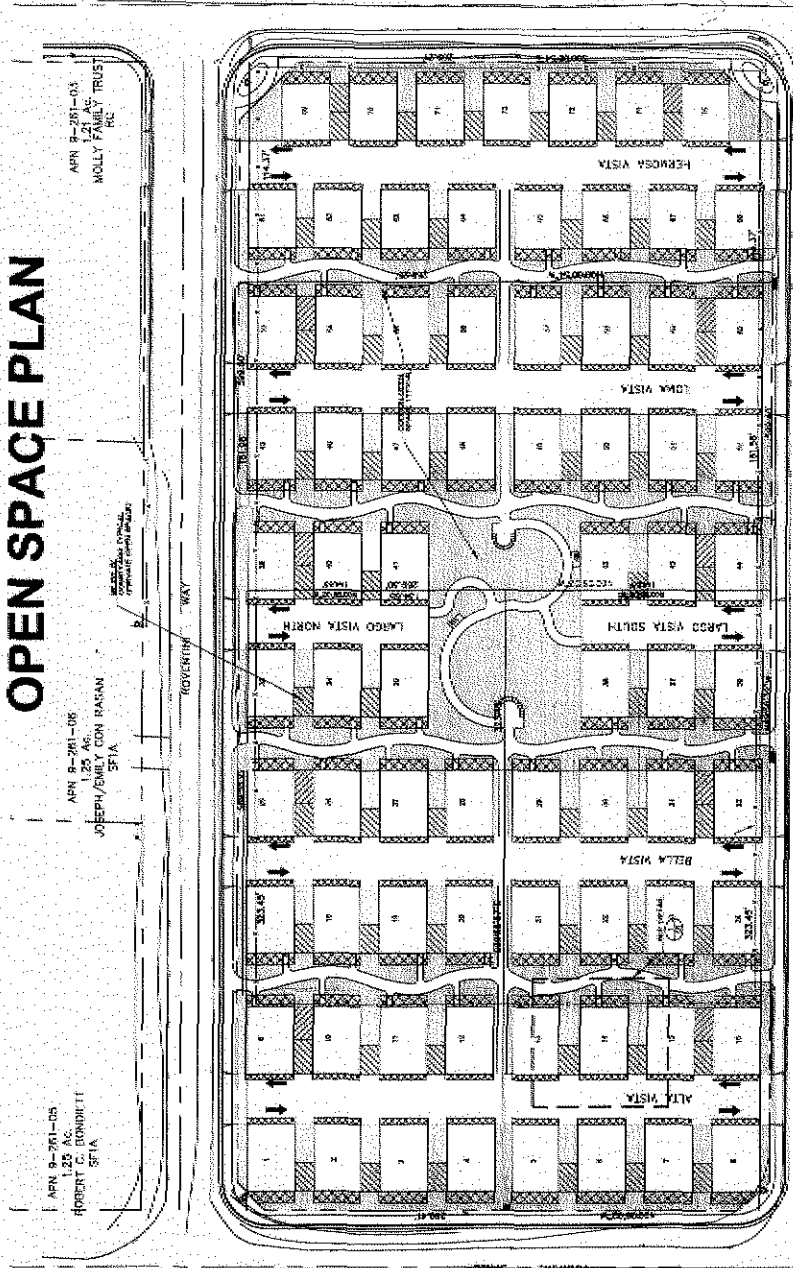


CLEAR VIEW RIDGE OPEN SPACE PLAN



TOTAL AREA - 167,413.58 (3.94 AC)

COMMON AREA

TOTAL AREA
RESIDENTIAL PARCELS
COMMON AREA
CORPORATE AREA

OPEN SPACE CALCULATION

TOTAL OPEN SPACE
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE
TOTAL OPEN SPACE

OPEN SPACE
TOTAL OPEN SPACE
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

PERCENTAGE OF OPEN SPACE

% OPEN SPACE
TOTAL OPEN SPACE
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

PERCENTAGE OF PRIVATE OPEN SPACE

% PRIVATE OPEN SPACE
TOTAL PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

LEGEND

- OPEN SPACE
- PRIVATE OPEN SPACE
- UNIT EXTENSIONS INTO OPEN SPACE (PORCHES, PATIOS, ETC.)
- CORPORATE AREA
- ALLEY

APR 9-261-05
ROBERT C. DONWIT
SFLA

APR 9-261-06
JOSEPH/EMILY CON RASAM
SFLA

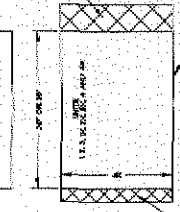
APR 9-281-03
MOLLY FRAYL TRUST
SFLA

APR 9-253-09
ERIC S. ALLSHOUSE
SFLA

APR 9-253-11
RAMON/CELESTY CONTRAL
SFLA

APR 9-253-10
GLADYS PETERSON TRUST
SFLA

APR 9-263-01
RAY CAVE TRUST
SFLA



COMMON AREA & OPEN SPACE DEFINITION

COMMON AREA IS DEFINED AS ANY AREA THAT IS NOT A RESIDENTIAL UNIT OR A PRIVATE OPEN SPACE AND IS NOT A PUBLIC OPEN SPACE. COMMON AREA SHALL INCLUDE BUT NOT BE LIMITED TO: PORCHES, PATIOS, BALCONIES, TERRACES, STAIRWAYS, ELEVATOR SHAFTS, MECHANICAL ROOMS, STORAGE ROOMS, AND OTHER AREAS THAT ARE NOT RESIDENTIAL UNITS OR PRIVATE OPEN SPACES. OPEN SPACE IS DEFINED AS ANY AREA THAT IS NOT A COMMON AREA AND IS NOT A PRIVATE OPEN SPACE. OPEN SPACE SHALL INCLUDE BUT NOT BE LIMITED TO: COURTYARDS, PARKS, PLAY AREAS, AND OTHER AREAS THAT ARE NOT COMMON AREAS OR PRIVATE OPEN SPACES.

RECEIVED
SEP 07 2006
CARSON CITY
COMMUNITY DEVELOPMENT

AP 06-147
T PUB 06-146
2-PA-04-145

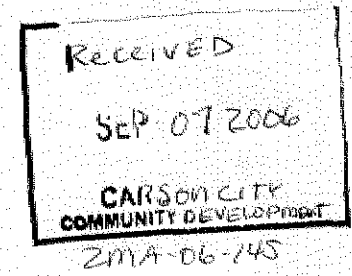


LUMOS ASSOCIATES
1000 S. WASHINGTON
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
WWW.LUMOSASSOCIATES.COM

ROYENTIN, LLC
CLEAR VIEW RIDGE
OPEN SPACE PLAN

DATE:	JULY 14, 2006
DESIGNED BY:	W. W.
CHECKED BY:	J. W.
DATE:	MAY 10, 2006

01



August 3, 2006

Mr. Walter Sullivan, AICP
Director Planning and Community Development
2621 Northgate Lane, Suite #62
Carson City, NV 89706

Re: Clearview Ridge TPUD 06-146 and AB 06-147

Dear Walt:

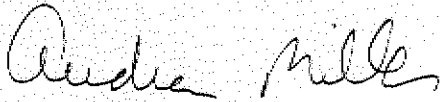
Per the staff comments received by Lumos and Associates, Inc. on July 27, 2006 for the above referenced applications, the following additional information is being provided:

1. Revised Open Space plan showing all open space and associated calculations (1 copy 24" x 36", 35 copies 11" x 17" and one 8 1/2" x 11"). Included with the open space plan is a lot detail showing the entire footprint of the residential units.
2. Revised Architectural elevations showing the total area of the building included within the lot (36 copies in color)
3. An erosion and control plan (36 copies 24" x 36" and one 8 1/2" x 11")
4. A supplemental justification for the abandonment application and copies of the records showing chain of title of the area subject to the abandonment request (26 copies)
5. A supplemental narrative including the following information (31 copies):
 - a. Description of process combining and subdividing all four parcels
 - b. Description of the PUES to be abandoned as part of the merger and resubdivision
 - c. Roventini LLC'S intent regarding model homes
 - d. Phasing schedule with dates for the project
 - e. Clarification for setbacks
 - f. Specific identification of variances requested
6. Revised site plan (36 copies, original in color, 24" x 36" and one 8 1/2" x 11")
7. Three copies of the overall site plan without landscaping or contours for Harvey Brotzman's use.
8. A CD containing submitted documents
9. 31 stamped envelopes
10. One check in the amount of \$3365.34 and another check in the amount of \$9.28.

I will forward the CD Rom with colored renderings in a couple of weeks. In all likelihood, we will have a Powerpoint presentation as well. I will make sure everything is included on this disc.

Thank you for your attention and consideration to this matter, and if you have any questions about the development, or if I can be of further assistance, please do not hesitate to contact me at amiller@lumosengineering.com, or call (775) 827-6111.

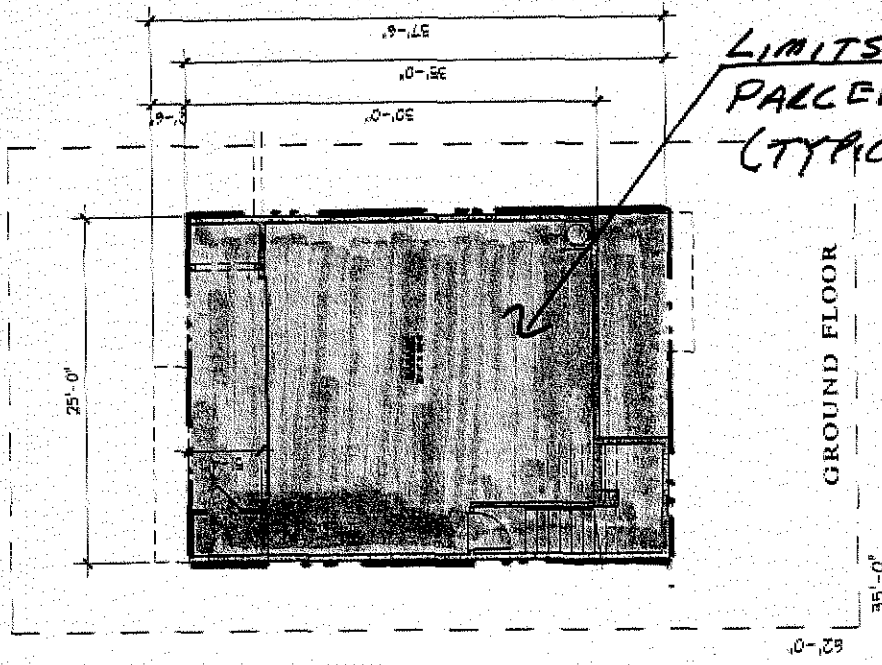
Sincerely,

A handwritten signature in cursive script that reads "Audra Miller".

Audra Miller, Senior Planner
Lumos and Associates, Inc.

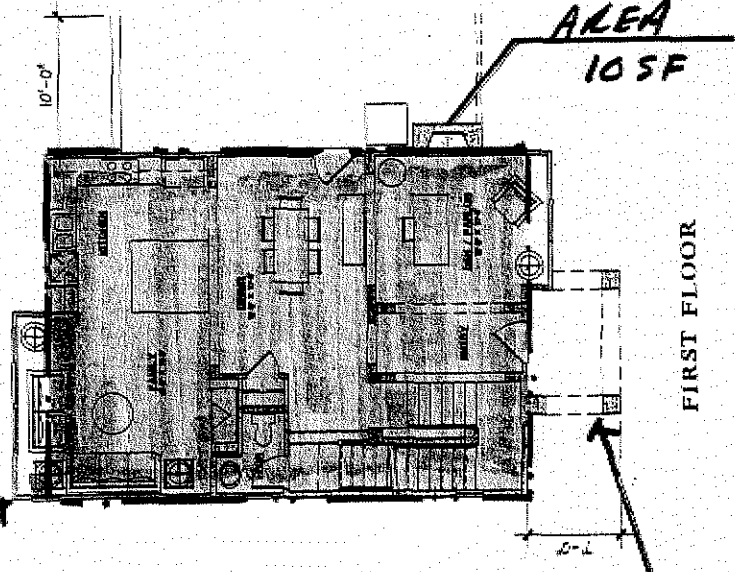
AM/
Enc.

cc: Ernesto Flores w/enc.
Mark Neuffer w/enc.
Randall Long w/enc.



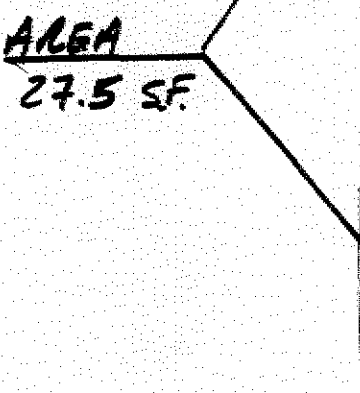
LIMITS OF
PARCEL
(TYPICAL)

GROUND FLOOR



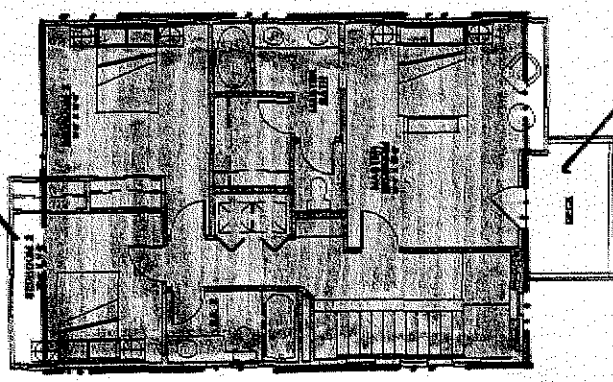
AREA
10 SF

FIRST FLOOR



AREA
27.5 SF

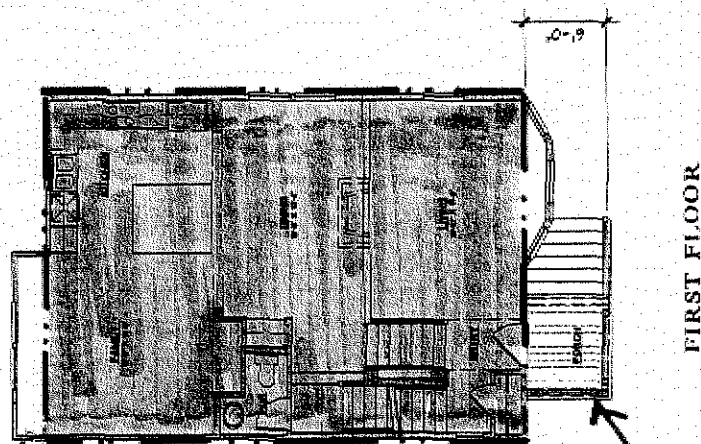
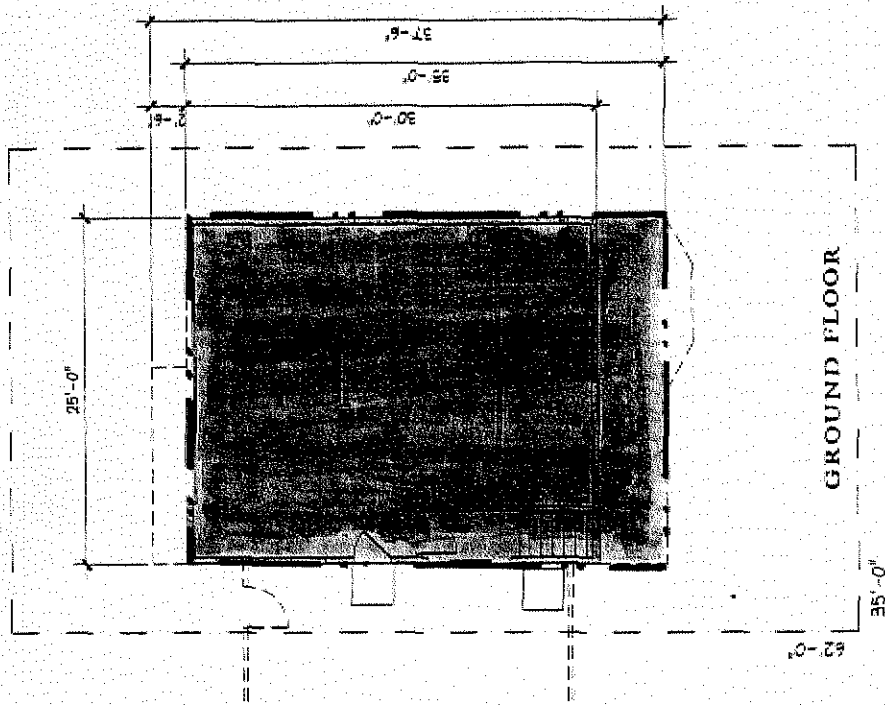
SECOND FLOOR



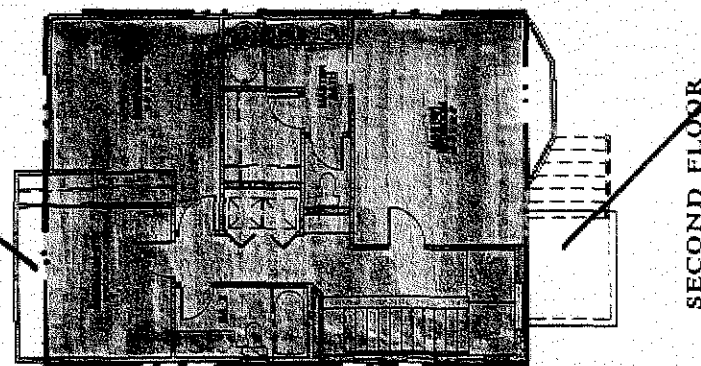
AREA
90 SF

PLAN 2X
1,838 Sq. Ft.

CLEARVIEW RIDGE
CARSON CITY, NEVADA



NO SIDEYARD EXTENTION INTO COMMON OPEN SPACE

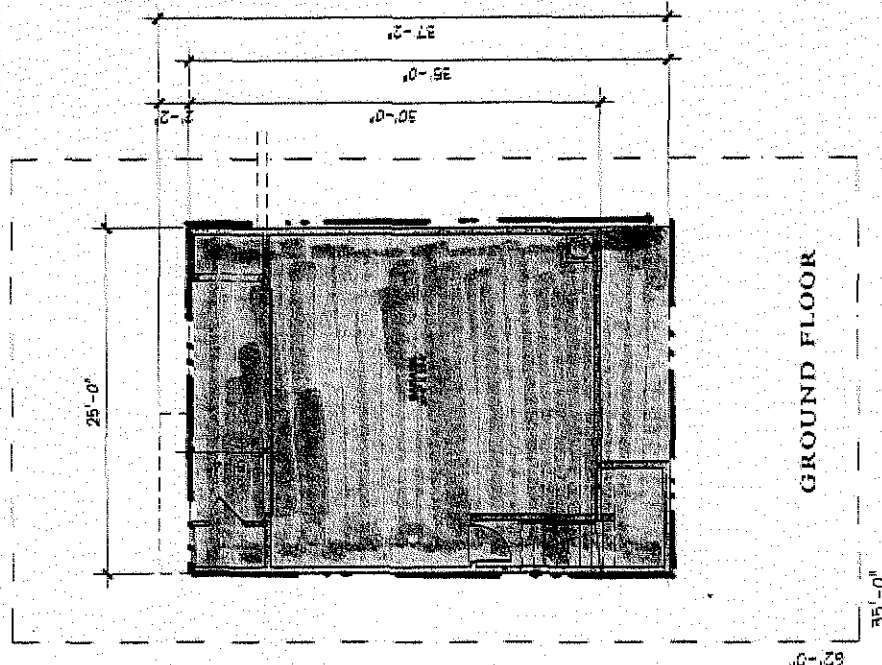
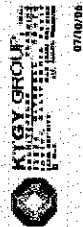


AREA
~~2.5~~
 $2.5 \times 11 = 27.5$

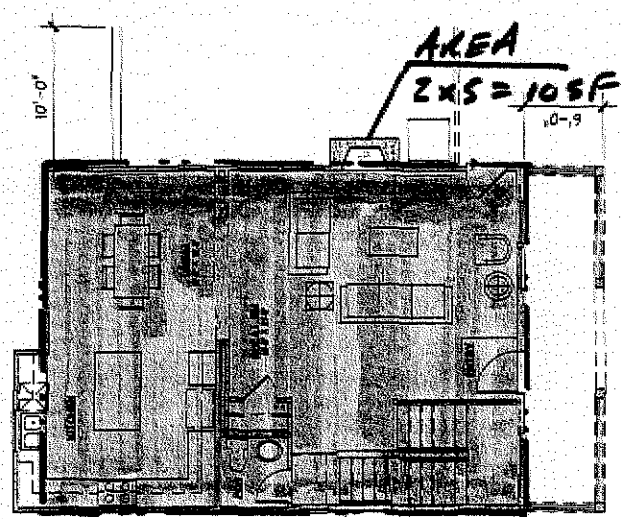
AREA
 90 SF

PLAN 2
 1,830 Sq. Ft.

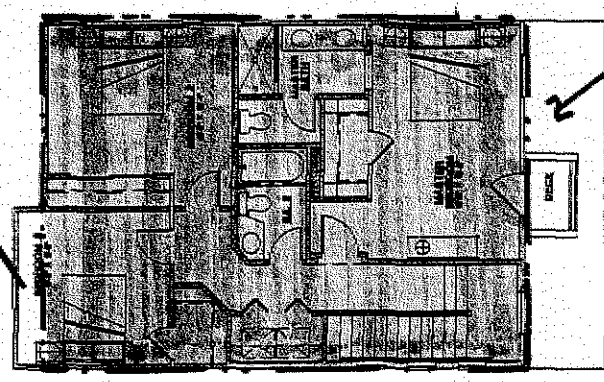
CLEARVIEW RIDGE
 CARSON CITY, NEVADA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

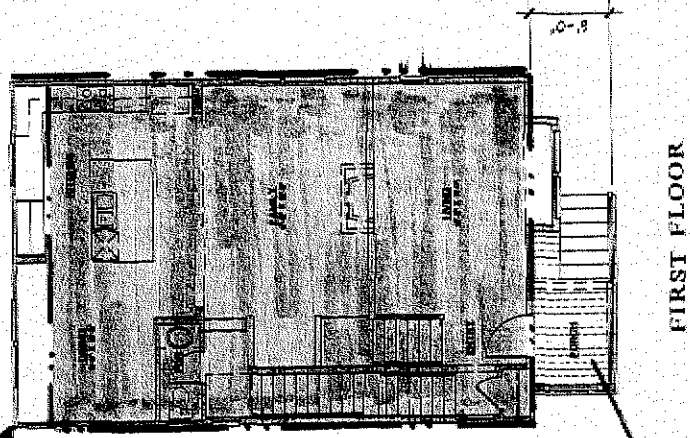
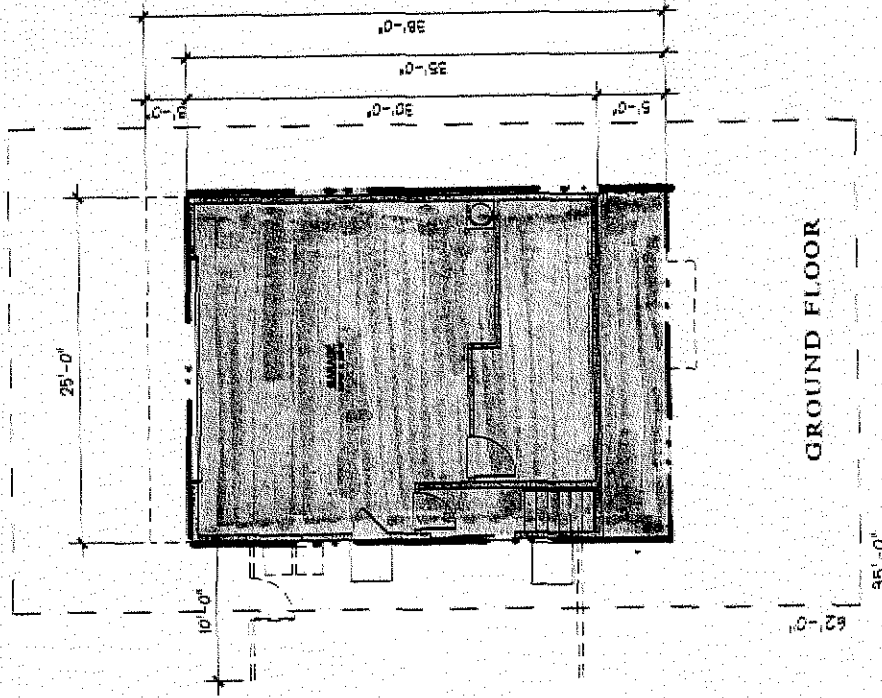
PLAN IX
1,786 Sq. Ft.

CLEARVIEW RIDGE
CARSON CITY, NEVADA

AREA
2x11 = 225F

AREA
2x5 = 105F

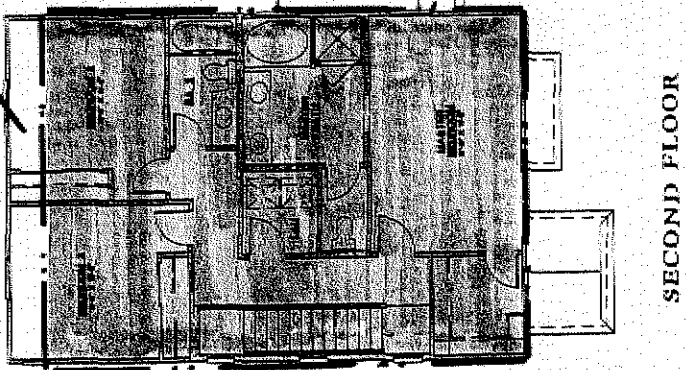
Area
6x25 = 1505F



**NO SIDE YARD EXTENTION
 INTO COMMON OPEN SPACE**

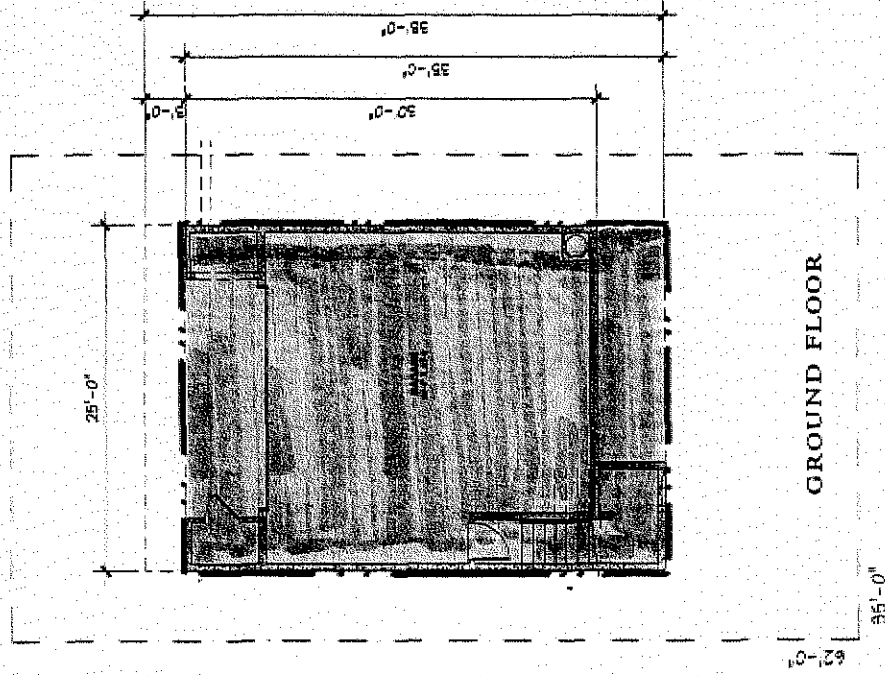
**AREA
 75 S.F.**

**AREA
 90 S.F.**

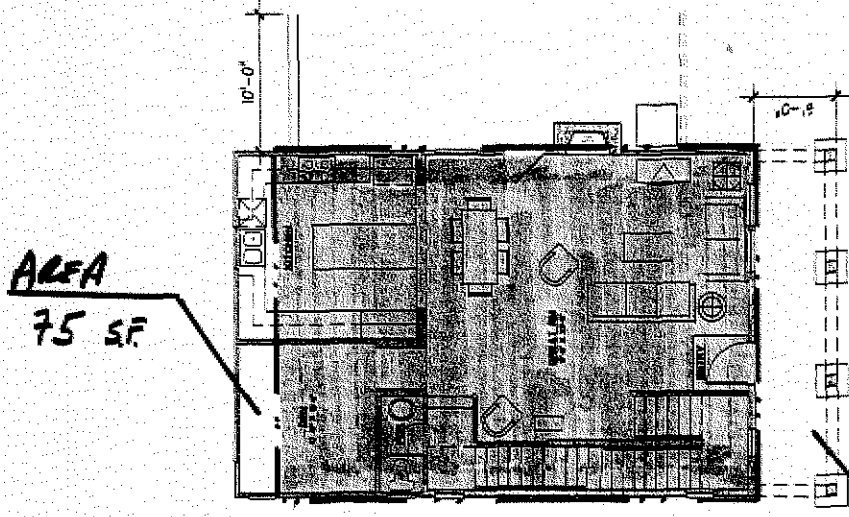


**PLAN 3
 1,911 Sq. Ft.**

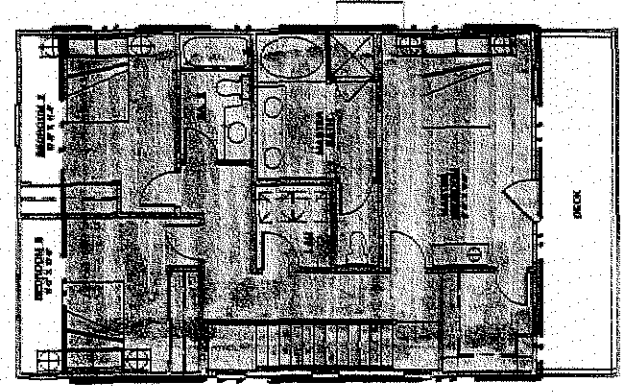
**CLEARVIEW RIDGE
 CARSON CITY, NEVADA**



GROUND FLOOR



FIRST FLOOR



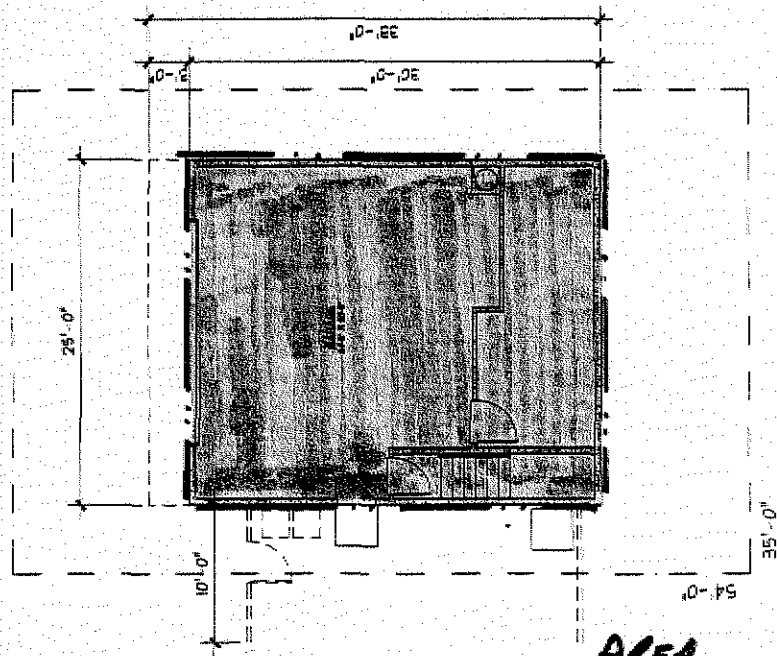
SECOND FLOOR

PLAN 3X
 1,869 Sq. Ft.

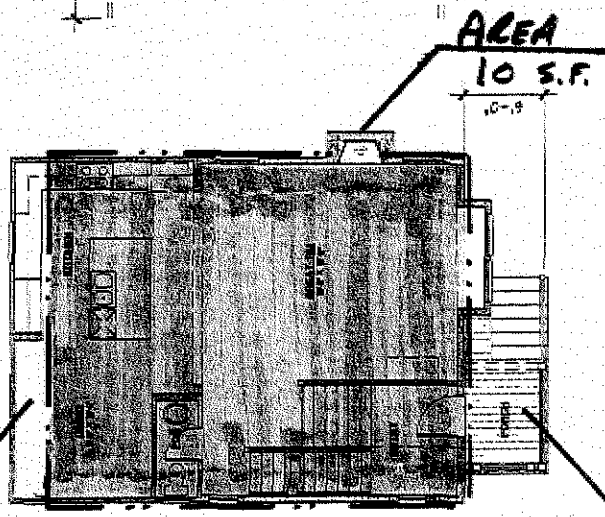
CLEARVIEW RIDGE
 CARSON CITY, NEVADA

AREA
 150 SF

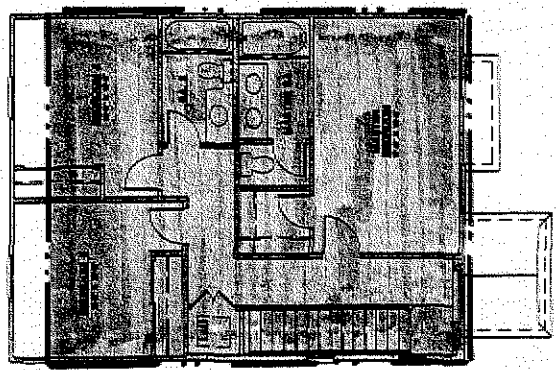
AREA
 75 SF



GROUND FLOOR



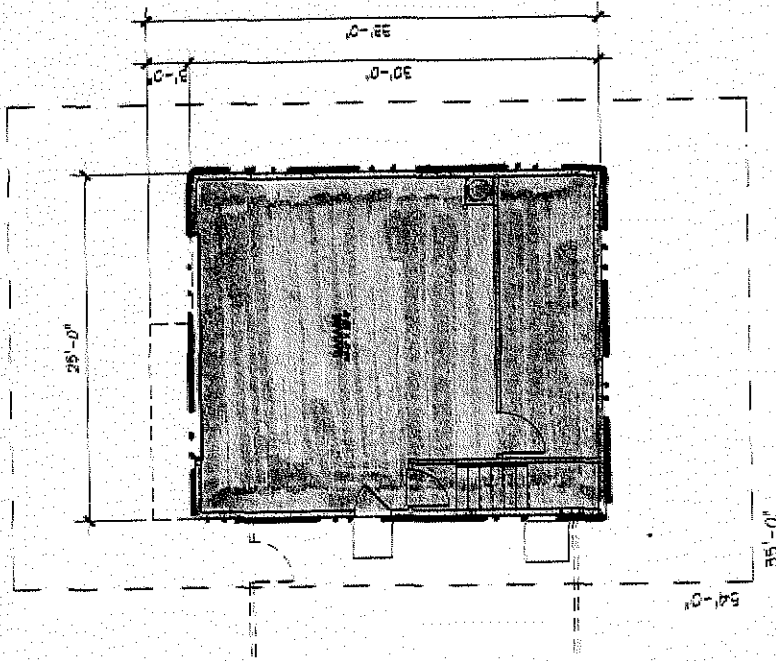
FIRST FLOOR



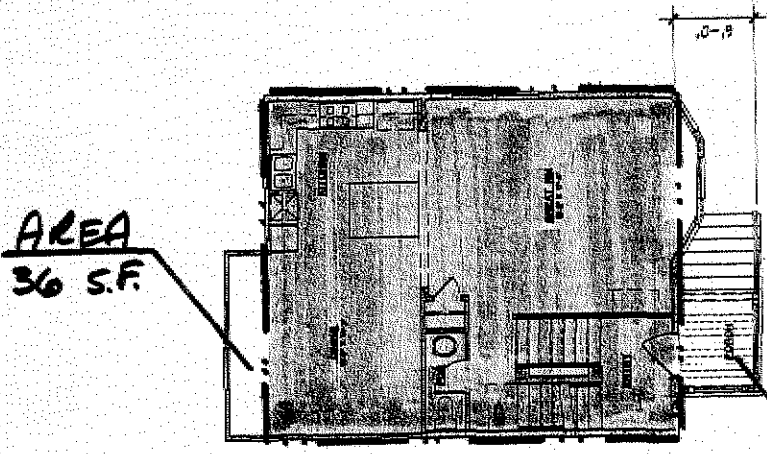
SECOND FLOOR

PLAN 4
 1,688 Sq. Ft.

CLEARVIEW RIDGE
 CARSON CITY, NEVADA



GROUND FLOOR

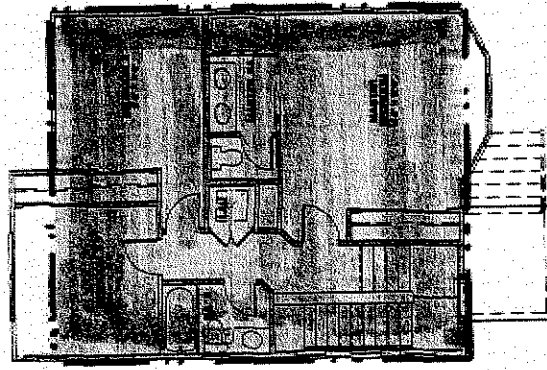


FIRST FLOOR

AREA
36 S.F.

AREA
90 S.F.

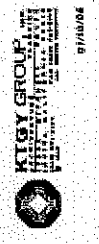
NO SIDE YARD EXTENTION
INTO COMMON AREA

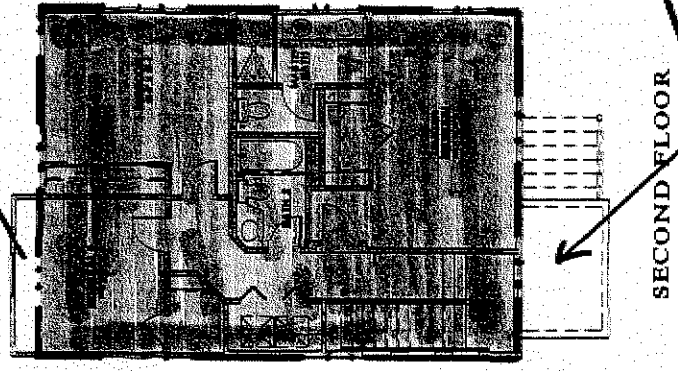
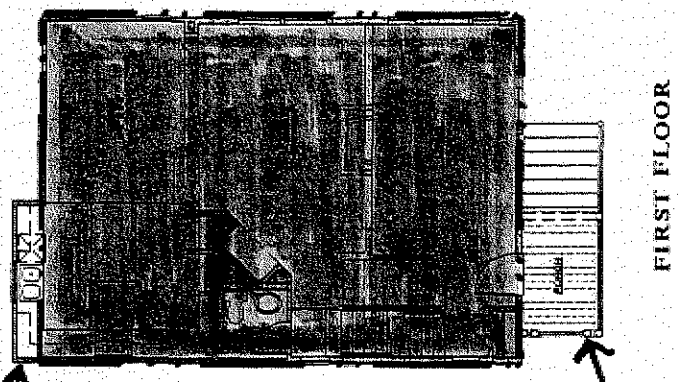
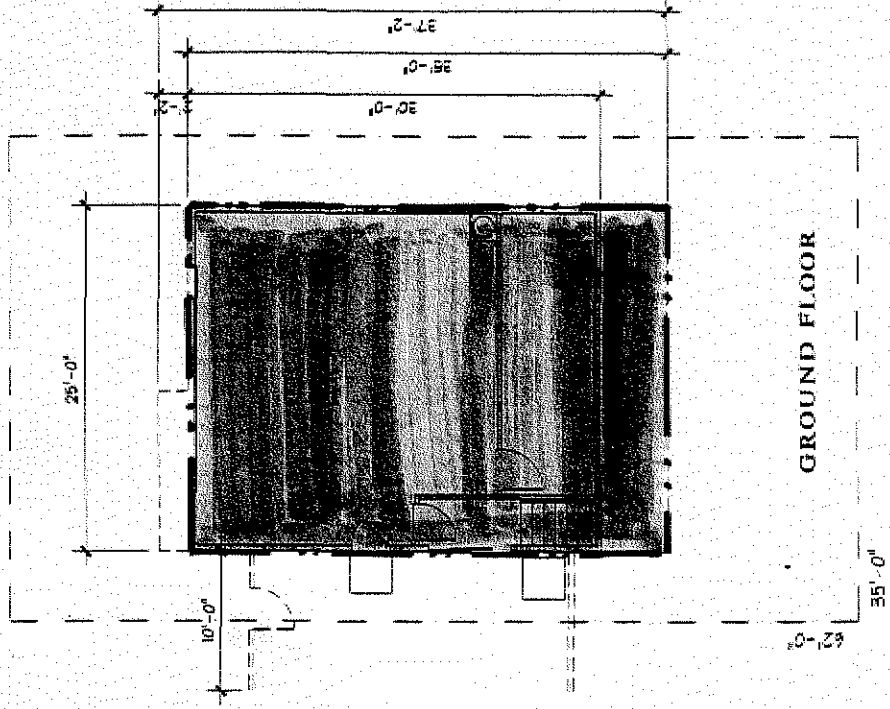


SECOND FLOOR

PLAN 4X
1,595 Sq. Ft.

CLEARVIEW RIDGE
CARSON CITY, NEVADA





NO SIDE YARD EXTENTION IN TO COMMON AREA

AREA
2x11 = 22 SF

AREA
6x12 = 72 SF

PLAN 1
 1,780 Sq. Ft.

CLEARVIEW RIDGE
 CARSON CITY, NEVADA

EXHIBIT 1

Patent Records

the day and year first above written.

H. E. HORTON
H. E. Horton
MARGARET E. HORTON
Margaret E. Horton

STATE OF NEVADA)
COUNTY OF ORMSBY) ss.

On this 24th day of January, 1959, personally appeared before me, the undersigned, a Notary Public, State of Nevada, H. E. HORTON and MARGARET E. HORTON, his wife, each known to me to be the persons described as and who executed the above and foregoing instrument, who acknowledged to me, each for himself or herself that they He (she) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

It WITNESSES WHEREOF, I have hereunto set my hand and affixed my official seal in Carson City, County of Ormsby, State of Nevada, the day and year in this certificate first above written.

(Notary) Kimberly E. Shindler
Notary Public in and for
the County of Ormsby,
State of Nevada.

My commission expires:
October 4, 1961

Attached to this document are two (2) One Dollar and Ten Cent (\$1.10) Documentary Stamp
Cancelled Total \$1.10.
Filed for record at request of Donald S. Chapman JAN 23 1959 at 26 Min. Past 10 o'clock
A. M. Recorded in Book 78 Deeds Page - 501 - Records Ormsby County, Nevada

Kimberly E. Shindler
County Recorder
By _____
Notary

File No. 23426

4-1222
(Aug. 1957)
Nevada 90033

Page 501

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant, Paul C. Aeverling, assignee by assignment of Lee L. Rice, pursuant to the provisions of the Act of Congress approved June 3, 1913 (37 Stat. 803), entitled "An Act to provide for the purchase of public lands for uses and other purposes," and the acts supplemental thereto, for the following-described land:

Mount Clark Meridian, Nevada.
T. 15 N., R. 22 E.,
Sec. 35, 030142000

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said land, as file in the Bureau of Land Management:

Rec 1/22/59

Patent #123127

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to divert and reserve said in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said act of June 1, 1906. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utility purposes, to be located along the easement of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1908 (35 Stat. 474), has, in the name of the United States caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTY-SIXTH day of SEPTEMBER in the year of our Lord one thousand nine hundred and FIFTY-EIGHT and of the Independence of the United States the one hundred and EIGHTY-THIRD.

For the Director, Bureau of Land Management,
 (SEAL) By Raymond K. Jirassak
 Chief, Patent Section.

Patent Number 1181113

Filed for Record at Request of PAUL NORMAN JAK on 12/19/59 at 11 Min. Past 12 o'clock
 A. K. Recorded in Book 75 Sheet Page 561 Records Grady County, Nevada

Paul Norman Jak
 County Recorder
 by _____
 Deputy

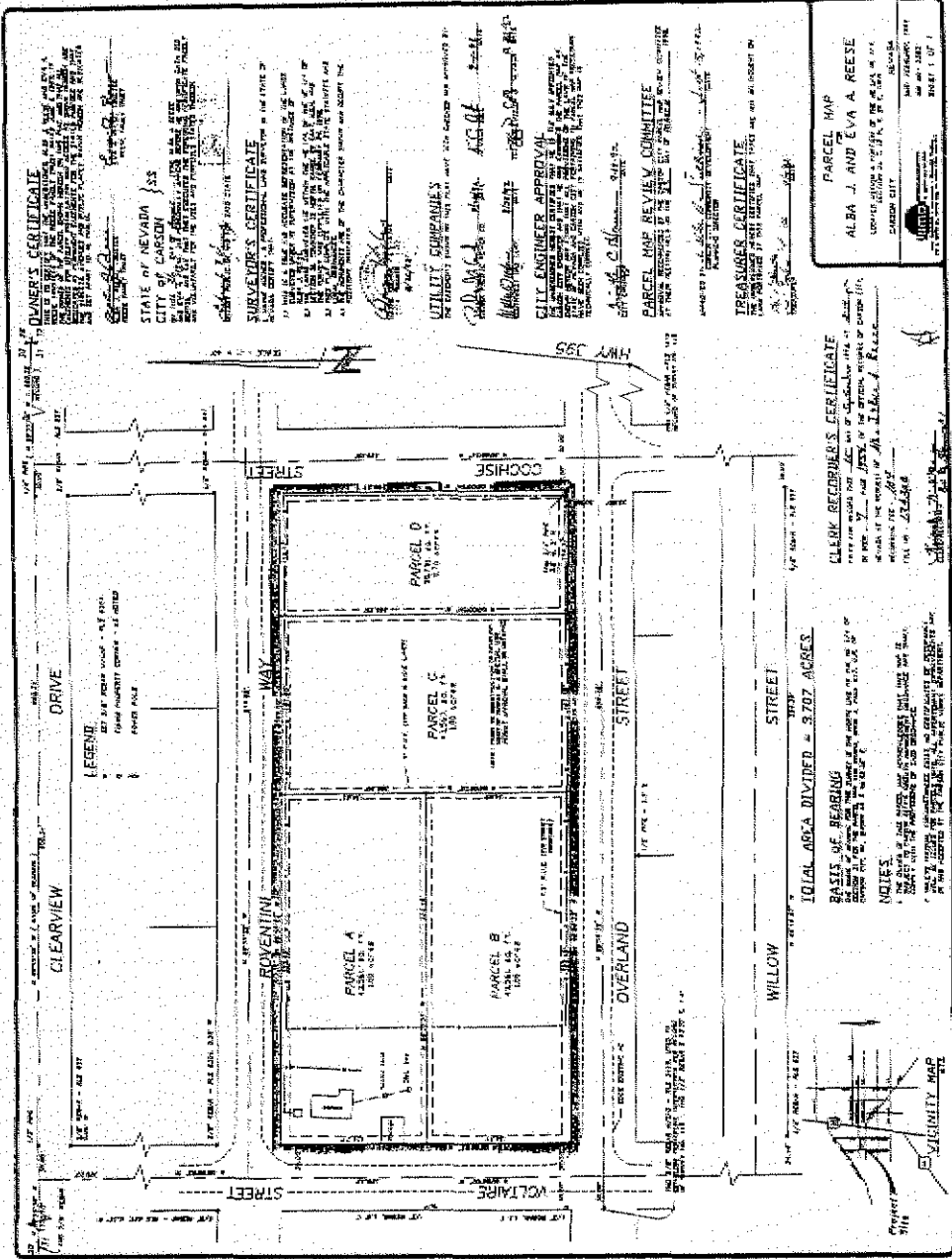
File No. 11811

F. F. D.

THIS INSTRUMENT, made the 26th day of December, 1954, between HELEN M. SCHMIDT (nee LAUREN E. ADMINT, deceased and Wife) EMELIA MARIE DEED and CARL DEED, her husband; and the undersigned, County Recorder of Grady County, Nevada, in and to the effect and tenor hereof, is hereby acknowledged and recorded for the purpose of giving notice to all persons of the contents hereof, and of the fact that the same have been duly recorded and are a part of the public records of Grady County, Nevada.

EXHIBIT 2

Parcel Map

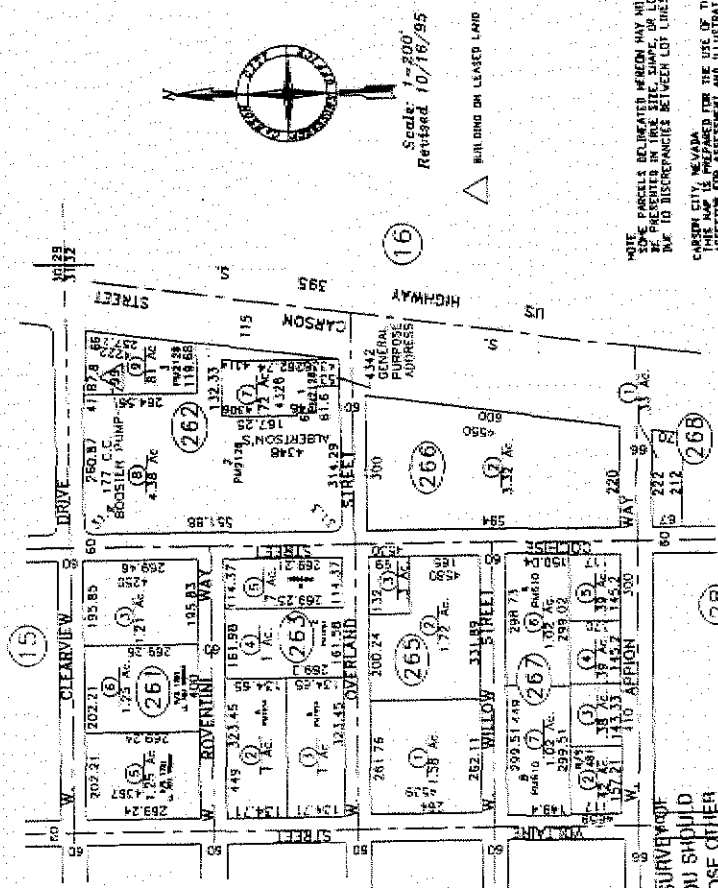


RECORDING OFFICE
 COUNTY OF CLARK, NEVADA
 LAS VEGAS, NEVADA

EXHIBIT 3

Record of Survey

PORTION NE 1/4 NE 1/4 SEC. 31, T.15 N., R.20 E., M.D.B. & M. 9-26



NOTE: PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN THIS SITE SHOWN ON LOCATION MAP TO DISCREPANCIES BETWEEN LOT LINES.
 CARSON CITY, NEVADA
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

EXHIBIT 4

Deeds

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original documents.
DATE 10/11/91
CAMERA OPERATOR

WHEN RECORDED MAIL TO:
HEESE FAMILY TRUST
41729 30TH ST. W.
QUARTY HILL, CA 93536

Order No. Cr-7084-70
Record No. 4504713C
R.P.T.T. 156.00
X1 Based of full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, MELISSA I. ROVENTINI TRUSTEE OF THE MELISSA I. ROVENTINI 1990 TRUST

(GRANTOR),
does hereby grant, bargain, sell, and convey to
ALBA J. HESE AND EVA A. HESE TRUSTEES OF THE HESE FAMILY TRUST DATED
JUNE 9, 1989

(GRANTEE),
all that real property in the County of CARSON CITY, State of Nevada,
being Assessor's Parcel Number 9-263-01, specifically described as:
All that certain real property situate in Carson City, State of Nevada,
described as follows:

South half (S 1/2) of the Northwest quarter (NW 1/4) of the Northeast
quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 31, Township
15 North, Range 20 East, M.D.B. & M.

EXCEPTING AND RESERVING all oil, gas and other mineral deposits.

Together with all singular the tenements, hereditaments and appurtenances
thereunto belonging or in anywise appertaining, and any reversions,
remainders, rents, issues or profits thereof.

Witness _____ hand(s) this 19th day of July, 1991.

STATE OF NEVADA

County of DOUGLAS

On July 19, 1991

before me, a notary public,

personally appeared
MELISSA I. ROVENTINI

Melissa I. Roventini

MELISSA I. ROVENTINI, TRUSTEE

personally known or proved to
me to be the person(s) whose
name(s) is subscribed to the
above instrument who ack-
nowledged that he executed
the instrument.

MAIL TAX STATEMENT TO:
GRANTEE HEREIN

FOR RECORDER'S USE

[Signature]
Notary Public
State of Nevada
Approved January 11, 1991
M. SPENCER
MAROUKIAN, SCALFELLO & KILLING
CARSON CITY OFFICE
VALLEY BANK CENTER
600 WILLIAM STREET, SUITE 301
CARSON CITY, NEVADA 89701-4562
TELEPHONE (702) 662-4577

LAKE TRAPEZ OFFICE
KINGSBURY SQUARE
P.O. BOX 3190
SPATELINE, NEVADA 89445-3390
TELEPHONE (702) 586-6676

RECORDED
7/19/91

RECORDED AT THE
REQUEST OF

A.P.N.: 009-263-02
File No: 141-2238744 (CD)
R.P.T.T.: \$2,613.00

2005 NOV 21 PM 1:47
FILE NO. 346232
ALAN GLOVER
CARSON CITY RECORDER
FEES _____ REP _____

When Recorded Mail To: Mail Tax Statements To:
Ernesto Flores
1473 Rifle Range Road
El Cerrito, CA 94530

GRANT, BARGAIN and SALE DEED

FOR A *VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Alba J. Reese and Eva A. Reese Trustees of the Reese Family Trust dated June 9, 1989

do(es) hereby *GRANT, BARGAIN and SELL* to

Ernesto Flores, an unmarried man and Barbara Renteria, an unmarried woman, as joint tenants

the real property situate in the County of Carson City, State of Nevada, described as follows:

PARCEL A AS SET FORTH ON THE PARCEL MAP FOR ALBA J AND EVA A REESE FILED FOR RECORD IN THE OFFICE OF THE CARSON CITY RECORDER ON SEPTEMBER 15, 1992 IN BOOK 7 OF MAPS, PAGE 1954, DOCUMENT NO. 134300.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/31/2005

**CONFORMED COPY
HAS NOT BEEN COMPARED
TO THE ORIGINAL**

Alba J. Reese and Eva A. Reese Trustees of
the Reese Family Trust dated June 9, 1989

Alba J. Reese, Trustee
Alba J. Reese, Trustee

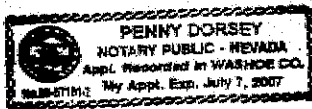
Eva A. Reese, Trustee
Eva A. Reese, Trustee

STATE OF NEVADA)
COUNTY OF CLARKSON) ss.
DOUGLAS)

This instrument was acknowledged before me on November 16, 2005 by
Alba J. Reese and Eva A. Reese.

Penny Dorsey
Notary Public
(My commission expires: 7/07/07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 31, 2005 under Escrow No. 141-2238744.



RECORDED AT THE
REQUEST OF

A.P.N.: 009-263-05 and 009-263-04 and 009-263-03
File No: 141-2238745 (CD)
R.P.T.T.: \$897.00

2005 NOV 21 PM 1:49

FILE NO. 346234
ALAN GLOVER
CARSON CITY RECORDER
FEE \$ DEP

When Recorded Mail To: Mail Tax Statements To:
Ernesto R. Flores
1473 Rife Range Road
El Cerrito, CA 94530

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alba J. Reese and Eva A. Reese Trustees of the Reese Family Trust dated June 9, 1989

do(es) hereby GRANT, BARGAIN and SELL to

Ernesto R. Flores, an unmarried man and Barbara Renteria, an unmarried woman, as
joint tenants

the real property situate in the County of Carson City, State of Nevada, described as follows:

PARCELS B, C, AND D AS SET FORTH ON THE PARCEL MAP FOR ALBA J AND EVA A REESE FILED FOR RECORD IN THE OFFICE OF THE CARSON CITY RECORDER ON SEPTEMBER 15, 1992 IN BOOK 7 OF MAPS, PAGE 1954, DOCUMENT NO. 134300.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/07/2005

CONFORMED COPY
HAS NOT BEEN COMPARED
TO THE ORIGINAL

Alba J. Reese and Eva A. Reese Trustees of
the Reese Family Trust dated June 9, 1989

Alba J. Reese
Alba J. Reese, Trustee

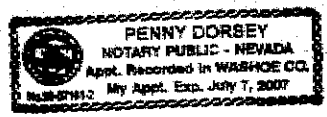
Eva A. Reese
Eva A. Reese, Trustee

STATE OF NEVADA)
COUNTY OF ~~DOUGLAS~~ CLAYSON) SS.

This instrument was acknowledged before me on NOVEMBER 16, 2005 by
Alba J. Reese and Eva A. Reese.

Penny Dorsey
Notary Public
(My commission expires: 7/07/07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 07, 2005 under Escrow No. 143-2238745.



CLEARVIEW RIDGE ADDENDUM TO APPLICATIONS FOR ZONING MAP AMENDMENT PLANNED UNIT DEVELOPMENT AND TENTATIVE MAP

In response to comments received at the Completeness Review Meeting held July 27, 2006, Roventini, LLC ("Roventini") hereby submits the following additional information.

Planning Comments

1. Building footprints.

Roventini is submitting architectural floor plans that define the parcel limits as they pertain to the residential structure. Roventini depicted the structural extensions beyond the parcel limits, which include porches, stairs, building overhands, or bay windows.

2. Landscape v. Open Space.

Roventini revised its Open Space Exhibit and is now showing common open space, open space and private open space. Common open space is any space not included in the building footprints or residential parcels. Common open space calculations include the park, walking paths, front porches, side yards, landscaped areas, alleyways, etc.

Open space is all area within the common area that Code allows an applicant to include in open space calculations. Specifically, open space has been calculated by subtracting alleyways and structure extensions (porches, stairs, building overhands, or bay windows) into open space from the common area. Structure extensions beyond the parcel limits have been depicted on the architectural floor plans. The rear extensions encroach into alleyways and, therefore, are not deducted from open space. The front extensions range in area from 90 square feet to 150 square feet. For the purposes of calculating open space, Roventini assumed a deduction of 150 square feet for each unit to establish a conservative approach. The development provides 35% open space, which exceeds the minimum 30% required for planned unit developments.

Private open space is all areas the Code allows to be counted toward required open space not exceeding twenty-five percent (25%) of the total open space. Specifically, private open space includes side yard courtyards for the exclusive use for each individual unit. The development provides approximately 16% private open space, which is less than the allowable 25% for planned unit developments.

3. How will the combination of lots (LLD/merger re-subdivision) be completed?

Roventini will utilize a merger and re-subdivision process as defined by the Nevada Revised Statutes to combine the four existing lots and then subdivide the development into 75 lots, plus one lot of common area.

4. PUE Abandonment?

The existing PUE's will be abandoned pursuant to the merger and re-subdivision map. Roventini will obtain the necessary approvals as part of that process.

5. Will there be a temp sales office/models/signs/flags advertisement of the project?

Roventini does not plan on having a sales office on-site or constructing model homes. If a sign is placed on the property, Roventini will obtain all necessary approvals.

6. Proposed Variances.

The following lists all variances requested. Justifications for such variances are contained with the original application, except for setbacks and lot size. Supplemental justifications are provided. The following chart clarifies the requested variances.

<u>Item</u>	<u>Code Requirement</u>	<u>Proposed</u>	<u>Total Variance</u>
Minimum Site	5 acres	3.84 acres	1.16 acres
Parking	188 spaces	150 spaces	38 spaces (guest only)
Periphery Setback	20 feet	4.5 feet	15.5 feet
Lot Size	6,000 square feet	750 square feet	5250 square feet
Lot Width and Depth	60 feet and 150 feet	25 feet and 30 feet	35 feet and 120 feet
<u>Setbacks</u>			
Front	20'	0'	20'
Side	10'	0'	10'
Street Side	15'	0'	15'
Rear	20'	0'	20'

Proposed Minimum Building Separation

Front: 25'
Side: 10'
Street Side: N/A
Rear: 26'

Additional Justification

Lot Size.

Per the standards of the MFA zoning district, minimum lot size is 6,000 square feet, but the maximum allowable density is 29-36 units per acre, with a minimum square footage of 1,200 square foot for a one-bedroom unit, and 1500-square feet for two or more bedroom units. Roventini's development fulfills the intent of this requirement. Density is 20 units per acre, with an overall average of 2230 square-feet of land per unit.

Lot Width and Depth.

The lot and building envelope are the same for this project, which makes the minimum lot width and lot depth inapplicable. The project is being constructed as a traditional neighborhood, with more open space and minimal front, side and rear yards. The layout is designed to provide the maximum amount of common/open space to be utilized by the residents. With the lot area the same as the building footprint, common area is maximized, enabling the HOA to maintain control of the open space and ensure a quality development. Within this common area, Roventini provides promenades, walking trails and park areas.

Setbacks.

According to City Code, a setback "means the distance that structures, buildings or uses must be removed from their property lines." The proposed development provides a zero lot line set back (the building envelope is also the property line), while providing a single-family detached product with minimum building separations similar to those found in standard single-family detached subdivisions. The MFA setbacks are not appropriate for this type of development because MFA setbacks are designed to address multiple attached units such as townhomes or apartments. Setbacks for attached units are generally larger than detached units to address building code issues, firewall ratings and to prevent monotonous facades. With detached units, smaller setbacks are more appropriate.

The more suitable setbacks for this development are the ones used in the SF6 zoning district, because they are designed for single-family detached units on smaller lots. In SF6, the setbacks are:

Front:	20'
Side:	5'
Street side:	10'
Rear:	10'

By using these setbacks, minimum building separation is:

Front:	20'
Side:	10'
Street Side:	N/A
Rear:	20'

Roventini's proposed minimum building separation maintains the same building separation as SF6, thus the intent of the Code is preserved.

Engineering Comments

1. Erosion Control Plan is required.

An Erosion Control Plan is provided as part of the supplemental information packet.

2. Provide a phasing schedule to go along with proposed Phasing Plan.

Anticipated construction dates are:

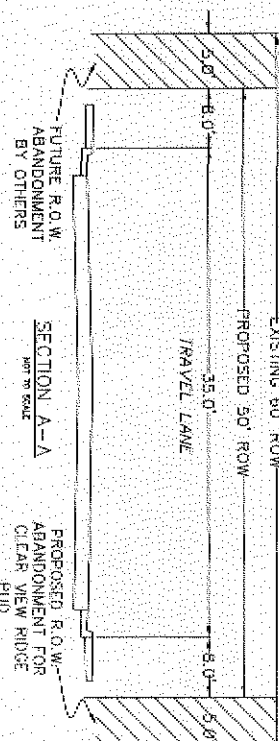
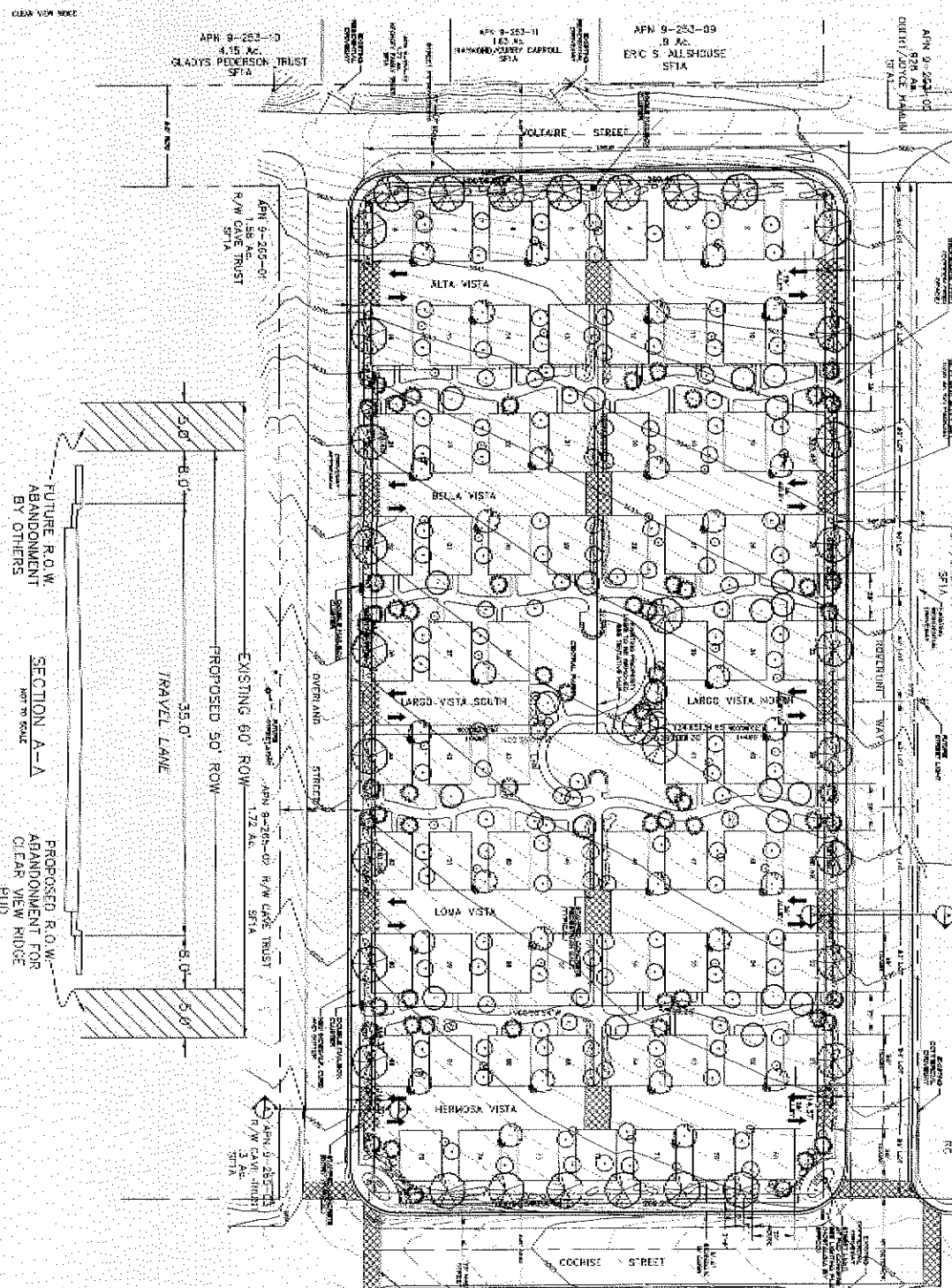
Phase I Construction to start in April of 2007.

Phase II Construction to start in October of 2007.

Phase III Construction to start in April of 2008.

This schedule is tentative in nature, and are subject to change adjacent property owners undertaking depending on the market and timing of the infrastructure improvements.

CLEAR VIEW RIDGE CONCEPTUAL SITE & LANDSCAPE PLAN



PROJECT SUMMARY

PROJECT SUMMARY
CLEAR VIEW RIDGE PHO

PROJECT SUMMARY
CLEAR VIEW RIDGE PHO

APN	ACRES	OWNER	PROJECT TYPE	STATUS
APN 9-281-06	1.25	ROBERT C. BENOIET	RESIDENTIAL	APPROVED
APN 9-281-08	1.25	JOSEPH/MIYU CON RASAN	RESIDENTIAL	APPROVED
APN 9-281-03	1.21	MOLLY PAULY TRUST	RESIDENTIAL	APPROVED

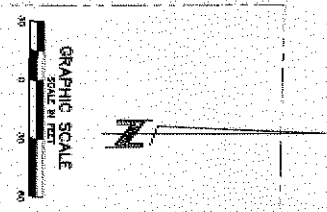
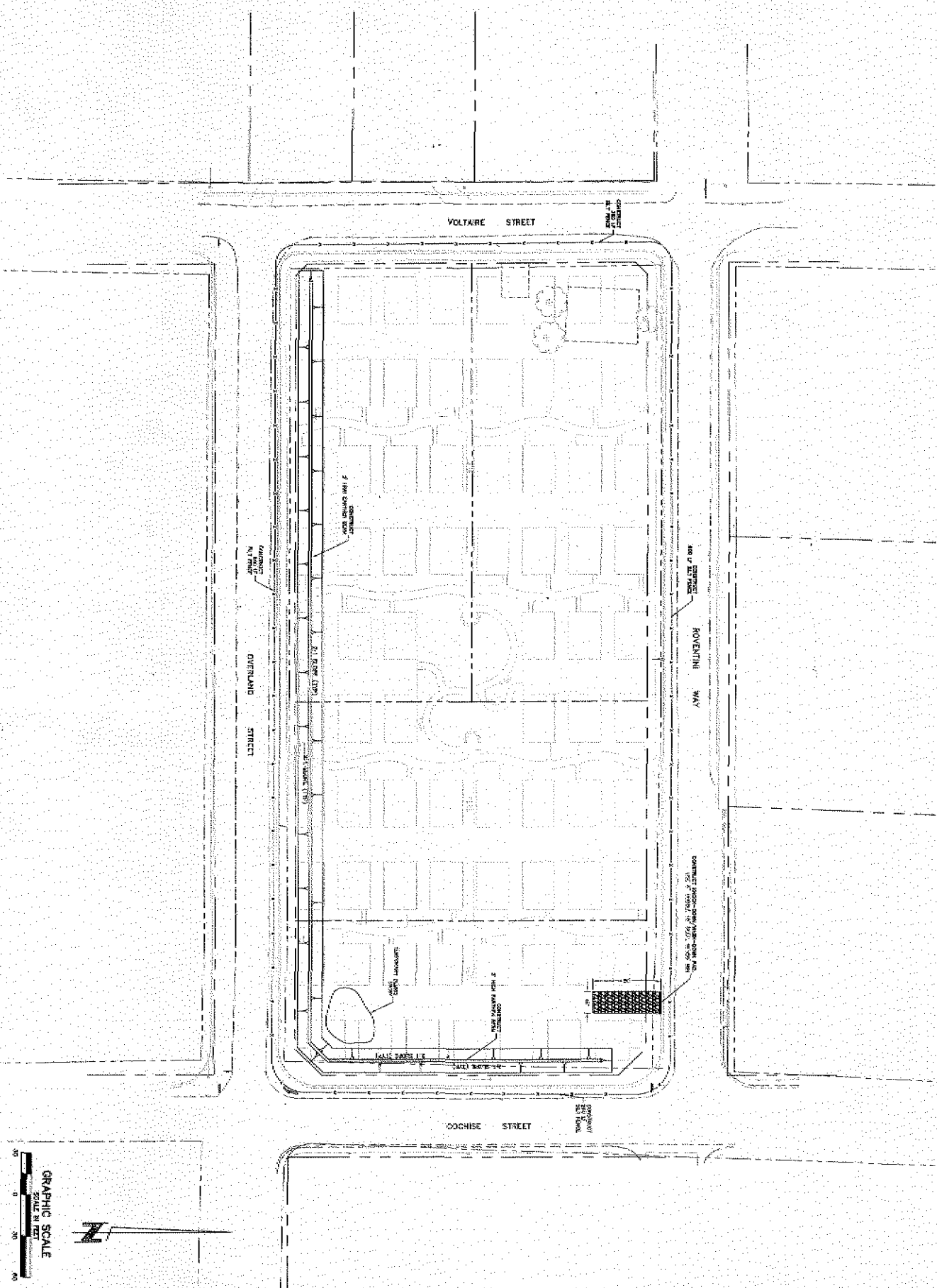
DESCRIPTION	AMOUNT	REMARKS
RESIDENTIAL LOTS	120	
COMMERCIAL LOTS	0	
TOTAL	120	

REVENTURE, LLC
CLEAR VIEW RIDGE
CONCEPTUAL SITE/LANDSCAPE PLAN
ZONING MAP AMENDMENT/TENTATIVE MAP APPLICATION



REV.	DATE	DESCRIPTION

GRAPHIC SCALE
1" = 20'



NO.	DATE	DESCRIPTION	BY

ROVENTINI, LLC

**CLEARVIEW RIDGE PUD
CONCEPTUAL
EROSION CONTROL PLAN**

DATE: 10/11/2016
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

LUMOS
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