Designations



100-Year Flood Boundary _____

500-Year Flood Boundary _____

Base Flood Elevation Line
With Elevation In Feet**



Base Flood Elevation in Feet
Where Uniform Within Zone**

(EL 987)

Elevation Reference Mark

RM7X

Zone D Boundary _____

River Mile

•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors

APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CARSON CITY
NEVADA
(INDEPENDENT CITY)

PANEL 85 OF 190
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
320001 0085 C

MAP REVISED:
MARCH 16, 1989



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CARSON CITY
NEVADA
(INDEPENDENT CITY)

PANEL 85 OF 190
(SEE MAP INDEX FOR PANEL LOCATION)

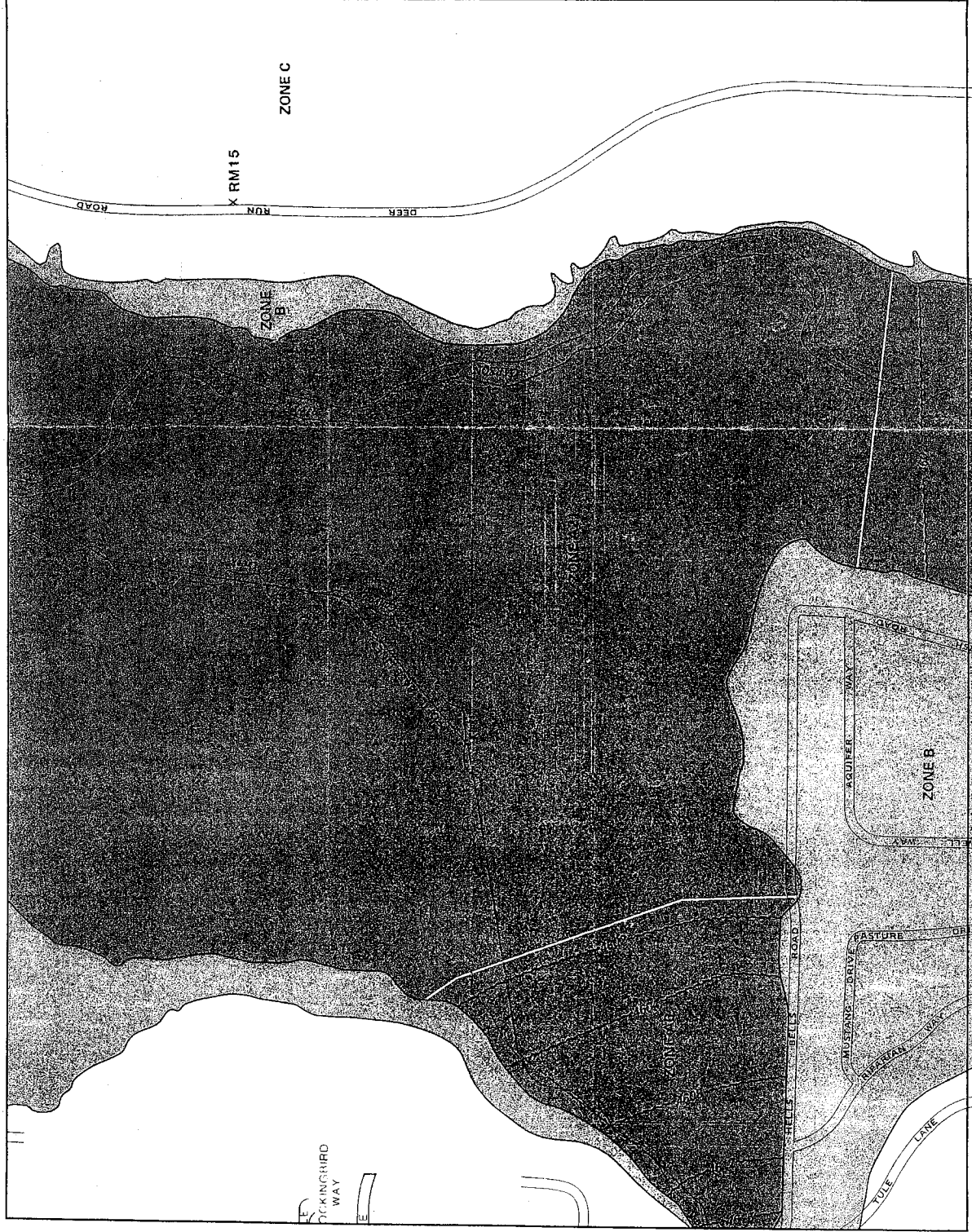
COMMUNITY PANEL NUMBER
320001 0085 C

MAP REVISED:
MARCH 16, 1989












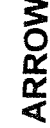










Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the map. For the most current information on the status of the National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov.



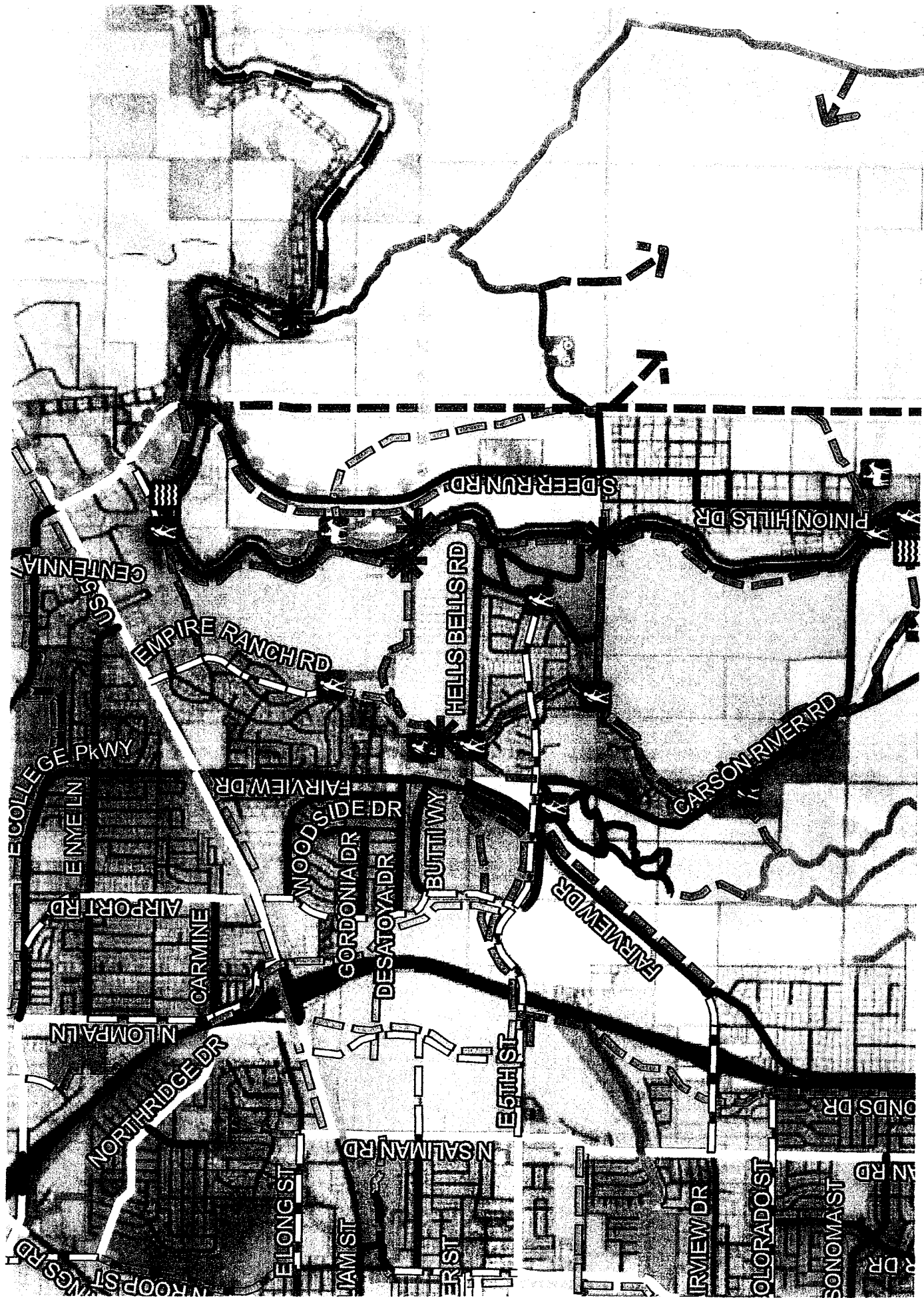
UNIFIED PATHWAYS MASTER PLAN

LEGEND

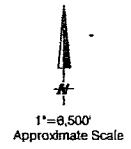
-  BUREAU OF INDIAN AFFAIRS
-  BUREAU OF LAND MANAGEMENT
-  CARSON CITY
-  STATE OF NEVADA
-  UNITED STATES FOREST SERVICE
-  WASHOE TRIBE LAND
-  STATE/ BLM/ USFS TRAIL
(approximate location of agency trails)
-  DESIGNATED OHV TRAILS
-  V&T RAILROAD ALIGNMENT
-  ARROWS INDICATE FUTURE TRAIL CONNECTIONS
-  TRAILHEAD FOR AQUATIC TRAIL
-  TRAILHEAD FOR OHV
-  TRAILHEAD WITH TRAILER PARKING
-  TRAILHEAD WITH PARKING
-  TRAILHEAD
-  AQUATIC TRAIL CLASS I
-  AQUATIC TRAIL CLASS III
-  PROPOSED CROSSING (AT GRADE)
-  PROPOSED CROSSING (BRIDGE)
-  V&T RAILROAD RECONSTRUCTION PROJECT SPECIFIC PLAN AREA



LAKE

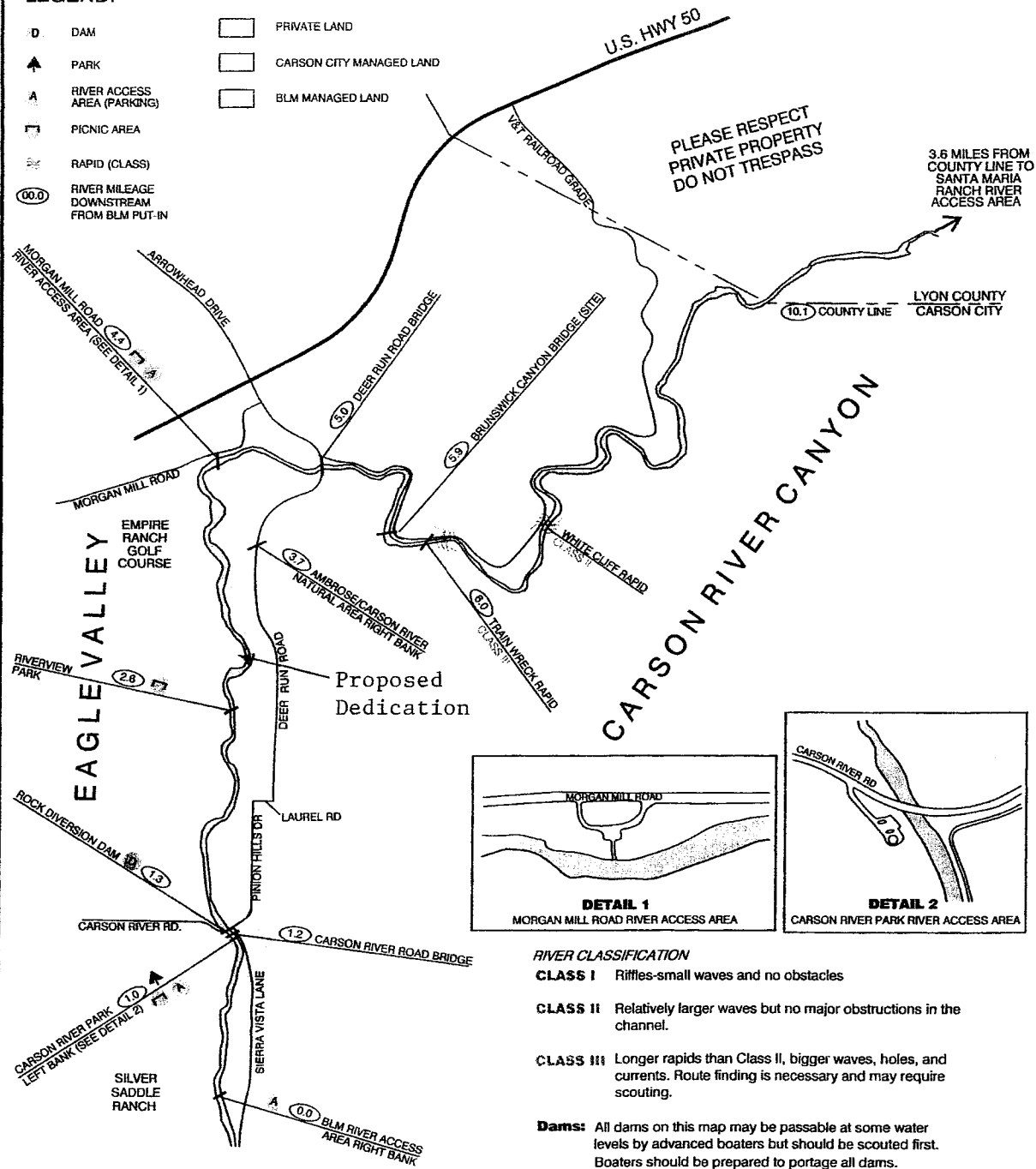


CARSON RIVER AQUATIC TRAIL MAP FOR CARSON CITY, NEVADA March 15, 2007



LEGEND:

- | | | | |
|--|--|--|--------------------------|
| | DAM | | PRIVATE LAND |
| | PARK | | CARSON CITY MANAGED LAND |
| | RIVER ACCESS AREA (PARKING) | | BLM MANAGED LAND |
| | PICNIC AREA | | |
| | RAPID (CLASS) | | |
| | RIVER MILEAGE DOWNSTREAM FROM BLM PUT-IN | | |



PLEASE RESPECT PRIVATE PROPERTY
DO NOT TRESPASS

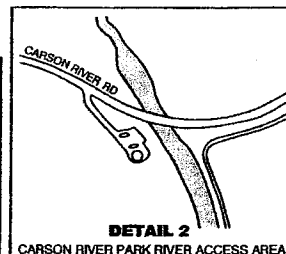
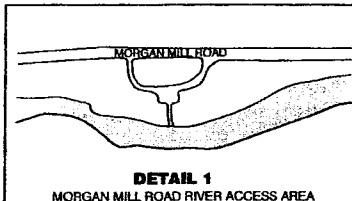
3.6 MILES FROM COUNTY LINE TO SANTA MARIA RANCH RIVER ACCESS AREA

LYON COUNTY
CARSON CITY

CARSON RIVER CANYON

EAGLE VALLEY

Proposed Dedication



RIVER CLASSIFICATION

- CLASS I** Riffles-small waves and no obstacles
- CLASS II** Relatively larger waves but no major obstructions in the channel.
- CLASS III** Longer rapids than Class II, bigger waves, holes, and currents. Route finding is necessary and may require scouting.

Dams: All dams on this map may be passable at some water levels by advanced boaters but should be scouted first. Boaters should be prepared to portage all dams.

Eagle Valley Class I/II Float 3.3 Miles

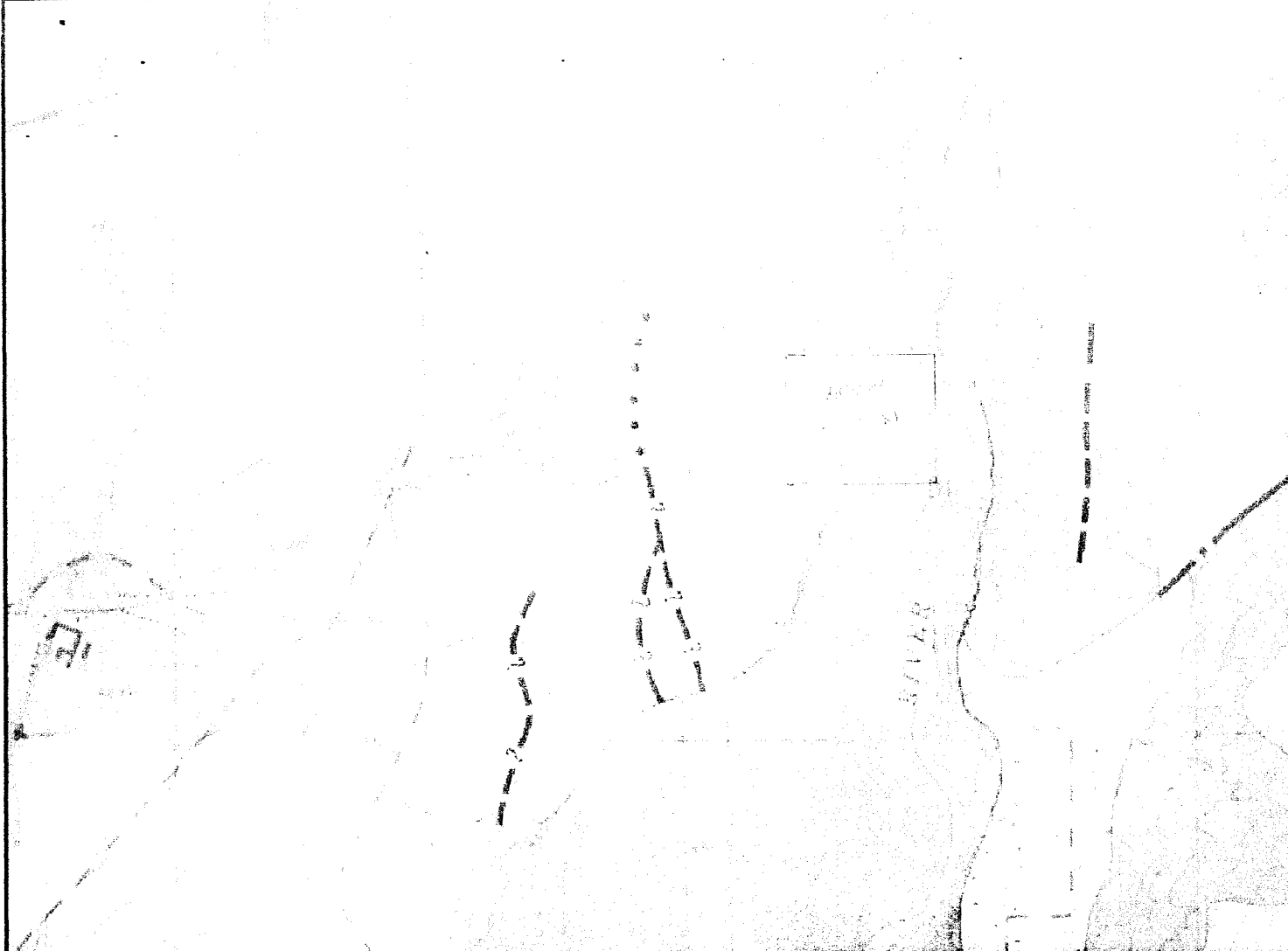
From Carson River Park to Morgan Mill Road River Access Area
One dam hazard appropriate for novice skills; canoes and kayaks; small rafts ok at higher flows. The minimum flow needed to comfortably boat this section is 500 cfs.

Carson River Canyon Class I/II Whitewater 9.3 Miles

From Morgan Mill Road River Access Area to Santa Maria Ranch
several dam hazards, Numerous Class II/III Rapids appropriate for intermediate to advanced skills; kayaks and rafts. The minimum flow needed to comfortably boat this section is 600 cfs.

Flow Information:
http://waterdata.usgs.gov/NV/NWISatw?site_no=10311000
Rapids on the Carson River are more difficult at higher water levels.
(above 1,500 cfs)

Prepared by Resource Concepts Inc. March 15, 2007



The hazards shown on this map are based upon current data available. Shaking characteristics are inferred from interpretations of geologic, sea level, velocity, soil, embankment, and groundwater information. Surface rupture patterns are inferred from generalized geologic and soils data using profile information.

These data are intended to be used only as a general guide and will be subject to change as more data become available.

Assessment of seismic hazard is a complex task and should be based on a detailed analysis of local conditions. Such assessments should be based on the most current available data.

- I Greater severity of shaking (depth to ground water less than 3 meters (10 ft). Shaking at water depths less than 3 meters is likely to cause liquefaction failure).
- II Moderate severity of shaking (depth to ground water greater than 3 meters (10 ft). Shaking may be an intermediate severity, but liquefaction failure is possible due to ground water levels up to 10 meters (30 ft).
- III The same severity of shaking (depth to ground water greater than 3 meters (10 ft). Shaking may be an intermediate severity, but liquefaction failure is possible due to ground water levels up to 10 meters (30 ft).
- IV Local severity of shaking (depth to ground water greater than 3 meters (10 ft). Shaking may be an intermediate severity, but liquefaction failure is possible due to ground water levels up to 10 meters (30 ft).

Vertical profile of the fault system shows the extent of the fault system and the depth to the ground water table. The profile is based on a cross-section of the fault system and shows the depth to the ground water table at various points along the profile. The profile is based on a cross-section of the fault system and shows the depth to the ground water table at various points along the profile.

POTENTIAL FOR SURFACE RUPTURE

As a result of the earthquake

- 1. **Highly likely** (15,000 years) (likely to be observed)
 - Low Pleistocene (approximately 10,000 - 15,000 years)
 - Mid to late Pleistocene (approximately 15,000 - 100,000 years)
- 2. **Fairly to well likely** (100,000 years) (likely to be observed)
 - Early to mid Pleistocene (approximately 100,000 years) (likely to be observed)

— Submarine or pre-submarine beds (with 5-10% but not 20-30% movement of post-Pleistocene age)

--- Unconsolidated fill

--- Fault: Pattern where concealed due to water approximately lateral. Ball on day, further risk.

John W. Bell and Dennis T. Trexler, 1979

Seismic hazard analysis for the... (text partially obscured)

Scale: 1:24,000

U.S. GEOLOGICAL SURVEY
 WATER RESOURCES DIVISION
 WASHINGTON, D.C. 20541

Prepared by John W. Bell and Dennis T. Trexler

Fire Flow Test Hells Bells & Marsh

Fire flow testing of 1500 gpm was applied to node J-7791, which corresponds to an area of the city on Marsh road just below Hells Bells rd. The run was done using the steady state base scenario, 2006 Max day model. Figure 1 below is a screen shot during a Non-fire flow scenario. Pressure at J-7791 was found to be 133.02psi

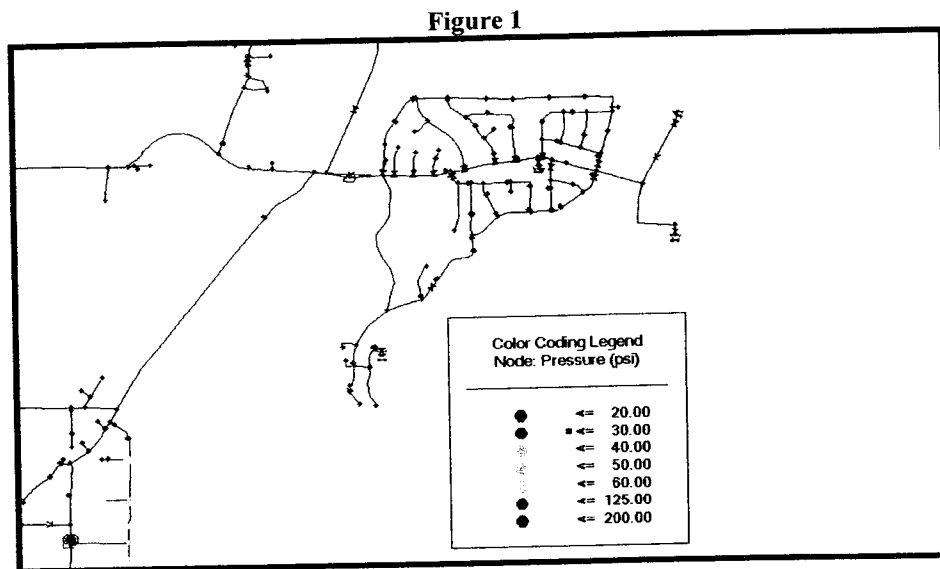


Figure 2 is a screen shot when an additional 1500gpm fire flow is applied to J-7791, which results in a pressure of 91.07psi. While the additional 1,500 gpm flow caused a drop of roughly 40 psi, the residual pressure of 91 psi is still well above the 20-psi minimum reserve pressure typically required at fire flow. This is due to the high starting pressure and the looping available in the 8-inch and 6-inch piping. Nearby wells 25 and 41 were operating in the model during the flow test, however the proposed 5th Street Pumping Station was not.

Figure 2

