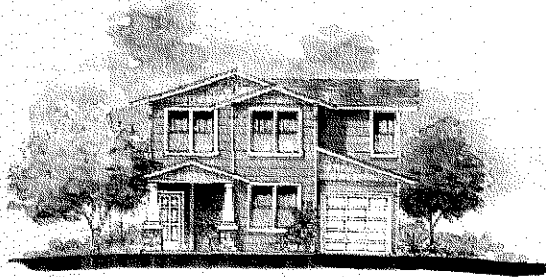


NEWPORT VILLAGE, A Planned Unit Development

Prepared for:

Ascend 2006, LLC

512 N. Division Street
Carson City, NV 89703



Prepared By:



Quad Knopf

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

JULY 19th, 2006

**Newport Village PUD
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- Sheet L1 – 24" x 36" Preliminary Landscape Plan

SECTION -1

Carson City Planning and Community Development
 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 - 06 -

ZONING MAP AMENDMENT

PROPERTY OWNER

Jeannette M. Jensen

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP

3860 E. Nye Lane, Carson City, NV 89706

SUBMITTAL PACKET

E-MAIL ADDRESS

N/A

PHONE #

(775) 882-1487

FAX #

N/A

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

Application Reviewed and Received By:

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

Ascend 2006, LLC c/o Northern Nevada Title (Jim Kiernan)

Submittal Deadline: See attached 2006 PC application submittal schedule

MAILING ADDRESS, CITY, STATE ZIP

512 N. Division Street, Carson City, NV 89703

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

PHONE #

(775) 883-7513

FAX #

(775) 887-5065

E-MAIL ADDRESS

jimk@nntc1.com

Project's Assessor Parcel Number(s)

008-192-69

Street Address

3860 E. Nye Lane

ZIP Code

89706

Project's Master Plan Designation

Medium Density Residential (MDR)

Project's Current Zoning

MH12

Nearest Major Cross Street(s)

College Parkway/Graves Lane

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

A Zoning Map Amendment request is being made to MH6, which would allow development of 43 single-family detached residences in a planned unit development on approximately 5.4 acres (see accompanying Tentative Map for a PUD application). The project includes 22 guest parking spaces and a minimum of 30% open space. The existing residence and associated structures would be removed. Land uses surrounding the project site include the Carson City Airport and single family residences.

PROPERTY OWNER'S AFFIDAVIT

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

Jeannette M. Jensen
 Signature

3860 E Nye
 Address

7-10-06
 Date

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

On July 10, 2006, Jeannette M. Jensen, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Leslie J. Wilder
 Notary Public

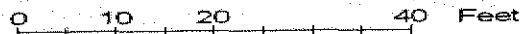


LESLIE J. WILDER
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No. 05-84294-2 - Expires February 3, 2009

SITE PLAN CHECKLIST

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

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



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

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

APPLICATION FOR A Zoning Map Amendment

WHAT IS ZONING?

Carson City is divided into land use categories called "zoning districts", or more commonly just "zones". Each zone is intended to establish the standards that are used to determine where buildings are placed on a lot, the types of development standards (parking, landscaping, and similar items), and what types of uses are allowed in the district. Each zone has a stated "purpose" that provides a broad guideline as to the intent of the zone. The specific requirements are listed in the Nevada Revised Statutes (NRS) and the Carson City Municipal Code (CCMC). Copies are available at the Community Development Department or the Carson City Library.

Zones (also called "zoning districts" or "districts") divide land into general land use categories. These categories include open space and rural areas, residential areas in various densities, commercial areas, industrial areas, and lands set aside for public uses.

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

The Master Plan land use map shows where in the City various zones are permitted. The Master Plan allocates both land uses and densities. The land use classification tells a property owner which category (residential, commercial, etc.) is allowed. The density tells the property owner how many residential dwelling units are permitted on an acre of land.

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

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

HOW DOES ONE CHANGE A ZONE?

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

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

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

If the Commission recommends approval or modified approval, the District Attorney prepares the text of the ordinance for a "first reading" by the Board of Supervisors. At the first reading, the Board considers the recommendation from the Planning Commission, the Planning and Community Development Department's staff report, and any public comments.

The Board then takes action on the first reading. The Board of Supervisors may approve the ordinance as recommended by the Planning Commission, it may modify the Commission's recommendation, or it may deny the Zoning Map Amendment. If the Board approves the first reading, the ordinance is then scheduled for a second reading. At the second reading, the Board takes final action to enact a change in the City's Municipal Code to approve your Zoning Map Amendment. When the Board takes its final action, the zone change does not go into effect until at least fifteen days after the date of the Board approval. This is required by State Law.

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

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

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

WHAT ARE THE "FINDINGS" THAT MUST BE SUPPORTED?

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

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

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

Here are the ways you can get the facts:

1. Review the goals listed in the Master Plan and identify those policies that support your proposal. The land use goals are attached to this application. You may want to either purchase a copy of the Master Plan, or review the copy in the reference section of the Ormsby Public Library on Roop Street.

In addition to the land use element, you may find other objectives or recommendations in the Master Plan's other elements. Review Recreation, Economic Development, Transportation, among others, to see if there are recommendations supporting your proposal.
2. Show on your plot plan and describe in writing, how you are planning to incorporate design, landscaping, or other features to protect the neighborhood from any potential adverse effects. Look at your proposal objectively. Try to consider what you would feel if you lived next door and someone were to be proposing this Zoning Map Amendment next to your business or home.
3. The more information you assemble before turning your project into the Planning and Community Development Department helps to ensure that there are few or no "surprises" when other departments and agencies look at your proposal.

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

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

PROPOSAL DOCUMENTATION

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

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

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

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

APPLICATION QUESTIONNAIRE

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

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). (1) The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a Zoning Map Amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

- I. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.
 - A. In reviewing the attached excerpt from the Carson City Master Plan concerning land use, determine which Goal (I, II or III) and which Policies are applicable to the proposal. Indicate the numbers (example: I.3 for Goal I, Policy 3; and so forth). Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

- II. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.
- A. Describe the land uses and zoning adjoining your property (for example: North: two houses; Single-Family One Acre, zoning; east: restaurant; Retail Commercial zoning, etc.).
 - B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.
 - C. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.
- III. That there is merit and value in the proposed development for the community as a whole.
- A. Explain the short range and long range benefit to the people of Carson City that will occur if your project is approved.
- IV. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, Development Engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
 - B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
 - C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
 - D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
 - E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

ACKNOWLEDGMENT OF APPLICATION

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

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

Applicant

Date



Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

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

Development Name: Newport Village, a Planned Unit Development

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed amendment:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed amendment:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed amendment:

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed amendment:

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

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed amendment:

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

Carson City Planning and Community Development
 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:

APPLICANT **PHONE #**
 Ascend 2006, LLC (Jim Kiernan) (775) 883-7513

TENTATIVE MAP FOR A PUD

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

MAILING ADDRESS, CITY, STATE, ZIP
 512 N. Division Street, Carson City, NV 89703

SUBMITTAL PACKET

See checklist.

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

Application Reviewed and Received By: _____

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

E-MAIL ADDRESS
 jefff@quadknopf.com

PC Date: _____

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

BOS Date: _____

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

REQUEST: In accordance with the provisions of Title 18 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at: **3860 E. Nye Lane**

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

Under the proposed MH6 zoning, the required modifications are as follows:

	Minimum lot area	Minimum lot width	Front setback	Side setback
Standard	6,000 sf	60'	20'	5'
Proposed	2,310 sf	42'	10'	0/10' (zero lot line)

Right-of-way width for streets is proposed to be less than 50' (~34'). The center to center spacing between driveways is proposed to be less than 50' (42'). The PUD periphery boundary setback is proposed to be less than 20' (10'). Rather than two off-street/garage parking spaces per unit, a tandem arrangement is proposed.

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

Ascend 2006 LLC

Applicant's Signature

Date

7-10-06

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

3860 E Nye

7-10-06

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

STATE OF NEVADA
 COUNTY *Washoe*

On *July 10*, 2006, personally appeared before me, a notary public, *Jeannette M Jensen*, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



LESLIE J. WILDER
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County

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

**CERTIFICATES REQUIRED FOR FINAL MAPS
(SUBDIVISIONS AND PLANNED UNIT DEVELOPMENTS)**

OWNER'S CERTIFICATE: (For Subdivision Plats Only)

This is to certify that _____ is/are the owner(s) of the tract of land represented on this plat, *that the undersigned is the duly approved corporate officer, and that the same is executed in compliance with and subject to the provisions of ***N.R.S. Chapter 278. That the streets, avenues and public places shown on this plat are hereby offered for dedication and that those accepted by Carson City are set apart to be used as public thoroughfares forever, that all easements shown hereon are dedicated as permanent easements for the stated purpose, I declare that I executed this certificate for the purpose stated herein, in witness where of, the undersigned has/have affixed his/their name. I consent to the preparation and recordation of the final map.

Owner's Name Date Owner's Name Date

OWNER'S CERTIFICATE: (For P.U.D. Plats Only)

This is to certify that _____ is the owner of the tract of land represented on this plat, and that the same is executed in compliance with and subject to the provisions of N.R.S. Chapter 278A. That the streets, avenues and public places shown on this plat are hereby offered for dedication and that those accepted by Carson City will be set apart to be used as public thoroughfares forever, a separate instrument will be recorded to dedicate the right of way accepted by Carson City within two months of the recording date of this map, that all easements shown hereon are dedicated as permanent easements for the stated purpose. I declare that I executed this certificate for the purpose stated herein, in witness whereof, the undersigned has affixed his name.

Owner's Name Date Owner's Name Date

State of Nevada)
Carson City) ss

Signed before me on this _____ day of _____, 200____, by _____.

Notary Public _____ My Commission Expires: _____

(OR)

(The Following Is A Certificate For An Acknowledgment In A Representative Capacity)

State Of _____)ss

County Of _____)ss

This instrument was signed before me on _____ (Date) By _____
(Name(s) of person(s) as _____ (Type of Authority, e.g., Officer, Trustee,
Etc.) of _____ (Name of party on behalf of whom instrument was
executed).

TITLE COMPANY CERTIFICATE

The undersigned hereby certifies that this plat has been examined, that any lien or mortgage holders are listed and that the developers offering said map are the last record title holder of the lands shown hereon.

Title Company Date By: _____

CITY ENGINEERS CERTIFICATE

I do hereby certify that I have examined the **subdivision shown on this plat, that it is substantially as it appeared on the tentative map & any alterations thereof, that all provisions of ***N.R.S. 278.010 to 278.630 & all local ordinances have been complied with & that this map is technically correct. A proper performance bond has been deposited guaranteeing that the monuments will be of the character and occupy the positions indicated within one year of the recording date of this map.

City Engineer

Date

PLANNING AND COMMUNITY DEVELOPMENT, AND PLANNING COMMISSION CERTIFICATE

This final plat has been examined and found to be substantially the same as it appeared on the tentative map approved by the Board of Supervisors on the _____ day of _____, 200____, and all conditions imposed upon its approval have been satisfied. The final map of the subdivision shown hereon was reviewed by the Planning and Community Development Department on the _____ day of _____, 200____.

Planning Commission Chairman

Date

Planning and Community Development Director

Date

BOARD OF SUPERVISORS' APPROVAL (For Subdivision Plats Only)

All provisions of N.R.S. ***278.010 to ***278.630 inclusive and all local ordinances have been complied with, and this final plat is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 200____.

By: _____
Mayor

Attest: _____
City Clerk

Board of Supervisors' Approval (For P.U.D. Plats Only)

All provisions of N.R.S. 278A.010 to 278A.590 inclusive and all local ordinances have been complied with the tentative map was approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 200____.

By: _____
Mayor

Attest: _____
City Clerk

(To be placed directly below Board of Supervisors certificate) The Right-of-Way accepted by Carson City is as follows:

DIVISION OF WATER RESOURCES CERTIFICATE

This final map is approved by the Division of Water Resources of the State of Nevada Department of Conservation and Natural Resources concerning water quantity subject to the review of approval on file in this office.

Division of Water Resources

Date

SURVEYOR'S CERTIFICATE

I, _____ (name of surveyor), a professional land surveyor registered in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my direct supervision at the instance of _____ (Owner, Trustee, Etc.)
2. The lands surveyed lie within _____ (section, township, range, meridian and, if required by the governing body, a description by metes and bounds for any subdivision which is divided into lots containing five acres in area or less), and the survey was completed on _____
3. This plat complies with the applicable state statutes and any local ordinances in effect on the date that the governing body gave its final approval.

The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient number and durability. (OR)

4. The monuments depicted on the plat will be of the character shown and occupy the positions indicated by _____ (a day certain) and an appropriate financial guarantee will be posted with the governing body before recordation to assure the installation of the monuments.

Name of Surveyor

Registration Number and Seal

HEALTH DIVISION CERTIFICATE

This final map is approved by the Health Division of the Department of Human Resources concerning sewage disposal, water pollution, water quality and water supply facilities in accordance with Nevada Revised Statutes (N.R.S.). This approval predicates (Community, Individual) water supply and (Community, Individual) sewage disposal. Building permits for individual lots are subject to the Carson City Growth Management Ordinance.

Health Division

Date

UTILITY COMPANY APPROVALS

The easements shown on this plat have been checked and approved by:

Sierra Pacific Power Co.

Date

Nevada Bell

Date

Southwest Gas Corp.

Date

Charter Communication

Date

Carson City Utility Dept.

Date

CLERK/RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 200____, at _____m. in book _____, page _____ of the official records of Carson City, Nevada at the request of _____ and _____

Recording Fee: _____

File No. _____

Clerk/Recorder

TREASURER'S CERTIFICATE****

The undersigned hereby certifies that taxes have been paid for fiscal year 200_____

Treasurer

Date

The basis of bearing for this plat is:
Notes (if applicable)

1. These parcels are subject to Carson City's Growth Management ordinance and all property owners shall comply with the provisions of said ordinance.
2. A grading plan which conforms to the **Subdivision Master Grading Plan shall be submitted for each individual lot by the lot developer to the Carson City Building Department for approval prior to the issuance of a building permit.

* Use corporate officer for corporations only.

** When submitting maps for Planned Unit Developments, change Subdivision to Planned Unit Development.

*** When submitting maps for Planned Unit Developments, Change N.R.S. 278.010 to N.R.S. 278.630 and N.R.S. 278A.010 to N.R.S. 278A.590.

****In addition to payment of the fiscal year's taxes, N.R.S. 278.460 requires that the full amount of any deferred property taxes for the conversion of the property from agricultural use has been paid pursuant to N.R.S. 361A.265. Please contact the Carson City Assessor's Office for further information.

PUD Submittal Checklist

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Presubmittal conference held previous to submittal of Subdivision/PUD application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. 36 copies of Tentative Map (Folded 8-1/2 X 11). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 21 copies of Informational Booklet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fee payment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Application form completed. |

COMPLETE APPLICATION PACKET
 TIME OF TENTATIVE SUBMITTAL

Note: Digital data is required on a 3.5 floppy diskette (DWG or DXF format).

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

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

Yes No

22. An erosion control plan including stream protection, road drainage, erosion prevention, prevention of untreated discharge to streams, if applicable.
23. Solid waste provision.
24. Height, size, location and use of all structures, fences and walls are to be shown.
25. An indication of method of sewage disposal to be used and area of disposal.
26. A map showing a 100 year flood plan, as determined by recognized methods, for those areas subject to flooding; show earthquake fault lines through the proposed development with building setbacks from fault line as recommended by a geotechnical study.
27. The development shall be described by 40 acre subdivision, section, township and range.
28. Indicate master plan designation for the project.
29. A master plan for potential development of the property under the ownership or control of the developer in the area of the proposed development.
30. Location, dimensions of all vehicle parking and/or boat/RV storage areas, if applicable.
31. In the case of plans which call for development over a period of years, a schedule showing proposed time within which applications for final approval of all sections of the development are intended to be filed.
32. Shall prove that no tax is delinquent by placing a certificate signed by the city treasurer to this effect (NRS.278.349(5)) on the plat.
33. Traffic study stating average daily trips generated from the project.
34. A written document indicating the benefits of the development to Carson City, any adverse impacts which may arise from the development and the mitigation programs, and how the proposed development will enhance or benefit the surrounding areas and stating how dust will be controlled. Address how your project complies with the attached NRS278.349(3); addressing each section item by item.
35. Application complete _____ Date _____

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

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

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

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

OTHER REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS

<u>YES</u>	<u>NO</u>	
<u>X</u>	<u> </u>	Character materials, texture of the buildings and grounds (color perspective) and elevation perspectives of structures in relation to adjacent buildings shown and provided.
<u>X</u>	<u> </u>	The landscaping plan provided.
<u>X</u>	<u> </u>	The required modifications in Carson City's land use regulations (otherwise applicable to the subject property) provided.
<u> </u>	<u>N/A</u>	A master plan for the potential development of the property in the area of the proposed PUD which calls for development over a period of years shown.
<u> </u>	<u>N/A</u>	A schedule showing the proposed time within which applications for final approval of the sections of the PUD are intended to be filed provided.
<u>X</u>	<u> </u>	Other information as required by Carson City: <ol style="list-style-type: none"> 1. Minimum site area – 5 acres (unless modified by the Board of Supervisors). 2. Minimum number of units – 5 dwelling units. 3. Minimum periphery setback – 20 feet. 4. Maximum height of structures – 45 feet. 5. Parking standards – as required by Development Standards Division 2. 6. Open space requirement – 30% of gross area of site. Open space can be common or private areas. Private open space shall not constitute more than 25% of the total open space area. Open space shall not include streets (public or private), parking areas, storage, laundry or utility facilities, R.V. and boat storage areas, or areas covered by residential structures.

DEFINITION OF SUBDIVISION

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

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

DEFINITION OF DEVELOPMENT AGREEMENT

Carson City Municipal Code Chapter 17.08 states:

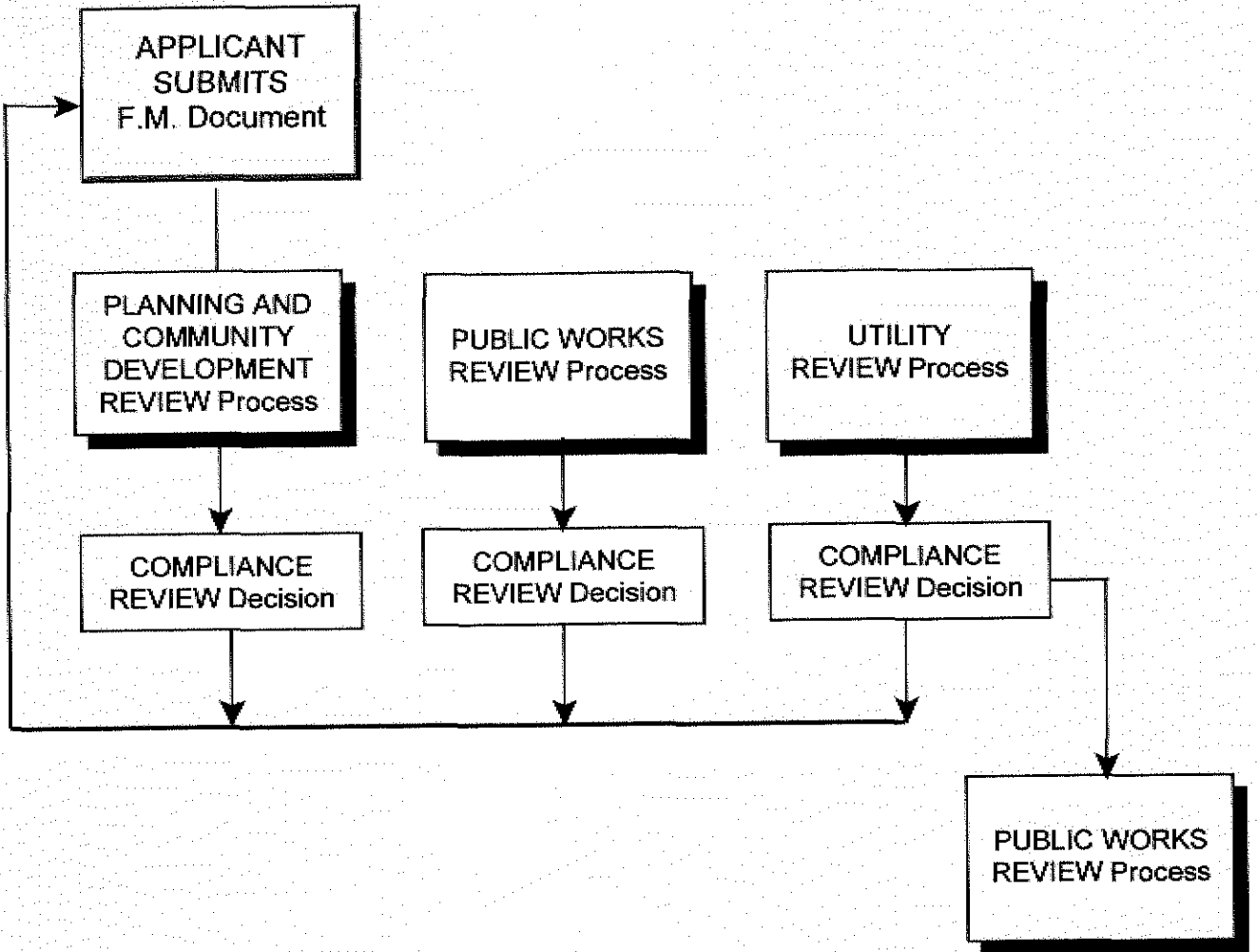
"17.08.005. Agreement concerning development of land. The board of supervisors may, upon application of any person having a legal or equitable interest in land, enter into an agreement with that person concerning the development of that land.

17.08.010. Contents of agreement.

The development agreement must:

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

FINAL MAP REVIEW PROCESS



UTILITIES

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

FIRE PROTECTION

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

ENVIRONMENTAL

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

STREET IMPROVEMENTS

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

FLOOD AND DRAINAGE

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

TRAFFIC

Main access road to site
Average daily traffic trips from development



Master Plan Policy Checklist

Conceptual & Tentative Subdivisions, PUD's & Parcel Maps

PURPOSE

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

Development Name: Newport Village, a Planned Unit Development

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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



CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

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

Carson City Planning and Community Development
 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:

CCMC 18.02

FILE # SUP- 06 -

SPECIAL USE PERMIT

FEES: \$1,200.00 MAJOR
 \$500.00 MINOR (Residential)
 + noticing fee

PROPERTY OWNER

Jeannette M. Jenson

MAILING ADDRESS, CITY, STATE, ZIP

3860 E. Nye Lane, Carson City, NV 89706

PHONE # (775) 882-1487 FAX # N/A

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

Ascend 2006, LLC c/o Northern Nevada Title (Jim Kiernan)

MAILING ADDRESS, CITY, STATE ZIP

512 N. Division Street, Carson City, NV 89703

PHONE # (775) 883-7513 FAX # (775) 887-5065

E-MAIL ADDRESS
 jimk@nntc1.com

SUBMITTAL PACKET

- Application Form
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 26 Completed Application Packets (1 Original + 25 Copies)
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

Application Reviewed and Received By:

Submittal Deadline: See attached 2006 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): 008-192-69	Street Address 3860 E. Nye Lane	ZIP Code 89706
---	---	--------------------------

Project's Master Plan Designation Medium Density Residential (MDR)	Project's Current Zoning MH 12	Nearest Major Cross Street(s) College Parkway/ Graves Lane
--	--	--

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)
 In accordance with Carson City Municipal Code (CCMC) Section: 18.07.070.3 and 18.04.6.5, or Development Standards, Division _____
 Section _____, a request to allow as a conditional use is as follows:

Action to consider a Special Use Permit to allow a model home/ on-site sales office and associated advertisement flags.

PROPERTY OWNER'S AFFIDAVIT

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

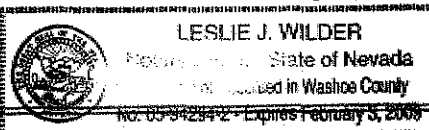
Signature: Jeannette M. Jenson Address: 3860 E NYE LANE Date: 8-1-06

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

STATE OF NEVADA
 COUNTY Washoe

On August 1, 2006, Jeannette M. Jensen, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Leslie J. Wilder
 Notary Public



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, Planning and Community Development Department personnel can help you make the above determination.

SITE PLAN CHECKLIST

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

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

0 10 20 40 Feet

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

Submit 26 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 26 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. **BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation A. Turn to "Exhibit A" at the back of this packet. Copy a goal and a Policy which supports your request, then write in your own words, how your request will meet that Goal and Policy. *Continue the process with as many Goals/Policies as you can find to support your request.*

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: north: two houses, Single-Family 12,000 zoning; east: restaurant, Retail Commercial zoning; west: undeveloped lot, Retail Commercial zoning; south: apartment complex, Retail Commercial zoning)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

iii. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

- iv. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.
- v. Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

- Explanation
- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?
 - B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Development Engineering for the required information.
 - C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to the Utilities Department for the required information.
 - D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact the Utilities Department for the required information.
 - E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?
 - F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Development Engineering, Regional Transportation, title report, or other sources).
 - G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
 - H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.
 - I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot; and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission and Board, please be sure to include this information.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews

PURPOSE

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

Development Name: NEWPORT VILLAGE, A PLANNED UNIT DEVELOPMENT

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?



Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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



- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

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

SECTION -2



Project Requests

This application includes the following requests for the Newport Village Planned Unit Development:

- A **Zoning Map Amendment** to allow a change from MH12 to MH6
- A **Tentative Map for a Planned Unit Development** to allow for a 43-unit single-family, non-phased, affordable/workforce housing development to be built on a ± 5.4 -acre site (including several modifications to Carson City's land use regulations as discussed below)

Project Location

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

Surrounding Land Uses

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

Project Background

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

Existing Site Conditions

The project site is currently developed with a single-family, one-story residence and two additional structures used for storage. The site is currently accessed off of E. Nye Lane by a gravel path that leads to the residence, which is currently occupied by the property owner. The rest of the property is non-irrigated land mainly consisting of native vegetation. To the north of the site, a sound wall curves around from the west for a distance of approximately 150 feet along the boundary line. Site photos are included on pages 3 and 4.



Quad Knopf

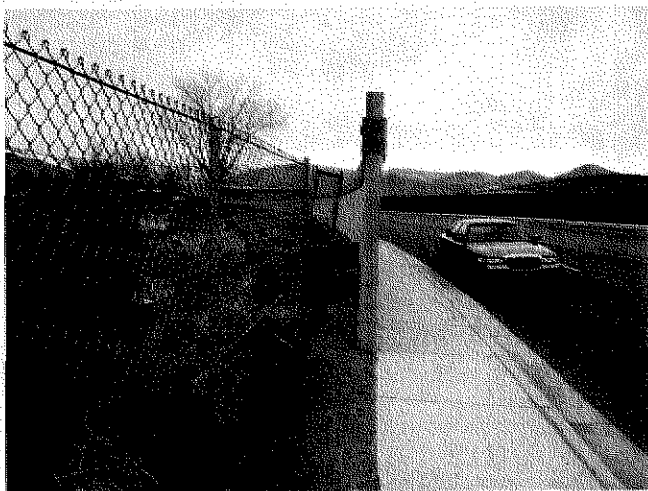
Vicinity Map
Newport Village
3860 E. Nye Lane
(APN 008-192-69)

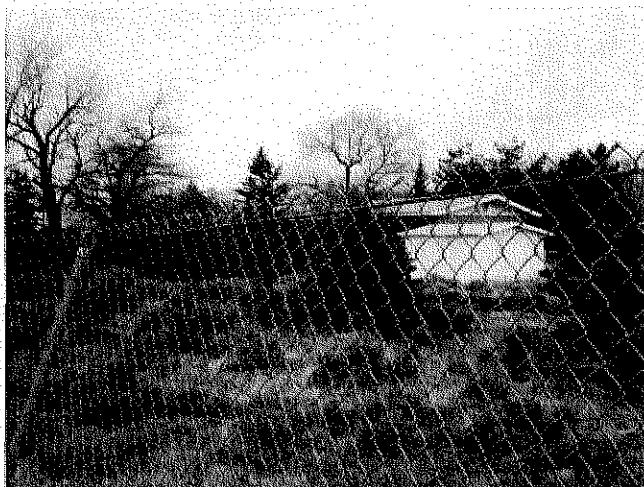
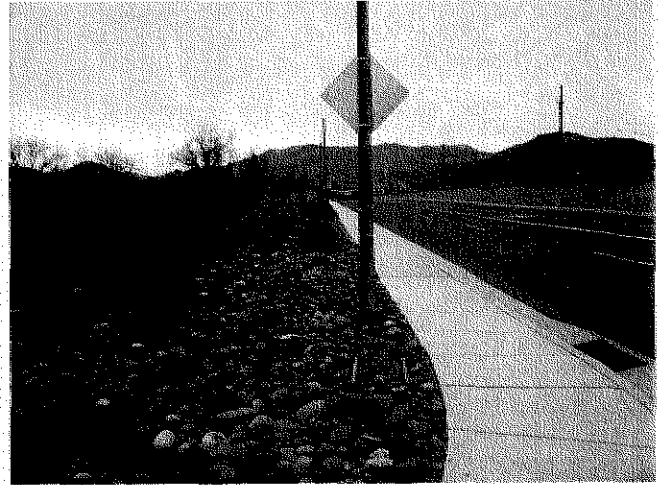
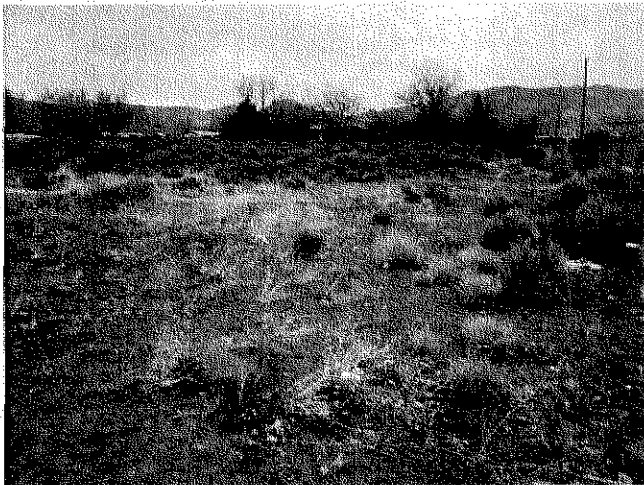
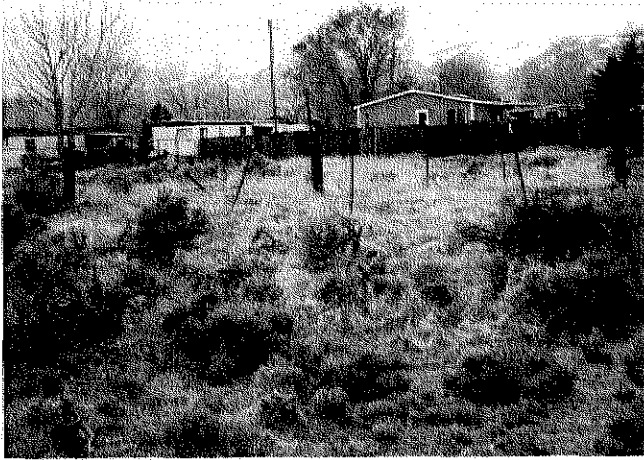


Project Site
Size = ±5.4 Acres
Present Zoning = MH12
Requested Zoning = MH6



Site Photos







Summary of Proposed Development

The project involves the construction of 43 single-family, detached, two-story homes targeted at affordable and workforce housing income levels. The homes are proposed to be three- and four-bedroom units (four models consisting of a 1206 s.f. 3-bedroom, 2-bathroom floor plan, a 1300 s.f. 3-bedroom, 2.5-bathroom floor plan, a 1460 s.f. 3-bedroom, 2.5-bathroom floor plan, and a 1637 s.f. 4-bedroom, 2.5 bathroom floor plan). [The applicant is requesting approval to build models and have a temporary sales office with marketing signage.] Parking is proposed to be accommodated in single-car garages and driveways in a tandem arrangement. As required, 22 guest parking spaces are included. Public streets with an ingress/egress off of E. Nye Lane and an "emergency only" access off of College Parkway will provide adequate access to and circulation within the site. Pedestrian circulation will be encouraged via placement of sidewalks throughout the development along with walking paths. The open space consists of native sagescrub vegetation and attractive, practical landscape elements distributed throughout the site, with particular emphasis near the project frontage along E. Nye Lane and the northern part of the site. A sidewalk along E. Nye Lane to connect to the existing sidewalk at College Parkway is being offered as well. On-site detention/retention is proposed near the entrance. The sound wall along College Parkway will be extended along the property line to short of the intersection with E. Nye Lane.

The following table provides a summary of the proposed project:

General Information

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

Project Specific Information

Proposed # of Homes:	43 (8 units/acre maximum permitted and proposed)
Maximum Height:	±22 feet
Guest Parking Spaces:	22 (minimum and provided)
Land Use %:	
Lot Area:	±51% (±2.75 acres)
Street/Parking Area:	±18% (±0.97 acres)
Common Open Space:	±31% (±72,834 s.f./±1.67 acres)
	(Open space including front and partial side yards is ±38%--±89,561 s.f.)



Affordable/Workforce Housing

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

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

The applicant proposes and will attempt to develop the project in a manner targeted toward the affordable/workforce housing price range (City staff advised that this range is currently approximately \$235,000 to \$280,000, with an average of about \$250,000). The project has been designed in order to accomplish this. In other words, increasing the density to 43 units, and reducing street widths, lot sizes, etc. should allow development of a project that is **feasible** and **marketable** to this oft-neglected segment of the community. The dramatic success of similar projects is testimony to this premise.

Geology/Geotechnical Issues

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

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



Drainage

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

Traffic/Access/Circulation/Parking

The primary ingress/egress will be located off of E. Nye Lane with a 45-foot right-of-way. A gated "emergency only" ingress/egress will be located on the southeast side of the property on College Parkway. This access will have a 20-foot driving surface comprised of turfblock or some other drivable surface and will be gated with a City-approved locking system. Both accesses satisfy the 125-foot centerline offsets from nearby intersections. As designed, the minimum stopping sight distance (250 feet) and line of sight distance (400 feet) for the emergency access are achieved.

Three public streets are proposed with 10 m.p.h. speed limits. The proposed right-of-way for the streets is 34 feet, including a 20-foot A/C section, standard curb and gutter of two feet on each side, and five-foot sidewalks. Minimum intersection curb radii of 25 feet are proposed to accommodate fire apparatus turning movements. All streets will accommodate two-way traffic and provide convenient, safe and efficient movement for vehicles and pedestrians alike. All pedestrian facilities will be designed to meet current City and ADA standards.

As per the Development Standards, each dwelling unit will have two parking spaces for the residents (one in the garage and one in the driveway in a tandem arrangement) and one space per two units for guest parking. There will be no street parking and all parking will be appropriately marked. The guest parking bays are strategically distributed throughout the site to provide convenient parking near intended destinations.

Sierra Transportation Engineers (STE) prepared a traffic study for the Newport Village project (see Tab 4: Project Reports). Trip generation rates were obtained from the Seventh Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual. For Newport Village, STE used Land Use: 210, which represents single-family detached housing. The project is expected to generate approximately 412 daily trips, with 32 in the AM peak hour and 43 in the PM peak hour. Based on Division 12 of the Carson City Development Standards, the number of trips generated is less than the 80 peak hour trips and the 500 daily trips thresholds for a full traffic engineering study.

Based on the proposed modifications necessary to accommodate the project as designed, STE made several recommendations to ensure adequate access, circulation, and safety:



- Because the internal roadways are less than the minimum 50-foot right-of-way, STE recommends that internal roadways satisfy design vehicle requirements as discussed in the latest version of the AASHTO, A Policy on Geometric Design of Highways and Streets, and appropriate Carson City standards.
- Sight distance at project and emergency accesses should be maintained to ensure a clear vision triangle.
- Sight distance at home driveways should be maintained to ensure a clear vision triangle. Because of the reduced distance between driveways, a clear vision triangle is imperative for safe driving operations (see Section 4.11 of the CC&R's).
- Parking should not be allowed on any internal roadways due to reduced right-of-way. Appropriate signage should be installed within the site. Signage should conform to latest MUTCD guidelines.
- Pedestrian ramps should be constructed to be compliant with Americans with Disabilities Act (ADA).
- Appropriate signage should be installed for pedestrian facilities within the site. Signage should conform to latest MUTCD guidelines.
- Appropriate striping should be installed for pedestrian facilities within the site. Striping should conform to latest MUTCD guidelines.

Lighting

Lighting within the development will be limited to down-lighting only to facilitate the dark skies concept with placement along the street frontages in accordance with Development Standards 12.14 to prevent off-site glare. Following the Roadway Lighting Solutions pamphlet from Sierra Pacific Streetlight Service, the project will incorporate standard utility streetlights and/or decorative utility streetlights as appropriate. It is anticipated that the lights will be owned and maintained by Sierra Pacific.

Landscaping

Foothill Associates prepared the preliminary landscape plan (see reduced version at Tab 3: Reduced Maps and Building Elevations and full size version in the map pockets). The project site will have approximately 31% open space; this number goes up significantly to 38% when the HOA-maintained front and partial side yards are included as private open space. Since the 20-foot wide emergency access is proposed to be constructed out of turfblock, it is included in the landscape calculations.

The open space consists of native sagescrub vegetation and attractive, practical landscape elements distributed throughout the site, with particular emphasis near the project frontage along E. Nye Lane and the northern part of the site. The project's open space areas include a tot lot and other recreational facilities (e.g., walking paths, benches, and barbeque/picnic area). The rear and side yards of each lot will have a six-foot wooden fence and be maintained by the residents. All other areas will be maintained by the HOA. It is the goal of



the landscape plan to provide the most efficient use of irrigation methods to maintain the native vegetation and new turf, trees, and shrubs.

Signs

Temporary project signage will be located on-site for marketing purposes and will be in accordance with Division 4 of the Development Standards. An entry monument sign is proposed near the intersection of College Parkway and E. Nye Lane to afford maximum visibility (see Preliminary Landscape Plan for location and concept elevation).

Utilities and Services

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

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

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

Mailboxes

We met with Tony Potts, the Carson City Postmaster, regarding specifications for and placement of cluster box units (CBU's). The CBU's are proposed on the north side of Islet Street. The CBU detail is included at Tab 5: Supplemental Information.

Bus Stop

We communicated with the Carson City School District regarding the potential requirement for a school bus stop to be incorporated into the development. According to an e-mail from Cathie Timmons at the District on May 5, the District already has one or two high school, middle school and elementary school bus stops within one block of the proposed development. According to a follow-up e-mail from Ms. Timmons on May 8, Mike Mitchell, Director of Operations, and Debbie Childers, Transportation Supervisor, discussed the proposed residential development and both agreed that there are sufficient bus stops adjacent to the project site such that there will not be a need for an additional bus stop inside the development.



Covenants, Conditions and Restrictions

The applicant has prepared a set of CC&R's, which have been included in this application under Tab 5: Supplemental Information. These CC&R's will be provided to each resident upon purchase of the home. Residents will be expected to follow the restrictions set forth in the CC&R's or be faced with penalties as outlined therein. As requested in the comments from the Planning and Community Development Department regarding the Generations (now Newport Village) Conceptual Planned Unit Development Map (CSM-06-080), the CC&R's address patio covers in the rear of the units (see Section 4.09) and all other requirements of Title 17 (Chapter 17.09) as appropriate.

Airport Proximity

We communicated with Yvon Weaver at the Carson City Airport Authority to advise her of the proposed development. Per guidance from Ms. Weaver, we met with Jim Clague (PBS&J), the airport's engineer, to discuss any potential airport-related issues in relation to the Newport Village project. Ms. Weaver informed us that an avigation easement would be a standard requirement (included at Tab 5: Supplemental Information), but she wanted Mr. Clague's input on physical requirements, which we discussed with Mr. Clague.

Specifically, the allowable distance from the centerline of Runway 27, the closest runway to the project site, is a function of building height. The computation is as follows: (building height x 7) + 125 = separation distance. For example, if a house was 40 feet tall, the closest it could be to the centerline of the runway would be 405 feet. As currently designed, that separation distance ends up in the open space at the north end of the project site. The proposed two-story homes are a maximum of approximately 22 feet tall, which would require a separation distance of 279 feet; in general, the separation distance between the proposed lots and the centerline of Runway 27 is much greater than 279 feet, so there is no issue. This requirement also applies to light poles and other vertical structures/objects, but nothing is proposed at this time that would be cause for concern.

Mr. Clague also suggested we submit FAA Form 7460, which informs the FAA about the proposed project and gives them an opportunity to let us know whether or not they have any comments/restrictions. We submitted FAA Form 7460 on June 27, 2006 (included at Tab 5: Supplemental Information) and have not received a response to-date.

Benefits

The proposed project will provide a benefit to the surrounding area by providing a quality affordable/workforce housing development that is generally consistent with surrounding land uses and zoning. The project could be considered as a way to beautify the neighborhood. Development of the proposed planned unit development will allow the site, which is currently under utilized, to be enhanced with a variety of quality homes. The project's building elevations and landscape design will enhance the visual quality and character of the area.



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

The applicant intends to provide a product that will allow first-time home buyers an opportunity to enter the market. Move-up buyers and the elderly would certainly be interested in the proposed product. [In fact, the adjacent resident who voiced his support is an elderly gentleman who said that this type of product would suit him well.] Provision of affordable and workforce housing is a short range and long range benefit to the people of Carson City, as evidenced by the City's strong support for increased housing opportunities at these income levels.

NRS 278.349(3) Considerations

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

- (a) This project complies with environmental and health laws. The Health Department indicated they have no objections to the project as submitted for the conceptual plan review. The project will connect to City-owned water and wastewater utilities. Best management practices will be employed during construction. Solid waste disposal is available through Capital Sanitation;
- (b) The project will connect to City-owned water utilities, and the water supply should meet applicable health standards and should be sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (c) All required utilities are available and accessible;
- (d) Since this is essentially an infill project, public services are available and accessible. The project will be served by Fremont Elementary School, Carson Middle School, and Carson High School. Adequate police protection is available as the site is within the boundary of Carson City. JAC public transit routes 2A and 2B are within the project vicinity. Centennial Park is located to the northeast of the property;
- (e) Conformity with the zoning ordinance and master plan are addressed in detail elsewhere in this narrative;
- (f) The project generally conforms to the City's standards with respect to streets, and specific modifications are addressed elsewhere in this narrative;
- (g) Project-generated traffic will have minimal impacts on the adjacent street network. Based on the conceptual plan review, the City did not require preparation of a traffic engineering and impact study. New streets are proposed within the subdivision that will be constructed by the developer;



- (h) The project site is outside of the 500-year floodplain (unshaded Zone X), has minimal slope, and has soils suitable for building;
- (i) Recommendations and comments from the conceptual plan review have been addressed and incorporated as appropriate. Recommendations of the parties reviewing the tentative map will be considered and addressed as appropriate; and
- (j) Fire protection services will be adequately provided to the site. As documented in the fire flow analysis conducted by the City (Tab 5: Supplemental Information), there is sufficient water pressure. Fire Station No. 2 is located on College Parkway at the Carson City Airport; the response time is approximately two minutes.

Zoning Map Amendment Request

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

Application Questionnaire

- I. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.

Please see the completed Master Plan Policy Checklist for Zoning Map Amendments (Tab 1: Applications and Checklists). The proposed Zoning Map Amendment is consistent with the following Master Plan policies:

1.1b—Urban Service Area

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

1.5d—Coordination of Services

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



2.1a—Range of Land Use Opportunities

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

2.1d—Land Use Friction Zones

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

3.3d—Floodplain and Hazard Area Development

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

3.3e—Geologic Hazards

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

Land Use Designation—Zoning

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

Land Use Designation—Location Criteria

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

4.3a—Open Space Master Plan

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

5.1j—Housing Mix

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



6.2a—Neighborhood Compatibility

9.3b—Compatibility of Infill and Redevelopment

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

- The project proposes 10-foot rear yard setbacks which, when combined with the substantial rear yards of the lots to the west along Dale Drive, provide substantial separation between the existing and proposed residences.
- A six-foot wood fence will be installed on the western property boundary in order to provide separation and screening between the existing and proposed residences.
- Garages are oriented internal to the development and away from the residences to the west.
- A walking path will direct residents to the southeast corner of the site away from existing residences and onto the existing sidewalk along College Parkway.
- The existing masonry wall along College Parkway will be extended along the eastern property boundary, which will likely reduce noise impacts on existing residences west of the project site.
- The existing drainage situation will generally be perpetuated and will be detained/retained on-site per City requirements, so the project will not result in adverse offsite drainage impacts.
- The project's open space areas include a tot lot and other recreational facilities (e.g., walking paths, benches, and barbeque/picnic area).

9.1a—Mix of Housing Types

The rezoning would allow for a mix of housing types and densities within the area—large single-family residences are located to the east, and the residences to the west and south are generally single-story manufactured housing. The project proposes two-story, single-family homes in a compact, higher density development pattern.

11.2b—Transit Supportive Development

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

12.1c—Section-by-Section Implementation

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



- II. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.

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

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

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

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

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

C. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.

The residential development to the south is located on land with the same zoning designation requested in this application (MH6). The proposed homes are single-family detached units like all of the surrounding residential uses, as compared to a townhouse, apartment, condominium or similar project. Development of the project and appurtenant improvements will result in improved conditions for residents in the area (e.g., sidewalk along E. Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values. The project could be considered as a way to beautify the neighborhood. In particular, the project's building elevations and landscape design will enhance the visual quality and character of the area. One adjacent resident, who owns the largest parcel bordering the project site to the west, has already voiced his support.

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

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

III. That there is merit and value in the proposed development for the community as a whole.

A. Explain the short range and long range benefit to the people of Carson City that will occur if the project is approved.

As discussed above, the project could be considered as a way to beautify the neighborhood, which is both a short range and long range benefit. Other related short range and long range benefits include the improved conditions for residents in the area (e.g., sidewalk along E. Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values. On a different note, provision of affordable and workforce housing is a short range and long range benefit to the people of Carson City, as evidenced by the City's strong support for increased housing opportunities at these income levels.

IV. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information provided (private engineer, Development Engineering, title report, or other sources). Describe how the proposed Zoning Map Amendment will not



adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

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

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

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

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

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

The roadways in the area are sufficient to serve the density that may occur from the rezoning. Based on the conceptual plan review, the City did not require preparation of a traffic engineering and impact study.

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

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



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

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

Tentative Map for a PUD Request

The applicant is requesting approval of a Tentative Map for a PUD for the Newport Village project, including the non-phased development of 43 single-family, detached homes (targeted at affordable/workforce housing income levels) and the demolition of the existing structures.

Tentative Map for a PUD Criteria Conformance

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

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

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

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



- c. A topographic map with contour intervals of two and one-half feet (2.5') for slopes of less than ten percent (10%) and five feet (5') for slopes of greater than ten percent (10%); the location of natural features, including trees, may be required, the proposed grading plan, a soils report including soils types, seasonal high-water table, and percolation rates; an erosion control plan including, if necessary, stream protection, road drainage erosion prevention, and prevention of untreated discharge into streams; and maps showing the one hundred (100) year flood plain for those areas subject to flooding and possible earthquake faults passing through the proposed development.

Topographic contours are shown on the grading plan. A Preliminary Geotechnical Investigation, which includes soils and water table information, was completed by Black Eagle and is included at Tab 4: Project Reports. Erosion control is addressed in the Conceptual Drainage Study included at Tab 4: Project Reports. No faults have been mapped on the property or were encountered during exploration of this site. FEMA has identified the site as lying in unshaded Zone X, hence outside of the 500-year flood plain.

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

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

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

Color building elevations are provided under Tab 3: Reduced Maps and Building Elevations. These color perspectives portray the character of materials and the texture of the buildings. The colored preliminary landscape plan also conveys a sense of the character and texture of the open space.

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



The location and size of common and private open space are shown on the site plan and preliminary landscape plan, and are further addressed in this informational booklet. The CC&R's, which are located under Tab 5: Supplemental Information, address ownership and maintenance of these areas (see Sections 2.06(c) and 4.10).

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

The required modifications in Carson City's land use regulations are addressed on page 21 below. The applicant does not own or control any other property in the area of the proposed development, so no master plan is included. This is intended to be a single-phase development, so no phasing schedule is included.

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

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

Tentative Map for a PUD Master Plan Conformance

The Newport Village PUD is in substantial conformance with the recently adopted Carson City Master Plan. Please see the completed Master Plan Policy Checklist for PUD's (Tab 1: Applications and Checklists).

Request for Modifications

Under the proposed MH6 zoning, the required modifications to Carson City's land use regulations are as follows:

	<u>Minimum lot area</u>	<u>Minimum lot width</u>	<u>Front setback</u>	<u>Side setback</u>
Standard	6,000 SF	60'	20'	5'
Proposed	2,310 SF	42'	10'	0'/10' (zero lot line)



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

- Right-of-way width for streets is proposed to be less than 50 feet (34 feet proposed).
- The center to center spacing between driveways is proposed to be less than 50 feet (42 feet proposed).
- The PUD periphery boundary setback is proposed to be less than 20 feet (10 feet proposed).
- Rather than two off-street/garage parking spaces per unit, a tandem arrangement is proposed (one car in garage, one car in driveway).

Justification for Requested Modifications

*17.09.005 Statement of Objectives for Planned Unit Developments. In order that the public health, safety and general welfare of the residents of Carson City be furthered in an era of increased urbanization, **growing demand for housing of all types** and desire for attractive commercial and industrial developments, there is enacted an ordinance controlling Planned Unit Developments. The purpose of the ordinance codified in this chapter, in addition to the above, is to **encourage more efficient use of the land** and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City.*

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

In keeping with Section 17.09.005, the project proposes a type of housing—single-family, detached units aimed at affordable/workforce income levels—that is in heavy (and growing) demand but relatively short supply. In order to accomplish this primary objective, it is important to minimize development costs by selecting a site that does not require extensive infrastructure investment, an infill site such as the proposed parcel. Perhaps more importantly, it is imperative to design a project that maximizes efficient use of the land. However, this critical land use efficiency maximization cannot be achieved without being afforded flexibility in land development regulations. In short, provision of 43 single-family, detached, affordably-priced units on this infill parcel could and would not be achieved without efficiently using the 5.4 acres by reducing minimum lot dimensions, setbacks, street widths, driveway spacing, and garage parking.



While this list of modifications to Carson City's land use regulations might, at first glance, appear to be substantial, careful consideration of the requested modifications in context should result in a determination that there is no jeopardy or substantive downside in affording the requested flexibilities. For example, the project proposes 10-foot rear yard setbacks which, when combined with the substantial rear yards of the lots to the west along Dale Drive, provide substantial separation between the existing and proposed residences. Zero-lot lines will actually result in increased side yard setbacks—10 feet between homes instead of five feet between homes and fences. In keeping with current planning and design practice, the reduced front yard setback results in house-forward instead of garage-forward design. Similarly, in keeping with current planning and design practice, the compact development pattern proposed—smaller lots, reduced driveway spacing and setbacks, narrower streets—should result in establishment of neighborhood character and living reminiscent of days gone by where people actually knew their neighbors and actually lived in their homes and neighborhoods instead of just existing there. Further, it is established and accepted that narrower streets help to reduce traffic speeds which, in turn, increases safety of the residents. Based on the above, it could reasonably be concluded that the requested modifications would actually result in an improved living environment for future residents of Newport Village than would otherwise be obtained through a development pattern conforming to a traditional or Euclidian land use planning approach.



ACKNOWLEDGMENT OF APPLICATION

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

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

William J. Lopez
Applicant

7/18/06
Date



Special Use Permit Request

The applicant is requesting approval of a Special Use Permit (SUP) for the construction of model homes and an on-site sales office for the Newport Village project. The model homes are to be located on Lot Numbers 18 & 19. As this is a single phase project, one of the models will serve as the temporary sales office and then be sold upon completion of the development. The parking for the models will be located to the east of the lots and will remain parking bays for the future development. The SUP is also requesting temporary signage for the model homes/on-site sales office as the developer anticipates flags will be used at the entrance of the site and at the model homes and sales offices. The flags will be temporary and be used as a way of potential buyers to recognize the structure.

Special Use Permit Application Questionnaire

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

- I. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Goal 6: Promote High Quality Development

6.1a- Durable Materials

Require the use of durable, long-lasting building materials for all new development.

The Newport Village Model Home will provide an example of the quality construction the development will contain as a whole. The materials will be long-lasting and durable and meet all construction standards for building a sustainable development. The model homes will be two (2) of four (4) available floor plans. (Please see attached renderings) The project signage is meant to enhance the property by providing an inviting sales environment.

6.1b- Neighborhood Design

Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features, as consistent with the land use policies contained in Chapter 3 of this Plan.

The model home will emphasize the intended look and feel of the new community. The building will incorporate the features that will be available for interested parties to explore. The floor plans available will



include the variety of building styles and colors available for purchase. The model home will incorporate the unique features of the project, such as tandem garages and landscaped front yards. The signage will consist of flagging used to draw attention to the on-site sales office and allow interested parties the ability to view an actual home prior to buying. This will provide the future residents a central location for all operations concerning the purchase of their future home.

6.1c- Variety and Visual Interest

Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.

The model homes will incorporate the visually interesting design the project promotes. The front yard will be landscaped to show appearance of the completed development. Sidewalks are provided through out the site. The models will enhance the buying experience for future residents.

6.2a- Neighborhood Compatibility

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

The location of the model home will give a distinct perspective of what the finished development will look like. The models placement will not interfere with the surrounding neighborhoods and will keep regular business hours. The buildings are designed to tie into the existing vertical and horizontal perspectives that already exist within the neighborhood.

II. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

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

- B. The model home will be not hurt the surrounding properties as it will be situated on a lot not directly interfering with the surrounding neighbors. The model home will be constructed in such a way as to minimize the noise, dust, and other construction interferences with the surrounding land uses. All uses are anticipated to be contained within the home involving the display of interior and exterior features and sales contracting.

The buildings will be used as a model home and will be the temporary sales office for the Newport Village Subdivision. The home will display typical amenities available to the future residents. Typical housing elements will be constructed and only the proposed project signage will designate the home as a sales office. The adjacent parking bays will be used for visitors. The average time spent at the house is unknown at this time and the average visitors per day will be determined upon demand.

The number of sales people on-site will be minimal, 1-2 persons and will be open based on demand. Intended hours of operation will be regular business hours; approximately 8-6pm. The model homes/on-site sales office will be used for the duration of the development and then sold upon completion and final sale of lots. The exact time frame is dependent on the market and is not known at this time.

- C. The model home will not be detrimental to the use or enjoyment of surrounding properties as they will be the first completed structures in this development. The models will be finished prior to the completion of the site, allowing the surrounding residents the opportunity to see what the future development will look like.
 - D. The model home will not affect pedestrian or vehicular traffic in a negative way. The models will use existing road developments for the project as well as parking bays that will be incorporated into the development. No additional walkways or traffic lights will be needed. Emergency response time will be as stated in the informational booklet upon first submittal
 - E. Short and long range benefits to the people of Carson City involve the generation of increased tax value of the properties to be improved by the construction of new homes in the neighborhood.
- III. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?
- A. The model home will have no impact on the Carson City School District or the Sheriff's office.



- B. The surface drainage will be compatible with that of the proposed residential impact. The homes will be built to the same specifications as that of the remainder of the development.
- C. The model homes will use less water than a normal residence and will not impact water supplies. It will be connected to existing pit setter for domestic water service.
- D. The model home will also contribute less sewer usage than an ordinary residence as it will be used as a temporary sales office.
- E. Regarding the model homes, no additional street improvements outside of those proposed for the development will be needed. The model homes will use the proposed streets and parking areas.
- F. All information related to completion of this packet is derived from proprietary sources.
- G. Outdoor lighting will be consistent with that of a normal development with in this site.
- H. Landscaping will be as described and outlined in the Landscape Plan for all residential lots.
- I. Parking for the model homes will be restricted to on-site parking only. Parking bays will be provided for the development that will be used for visitor parking during the construction of the site.

The following acknowledgment and signature are to be placed at the end of the response to the questionnaire prepared for the project.

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that if the permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's/Board of Supervisor's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Ascend 2006, LLC
[Signature]

Applicant

8-1-06
Date