

City of Carson City
Agenda Report

Item # 11A, B & C

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 1-1/2 hours

Evening Session

To: Mayor and Board of Supervisors

Item 1 of 3

From: Planning Division

Subject Title: Action to consider a Tentative Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 12 findings and subject to the conditions of approval in the staff report. File TPUD-06-146

Staff Summary: This Tentative Planned Unit Development Map is a request to allow the proposed residential development known as Clear View Ridge. The Clear View Ridge Planned Unit Development (PUD) is a residential development consisting of 75 detached dwelling units on 3.84 acres with proposed Right-of-Way Abandonment with 36% of the site devoted to open space.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended denial 6 ayes and 1 nay at the Planning Commission Meeting of August 30, 2006.

Recommended Board Action: I move to deny a Tentative Map Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 5 findings for denial as provided by the Planning Commission.

Alternate Recommended Board Action: I move to approve a Tentative Map Planned Unit Development application known as Clear View Ridge from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02, -03, -04 & -05, based upon 12 findings and subject to the conditions of approval in the staff report and modifications of Condition of approval 41, 51 and 52.

Explanation for Recommended Board Action: In order to subdivide the property to allow for separate ownerships of individual residential and dwelling units, a Tentative Planned Unit Development Map must be approved by the Board of Supervisors. Upon approval of the Tentative Planned Unit Development Map, a Final Subdivision Map and improvement plans must then be approved by the staff prior to dividing the property and recording the new proposed parcels.

**City of Carson City
Agenda Report**

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 5 minutes

Evening Session

To: Mayor and Board of Supervisors

Item 2 of 3

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-063-02,009-263-03,009-263-04 and 009-263-05, subject to the four findings contained in the staff report.
File ZMA-06-145

Staff Summary: Approval of the Zoning Map Amendment would change the designation of the subject portion of the parcel on the official Carson City Zoning Map from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD). This Zoning Map Amendment is directly associated with TPUD-06-146 Clear View Ridge.

Type of Action Requested:

Resolution

Ordinance (First Reading)

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended denial on August 30, 2006 by a vote of 6 Ayes and 1 Nay.

Recommended Board Action: I move deny an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/ Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-063-02,009-263-03,009-263-04 and 009-263-05, based upon 5 findings for denial provided by the Planning Commission.

Alternate Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/ Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-063-02,009-263-03,009-263-04 and 009-263-05, subject to the four findings contained in the staff report.

Explanation for Recommended Board Action: Staff recommended approval of the application based on zoning compatibility issues with recently adopted Carson City Master Plan. Staff also offered findings for approval for the Planning Commission's consideration, but the Planning Commission recommend denial by a vote of 6-1. See the attached staff report to the Planning Commission for a complete explanation on the recommended action.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

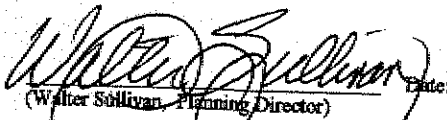
Alternatives:

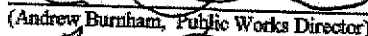
- 1) Refer back to staff and Planning Commission for further review.

Supporting Material: Staff Report
Case Record
Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

 Date: 9-11-06
(Walter Sullivan, Planning Director)


(Andrew Burnham, Public Works Director)

Date: 9/12/06


(Linda Ritter, City Manager)

Date: 9/12/06


(Mike Suglia, Senior Deputy District Attorney)

Date: 9-12-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE AFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A)/RETAIL COMMERCIAL (RC) TO MULTIFAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-PUD), ON PROPERTY NORTH OF OVERLAND STREET AND SOUTH OF ROVENTINI WAY, APN(S) 009-063-02, 009-263-03, 009-263-04 AND 009-263-05.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-063-02, 009-263-03, 009-263-04 AND 009-263-05., on property located south of north of Overland Street and south of Roventini Way, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning Commission reviewed the Planning Division staff report, took public testimony, and voted 6 ayes and 1 nay to recommend to the Board of Supervisors denial of the Zoning Map. The Board of Supervisors, on September 21, 2006 voted ___ ayes, ___, nays, and ___ abstain to approve the zoning map amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended for Assessor's Parcel Numbers 009-063-02, 009-263-03, 009-263-04 AND

009-263-05, changing the zoning designation from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), as shown on Exhibit "A."

If in the event the final map(s) related to the Planned Unit Development are not recorded or the Planned Unit Development project is withdrawn the zoning map of Carson City will reflect the previous zoning district(s) as noted above.

PROPOSED this ____ day of _____, 2006.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2006.

VOTE: AYES:

NAYS:

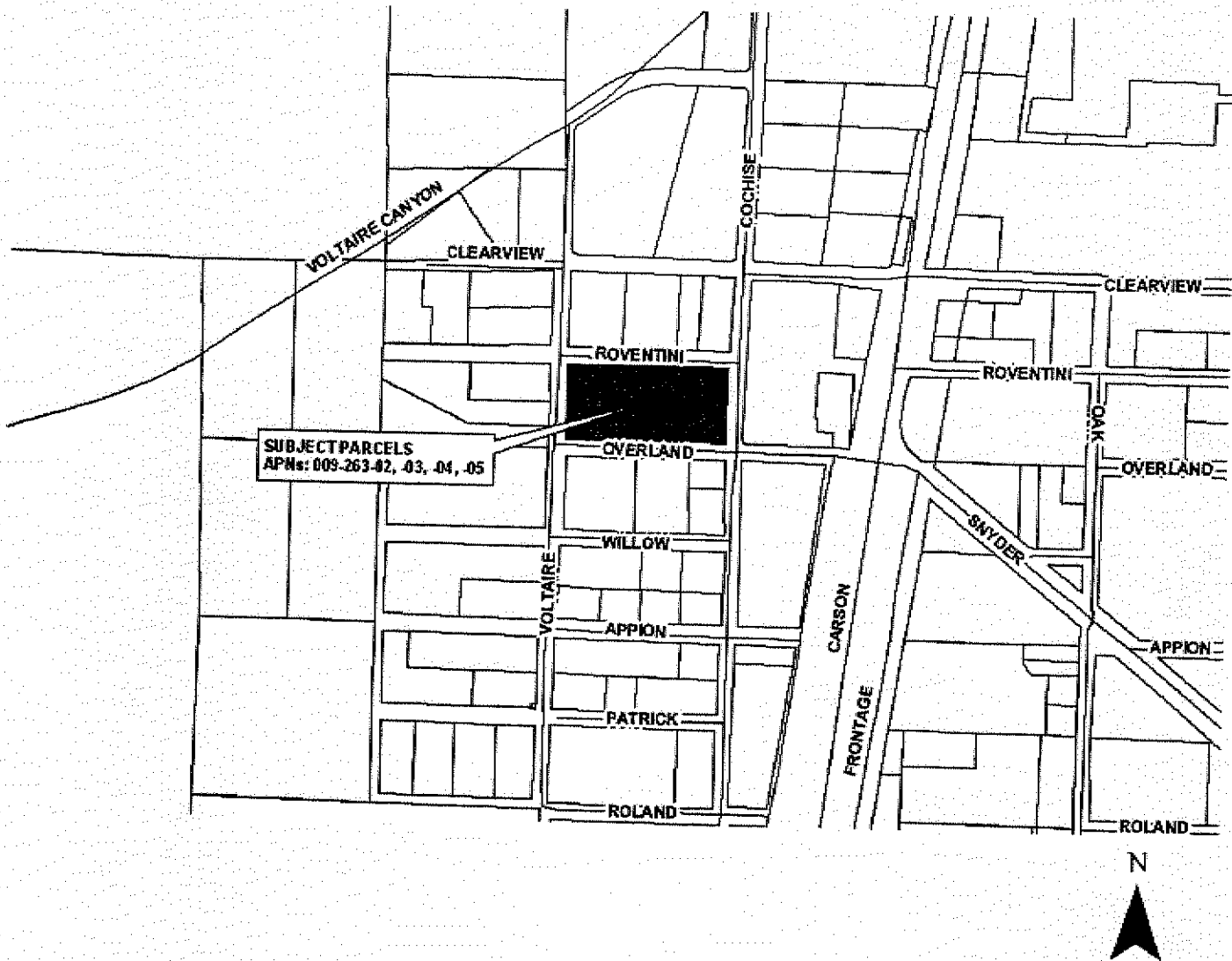
ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

EXHIBIT "A"



ZMA-06-145
A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A)/RETAIL COMMERCIAL (RC) TO MULTI FAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-PUD)

**City of Carson City
Agenda Report**

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 10 minutes

Evening Session

To: Mayor and Board of Supervisors

Item 3 of 3

From: Planning Division

Subject Title: Action to consider an Abandonment of Public Right-of-Way application from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores) to abandon a portion of approximately 2,999 ± square feet on Roventini Way and a portion approximately 2,997 ± square feet on Overland Street, adjacent to APN's 009-263-02, -03, -04 & -05, based on seven findings and subject to six conditions of approval contained in the staff report and to authorize the Mayor to sign the order of abandonment. File AB-06-147

Staff Summary: This is an application for an abandonment of 5 foot portions of both Roventini Way and Overland Street. The Planning Commission recommends denial of the abandonment for the finding that the abandonment if approved is not in the public interest.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended denial on August 30, 2006 by a vote of 7 Ayes and 0 Nay.

Recommended Board Action: I move to deny an Abandonment of Public Right-of-Way application from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores) to abandon a portion of approximately 2,999 ± square feet on Roventini Way and a portion approximately 2,997 ± square feet on Overland Street, adjacent to APN's 009-263-02, -03, -04 & -05, based on seven findings and subject to six conditions of approval contained in the staff report.

Alternate Recommended Board Action: I move to approve an Abandonment of Public Right-of-Way application from Randall Long, Lumos and Associates, Inc. (property owner: Ernesto Flores) to abandon a portion of approximately 2,999 ± square feet on Roventini Way and a portion approximately 2,997 ± square feet on Overland Street, adjacent to APN's 009-263-02, -03, -04 & -05, based on seven findings and subject to six conditions of approval contained in the staff report and to authorize the Mayor to sign the order of abandonment.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 278.480, CCMC, Title 17

Explanation for Recommended Board Action: Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors take final action on the right-of-way abandonments.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review.

Supporting Material:

- Case Record
- Staff Report
- Order of Abandonment

Prepared By: Donna Fuller, Administrative Services Manager

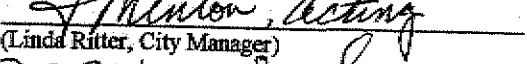
Reviewed By:


(Walter Sullivan, Planning Director)

Date: 9-11-06


(Andrew Burnham, Public Works Director)

Date: 9/12/06


(Linda Ritter, City Manager)

Date: 9/12/06


(Mike Suglia, Senior Deputy District Attorney)

Date: 9-12-06

Board Action Taken:

Motion: _____

- 1) _____ Aye/Nay
- 2) _____
- _____
- _____
- _____

(Vote Recorded By)

AN ORDER ABANDONING A PUBLIC RIGHT-OF-WAY, A PORTION OF ROVENTINI WAY AND OVERLAND STREET. THE AREAS OF PUBLIC RIGHT OF WAY BEING REQUESTED ARE 2,999 SQUARE FEET OF ROVENTINI WAY AND APPROXIMATELY 2,997 SQUARE FEET OF OVERLAND STREET APN(s) 009-263-02, 009-263-03, 009-263-04 AND 009-263-05 IN CARSON CITY, NEVADA

WHEREAS, on July 19, 2006, Randall Long, Lumos & Associates (property owner: Ernesto Flores) duly filed a written application seeking vacation and abandonment of a public right-of-way, a portion of Roventini Way and Overland Street, adjacent to APN(s) 009-263-02, 009-263-03, 009-263-04 AND 009-263-05 in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on August 30, 2006, public testimony was taken and the Commission, after discussion and deliberation, recommended denial of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the abandonment if approved is not in the public interest.

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of September 21, 2006 found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which

among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit "A", a map of the right-of-way abandonment is shown as Exhibit "B", and the attached utility statements are shown as Exhibit "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonments, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.
4. That the property owners shall obtain approval from Carson City Utilities and Street Departments prior to constructing improvements within said easement area. Improvements include, but are not limited to, landscaping, fencing, paving, etc.

ORDERED this ___ day of _____, 2006, by the Carson City Board of Supervisors.

MARV TEXIERA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

August 30, 2006 Planning Commission Meeting

Motion was made to recommend that the Board of Supervisors deny the Zoning and Tentative Map for PUD (TPUD-06-146 and ZMA-06-145) Clearview Ridge

Move to deny Tentative Map and Zoning

- 1) Did not feel that open space design was consistent with Chapter 17, traffic and circulation not adequate, produce a variety of land uses that did not compliment each other or/and harmonize with existing land uses in vicinity.
- 2) Pursuant to 17.09.050 development plan not in public interest due to high density.
- 3) Amount and purpose of proposed open space not considered adequate.
- 4) Physical design of plan did not appear adequate because of no on-site guest parking, multiple ingress and egress points too close together.
- 5) PUD plan relationship with neighborhood considered adverse due to high density opposed to low density neighborhood.

Abandonment (AB-06-147)

Not in public interest.

CASE RECORD

MEETING DATE: AUGUST 30, 2006

AGENDA ITEM NO. G-9A

G-9B

APPLICANT(s) NAME: Lumos & Associates
PROPERTY OWNER(s): Flores, Ernesto R and Renteria, B

FILE NO.: : ZMA-06-145
TPUD-06-146

ASSESSOR PARCEL NO(s): APN's 009-263-02, -03, -04 and -05
ADDRESS: 449 West Roventini Way, West Overland Street/Voltaire Street and Roventini Way

APPLICANT'S REQUEST: Action to consider a Zoning Map Amendment application to change the zoning from Single Family One Acre (SF1A) and Retail Commercial (RC) to Multi-Family Apartment (MFA), on property located at 449 West Roventini Way, West Overland Street/Voltaire Street and Roventini Way.

Action to consider a Tentative Planned Unit Development application known as Clearview Ridge to allow development of 75 single family detached units, on property zoned Single Family One Acre (SF1A) and Retail Commercial (RC), located at 449 West Roventini Way, West Overland Street/Voltaire Street and Roventini Way.

COMMISSIONERS PRESENT: [x] PEERY [x] VANCE [x] SEMMENS

[x] BISBEE [x] MULLET [x] REYNOLDS [x] KIMBROUGH

STAFF REPORT PRESENTED BY: Jennifer Pruitt

[x] REPORT ATTACHED

STAFF RECOMMENDATION: [x] CONDITIONAL APPROVAL

[] DENIAL

APPLICANT REPRESENTED BY: Audra Miller of Lumos; Rob Williams, K2YR architect

APPLICANT/AGENT PRESENT

APPLICANT/AGENT SPOKE

APPLICANT/AGENT NOT PRESENT

APPLICANT/AGENT DID NOT SPEAK

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

1 PERSONS SPOKE IN FAVOR OF THE PROPOSAL 7 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

- Ray Carrol - Opposed; concerned about density and traffic.
- Tony Pilot- opposed; streets too narrow, open space concerns.
- Mike Keckely -opposed; impacts on schools and traffic
- Gene White opposed; traffic and density concerns.
- John Griffin in favor; need housing.
- Greg Wilson - opposed.
- Bob Hamlin opposed; 6 units per acre only.
- Emily Conragan - opposed; traffic concerns, less density.

Randall Long regarding traffic: level of service at critical intersections will not be impacted even considering future developments to the south and Fandango development, alleys meet Fire Dept. access requirement and design promotes pedestrian flow of traffic.

- Bisbee comments on neighborhood asking for compromise.
- Vance agrees with Bisbee and can't support 20 units per acre next to 1 acre residential.
- Semmens objects to no on-site guest parking; alleys too narrow.
- Reynolds comments this project is what was looked at as part of the Master Plan, but supports bigger front setback, but "not stuck on it" and project is better than condos or townhomes.

- Kimbrough "Too dense for me".
- Peery comments it is architecturally desirable but impacts to neighborhood argue against it's placement and need reasonable compromise abutting existing neighborhood.

MOTION WAS MADE TO RECOMMEND DENIAL:

*Reynolds

MOVED: Kimbrough SECOND: Semmens PASSED: 6 /AYE 1* /NO /DQ /ABSENT /ABSTAIN
SCHEDULED FOR THE BOARD OF SUPERVISORS DATE: 9-21-06

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STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 30, 2006

FILE NO. TPUD-06-146
AB-06-147
ZMA-06-145

AGENDA ITEM(S): G-8 A, B & C
9

STAFF AUTHORS: Jennifer Pruitt, AICP, Senior Planner

REQUEST:

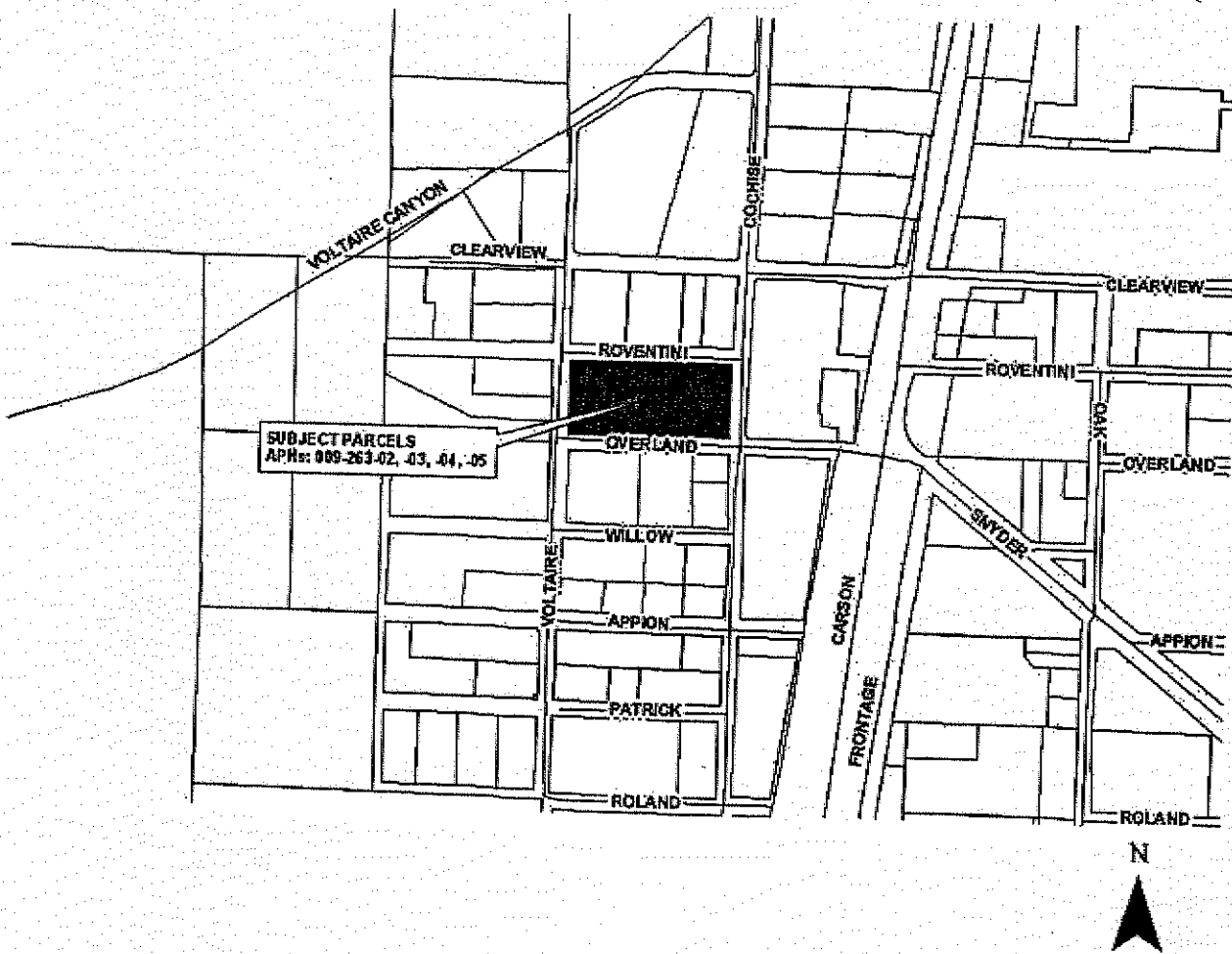
1. A Tentative Subdivision Map (TPUD-06-146) for a planned unit development (Clear View Ridge), consisting of 75 single family dwelling units and common open space on 3.84 acres south of Roventini Way, Assessor's Parcel Number(s) 009-263-02,-03,-04 &-05.
2. A Right of Way Abandonment (AB-06-147), the areas of public right of way being requested for abandonment are 2,999 ± square feet on Roventini Way, and approximately 2,997± square feet on Overland Street, adjacent to APN(s) 009-263-02,-03,-04 &-05.
3. A Zoning Map Amendment (ZMA-06-145) by ordinance from Single Family One Acre (SF1A) /Retail Commercial (RC) to Multi Family Apartment -Planned Unit Development (MFA-PUD) on 3.84 acres south of Roventini Way, Assessor's Parcel Number(s) 009-263-02,-03,-04 &-05.

RECOMMENDED MOTIONS

It is recommended that the Planning Commission:

1. "I move to recommend approval to the Board of Supervisors of application TPUD-06-146, a Tentative Subdivision Map for a planned unit development (Clear View Ridge) from Randall Long, Lumos and Associates, Inc.(property owner: Ernesto Flores), consisting of 75 single family dwelling units and common open space on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s) 009-263-02,-03,-04 &-05."
2. "I Move to recommend that the Board of Supervisors approve application AB-06-147, an abandonment of a portion of Roventini Way and Overland Street. The areas of public right of way being requested are 2,999 ± square feet on Roventini Way and approximately 2,997 ± square feet on Overland Street, adjacent to APN(s) 009-263-02,-03,-04 &-05, based on seven findings and subject to six conditions of approval contained in the staff report."

3. "I Move to recommend approval to the Board of Supervisors of Zoning Map Amendment (ZMA-06-145) by ordinance, as part of TPUD-06-146, from Single Family One Acre (SF1A) /Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD) on 3.84 acres, located at Roventini Way, Assessor's Parcel Number(s)009-263-02,-03,-04 &-05."



The following shall be completed prior to construction permit or final map:

1. The final map shall be in substantial accord with the approved Tentative Map and the Tentative Map shall be signed by the Mayor, Planning Commission Chairman and the Planning Director.
2. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
3. Water, sewer and traffic reports shall be reviewed and approved by the City Engineer. A formal letter of acceptance is required. Recommendations of these reports shall be included in the subdivision improvements.
4. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.
5. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.
6. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

The following shall be specific revisions to the Tentative Map:

7. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer prior to improvement plan submittal.
8. The map shall contain the following note: "A blanket PUE is hereby granted in the common areas for the exclusive purpose of allowing installation and maintenance of utility facilities to each lot at locations mutually agreed upon by the owner of record at the time of installation and the utility company."

9. Show typical cross-section for Voltaire Street. Since Voltaire is a local street and parking is proposed, then it should have a 23.5 foot half-street pavement width in accordance with Carson City Drawing No. C-1.11.
10. Show typical cross-section for Cochise Street. Cochise will be considered a 3-lane urban collector with center two-way left turn lane, bike lanes and no parking. The half-street pavement width shall be 23 feet in accordance with Carson City Drawing No. C-1.11.
11. Show necessary right of way dedication at the property corners in order to accommodate the intersection radii at back of sidewalk.
12. All streets shall include streetlights, per City standards. All internal lighting shall be designed at a pedestrian scale and shall be reviewed and approved by the Planning Division.
13. Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association. Snow plowing of on site areas will also be the responsibility of the homeowners association.
14. The survey description shall be broken down into 40-acre 1/4 quarter section. This site is located in the NE quarter of the NE quarter of the referenced section.
15. Each phase of the development will have complete plans for all on site and off site improvements necessary to complete that phase.
16. The map shall reflect that any common landscaped areas, including those within the right-of-way, are to be maintained by the Homeowners Association.
17. The revised Tentative Map shall reflect exterior landings, porches, cantilevers, etc. The Tentative map shall accurately follow all components of the structure. If the property line is to be the foot print of the structure, it shall accurately follow all components of the structure.

The following shall be completed prior to final map:

18. Prior to submittal of any final map or parcel maps, Development Engineering shall review and approve all on-site and off-site improvements.
19. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

20. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of 150 % of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10 % of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

The following shall be included with the design of construction/improvement plans:

21. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
22. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
23. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
24. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to the pre-developed condition, in accordance with CCDS 14.1.8.
25. Water mains shall be extended along all street frontages in accordance with CCDS 15.1.1.
26. Sewer mains shall be extended along Roventini Way and Overland Street.
27. Significant downstream sewer main extension is necessary along Cochise Street, Appian Way, and Junction Drive, and crossing at South Carson Street in order to provide service to the site. Coordination with neighboring developers is advised.
28. Public water mains will not be allowed within the private alley ways per NAC 445A. All water service meters shall be located within the street right of way or public utilities easement adjacent to the street in accordance with CCDS 15.3.1.d.

29. Private sewer mains may be located within the private alley ways, with maintenance responsibility by the homeowners association.

30. The Landscaping proposed on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.

31. Municipal water and sewer facilities, as well as natural gas, electric, telephone and cable television services shall be extended to serve the development.

The following conditions to be completed prior to submitting for construction permit or final map:

32. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.

33. A stand alone Operation and Maintenance (O&M) manual shall be prepared for private storm drainage facilities, submitted to the City for review and acceptance prior to recording of the final map. This manual will assist the homeowners association with required maintenance.

34. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

The following must be submitted or included with the final subdivision map:

35. These notes shall be added to the final map:
A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
B. "All development shall be in accord with Tentative Map (TPUD-06-146)."

36. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.

37. All final maps shall be in substantially in accordance to the Directors satisfaction with the approved tentative map.

38. All other departments and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.

39. A copy of the signed Notice of Decision.
40. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

The following are general conditions:

41. Lots not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed.
42. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.
43. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.
44. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
45. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies to all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.
46. Snow removal within Clear View Ridge PUD will be the responsibility of the residents/HOA and will not be performed by Carson City.
47. Pursuant to CCMC 17.05.030(11), the Tentative Map shall show the layout of the water, sewer and storm drain system.
48. Each residence will pay the storm drain utility fee at the residential rate.
49. The maximum number of residential lots is 75 for Clear View Ridge. Any increase will require a new Tentative Map.

50. Application TPUD-06-146 is subject to the approval of application AB-06-147 and application ZMA-06-145.
51. Mail cluster boxes shall be dispersed through the project. The locations shall be approved by the Engineering Division and the United States Postal Service.
52. The construction and development of all approved amenities, including open space and support facilities shall occur no later than the construction or development of twenty-five percent of the dwelling units.
53. Building plans for individual units shall be in substantial compliance with plans submitted with the tentative PUD application.
54. The Planning Director and the District Attorney's Office shall approve the development's CC & R's prior to the recording of the first final map.
55. All fencing shall meet the requirements of CCMC Development Standards Division 1.
56. The applicant will work with JAC and Pride if it is determined additional stops would be beneficial to the area.
57. No parking is allowed on any private street/alleyway.

RIGHT OF WAY ABANDONMENT RECOMMENDED CONDITIONS OF APPROVAL:

1. Applicant shall provide all corrected legal descriptions, survey information and documentation necessary for the recordation of this action.
2. Existing mail cluster boxes shall be relocated to a new location approved by the United States Postal Service and the Engineering Division prior to issuance of the first building permit on this site.
3. Applicant shall provide required documents and exhibits for the abandonment of the existing public utility easements behind the right of way being requested for abandonment. Easement abandonment applications are available at the Planning and Community Development Department. Prior to recordation of the right of way abandonment the abandonment of public utility easement application and related documents must be reviewed and approved for recordation by the City.
4. Applicant shall provide required documents and exhibits to dedicate new public utility easements behind the new right of way lines. Dedication documents and

exhibits shall be submitted and approved for recordation by the City prior to recordation of the abandonment of public right of way.

5. This abandonment is for :

APN: 009-263-02: The total area of the proposed abandonment is approximately 1,617 square feet more or less.

APN: 009-263-03: The total area of the proposed abandonment is approximately 1,617 square feet more or less.

APN: 009-263-04: The total area of the proposed abandonment is approximately 1,618 square feet more or less.

APN: 009-263-05: The total area of the proposed abandonment is approximately 1,144 square feet more or less.

6. Public utility easements will be maintained over the subject right-of-way for the continued provision and maintenance of existing utilities, until additional written information is provided otherwise.

APPLICANT/OWNER: Randall Long, Lumos and Associates Inc./Ernesto Flores

LOCATION/APN: Roventini Way/APN(s) 009-263-02,-03,-04 &-05.

LEGAL REQUIREMENTS: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.04.130 (Retail Commercial) CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps), NRS 445.386 (Health Department Requirements), NRS 278.349(a) (Health Department Requirements), NRS 278.349(b) (Water Availability Requirements), NRS 278.349 (c) (Utility Requirements), NRS 278.349(d) (Department of Parks and Recreation Requirements), NRS 278.349(f)(g) (Streets and Highways Requirements)

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

PROPOSED MASTER PLAN DESIGNATION: No change

PRESENT ZONING: Single Family One Acre (SF1A)/Retail Commercial (RC)

PROPOSED ZONING: Multi Family Apartment-Planned Unit Development (MFA-PUD)

KEY ISSUES: What are the compatibility issues with the adjacent neighborhood regarding traffic, character, and quality of life?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family One Acre (SF1A)/Retail Commercial (RC), Commercial, Cochise Shopping Center
SOUTH: Single Family One Acre (SF1A), vacant
EAST: Retail Commercial (RC), Commercial, Albertson's South
WEST: Single Family One Acre (SF1A), residential

ENVIRONMENTAL INFORMATION

- 1.FLOOD ZONE: Zone "C" Area of minimal flooding zone.
- 2.EARTHQUAKE FAULT: No earthquake faults in the vicinity.
- 3..SOILS: 58- Surprise coarse sandy loam 2%-4% slopes. The applicant provided additional information in the form of a preliminary geotechnical report and it is included as part of this application.
- 4.WETLANDS: No wetlands exist on the site.

SITE DEVELOPMENT INFORMATION

- 1.LOT SIZE: The entire site contains 3.84 acres. The average lot size is 812.5 square foot, with the largest lot of 875 square feet and the smallest lot of 750 square feet lot.
- 2.PROPOSED BUILDING SIZE: The proposed dwelling units are 1,595 square feet to 1,911 square feet in size excluding the attached garages(ranging from 576 square feet to 694 square feet). The proposed dwelling units are 2.5 to three stories in height which includes the lower level for parking and unit entrance and the upper two levels for living.
- 3.PROPOSED BUILDING HEIGHT: The maximum MFA building height is 45 feet. At 30 feet in height the proposed units are similar to traditional two story residential structures.
- 4.PARKING: Pursuant to the Carson City Municipal Code, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows: 2.5 parking spaces per dwelling unit and assigned guest parking. This equates to 75 single family dwelling units x 2.5 spaces = 188 spaces. Each single family dwelling unit as presented has an attached two car garage and 38 parking spaces are proposed on street for a total of 188 parking spaces. No parking is allowed on any private street/alleyway.
- 5.SETBACKS: MFA setbacks are as follows: 20 foot front, 10 foot sides and 20 foot rear. The proposed building envelopes are the proposed parcels.
The applicant is proposing a minimum building separation of 25 foot on front, 10 foot side and 26 foot rear.

6. VARIANCES REQUESTED:

<u>Criteria</u>	<u>Code Requirement</u>	<u>Proposed</u>	<u>Total Variance</u>
Minimum Lot Area for a PUD	5 acres	3.84 acres	1.16 acres
Parking PUD	188 spaces	150 spaces	38 spaces (guest only)
Periphery Setback for PUD	20 feet	4.5 feet	15.5 feet
Lot Size	6,000 square feet	750 square feet	5,250 square feet
Lot Width and Depth	60 feet width 150 feet depth	25 feet width 30 feet depth	35 feet 120 feet
<u>Setbacks</u>	MFA SF1A	MFA-PUD	
Front	20 feet 30 feet	0 feet	20 feet
Side	10 feet 15 feet	0 feet	10 feet
Street Side	15 feet 20 feet	0 feet	15 feet
Rear	20 feet 30 feet	0 feet	20 feet

7. LANDSCAPING AREA: The applicant proposes a landscaping scheme that provides a sense of place within the community. Retaining walls have been integrated into the proposed plan to add to the preservation and enhancement of views from the site.

SITE HISTORY:

The subject site was purchased by Phil Roventini from the United States of America in 1959, at that time the subject site comprised of five acres. The subject site was developed in 1960 with a single family dwelling unit of 1,139 square feet in addition to two detached accessory structures (one storage shed and one- two car garage). The primary access of the dwelling unit is current is on Roventini Way. In 1960 the site was also improved with perimeter split rail fencing. The subject site was divided into the existing configuration in September of 1992 by the Parcel Map for Alba J. and Eva A. Reese, Map # 1954.

On April 6, 2006 the BOS adopted the revised Carson City Master Plan which included the accompanying Land Use Map. As a result of the Master Plan update there were changes to the entire vicinity. South and east of the subject site, the land use map changed from Rural Residential/Commercial to Community/Regional Commercial. The

area directly north of the subject site changed from Rural Residential/Commercial to Mixed Use Residential/Community/Regional Commercial, further north the land use plan changed from Commercial to Mixed Use Commercial. The area to the west of the subject area was changed from Rural Residential to Low Density Residential.

The applicant submitted a Conceptual Map for the proposed development pursuant to the subdivision map process requirements of CCMC 17.05.005 (Application Process). A Conceptual Map review meeting was conducted with City staff and the applicant on June 7, 2006, and City comments were provided to the applicant at that time. The applicant submitted the subject Tentative Map, Zoning Map Amendment and Right of Way Abandonment applications on July 19, 2006 for review and action of the Planning Commission.

DISCUSSION:

"Planned Unit Development" means an area of land controlled by a landowner, which is to be developed as a single entity for a number of dwelling, commercial, and/or industrial units, the plan for which does not correspond in lot size, height, or size of dwelling, density, lot coverage, and required open space of the regulations established in any one use district created, from time to time, under the provisions of any zoning ordinance enacted pursuant to law.

It is important to recognize the following information which is specific to Planned Unit Developments specifically the CCMC section. Pursuant to CCMC 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.

The Clear View Ridge Planned Unit Development (PUD) is a residential development consisting of 75 dwelling units on 3.84 acres with 35% of the site devoted to common open space which exceeds the open space requirements in Carson City Municipal Code.

Clear View Ridge is proposed as a project that is anticipated to provide diverse housing and with an orderly planned open public space, where the occupants will really know their neighbor—a place with a strong sense of community, with sidewalks, paths and quiet streets—a place where the residents will be empowered because they feel safe and can enjoy walking or biking wherever they want to go. As noted in the Themes identified as the basic principals both of the community's vision and Carson City Master Plan adopted in April of 2006, Carson City strives to be a city known for its safe, attractive, and diverse neighborhoods, compact mixed use activity centers and its vibrant, pedestrian- friendly Downtown.

Staff conducted several site visits to the subject area. The subject site is located within the southwestern portion of Carson City and is bordered on all four sides by existing streets; Overland Street, Roventini Way, Cochise Street and Voltaire Street. The subject site has topographic changes primarily from the highest point on the northwestern corner to the lowest point on the southeastern corner.

Currently the existing zoning of the subject site is split zoned Single Family One Acre (SF1A)/Retail Commercial (RC). Pursuant to CCMC 18.04-020(6d) Determination of Districts: To utilize the entire parcel with a use that is only allowed in one of the two zoning districts, a Zoning Map Amendment or Special Use Permit is required for that portion of the property not zoned for the use. In this case the applicant is proposing to utilize all parcels within the subject area and change the zoning to Multi Family Apartments. The zone change applicant required concurrently with the PUD application if approved would result in the subject areas zoning changed to MFA-PUD with the recordation of the final map.

The Clear View Ridge development provides a unique residential product that is not readily available in Carson City; because the project orients the building towards the streets and provides rear entry garages resulting in a de-emphasizing of the automobile and acknowledging the pedestrian friendliness and appropriateness within the surrounding context.

The project encompasses a commonsense approach to residential development, conveniences within walking distance and houses greeting visitors instead of driveways and garage doors are elements incorporated within Clear View Ridge.

The project is based on the design principles for homes and neighborhoods known as New Urbanism, which mandates features such as but not limited to: garages in the rear of houses, accessed via alleys; which can include but not in this case "in-law" units above garages; and live-work units, described as "vertical mixed use" because the homeowners live above their offices.

New Urbanism is an urban design movement that burst onto the scene in the late 1980s and early 1990s. New Urbanists aim to reform all aspects of real estate development. Their work affects regional and local plans. They are involved in new development, urban retrofits, and suburban infill. In all cases, New Urbanist neighborhoods are walkable, and contain a diverse range of housing and in many cases jobs. New Urbanists support regional planning for open space, appropriate architecture and planning, and the balanced development of jobs and housing.

It also calls for "traditional neighborhood" layouts with narrower, calmer streets; a greater range of housing choices, including attached townhouses and or single-family homes; and walking and bicycling access that's built-in, not an afterthought.

The architectural design of the houses proposed for Clear View Ridge has been thoroughly designed and is basically older-style homes, but with all the latest amenities and functional floor plans. The proposed project is not your typical suburban tract, filled with white stucco homes overshadowed with front-loaded garages.

The developer has incorporated the following to provide aesthetic relief and visual interest for Clear View Ridge PUD in addition to enhancing the sense of neighborhood. Stamped concrete is placed throughout the development, trees will be planted along all existing streets and will be maintained by the home owners association (HOA). The facades of the proposed units are a rhythmical arrangement of windows. The porch elements and applied fascia/ trim serves to reduce the massing and scale of what would otherwise be a typical two to three story units. The exterior paint colors, materials and variation of roof lines add to the variations associated with the mix of housing including eight floor plans and six conceptual elevation schemes.

All yards are considered open space, landscaped, and maintained by a homeowner's association. The street-scape is also landscaped as well as additional common open space within the developed areas of the site. Clear View Ridge is designed to be completed in three phases:

- Phase I is the eastern most phase and will include 23 dwelling units, estimated construction to start in April of 2007;
- Phase II is the centrally located phase and will include 28 dwelling units, estimated construction to start October 2007;
- Phase III is the western most phase and will include 24 dwelling units, estimated construction to start April 2008.

Pursuant to the Carson City Municipal Code, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows 2.5 parking spaces per dwelling unit and assigned guest parking. This equates to 75 single family dwelling units x 2.5 spaces = 188 spaces. Each single family dwelling unit as presented has an attached two car garage and 38 parking spaces proposed on street for a total of 188 parking spaces. No parking is allowed on any private street/alleyway and is addressed by the proposed Variance to allow guest parking on public streets.

As part of the Clear View Ridge request, a right of way abandonment is requested to acquire the proposed square footage in the right of way. The request is to approve an Abandonment of Public Right of Way for a portion of Roventini Way and Overland Street. The areas of public right of way being requested are 2,999 ± square feet on Roventini Way, and approximately 2,997 ± square feet on Overland Street. The total area of the proposed abandonment is approximately 5,996 square feet more or less.

SUMMARY:

In designing a Planned Unit Development, the ordinance allows lot area, width, building height, lot size, minimum site area and setbacks to be reduced to better utilize land. In this case, the applicant has requested the planned unit development within 3.84 acres of land, as opposed to the minimum 5 acres. The provision of common open space and a pedestrian system represents a positive policy to better utilize the land and to provide diversity. Clear View Ridge represents a logical utilization of a unique property and will create an alternative housing development that will add diversity to Carson City.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. Therefore, it is recommended that the Planning Commission approve application TPUD-06-146, application AB-06-147 and application ZMA-06-145 based on the required findings as noted below the comment section.

PUBLIC COMMENTS:

Public notices were mailed to 31 adjacent property owners within 740 feet of the subject site. Staff has received several inquires from adjacent property owners of the subject project, copies of the proposed development was provided as requested. At the request of concerned citizens within the area, staff met with two unrelated parties to discuss the procedural issues associated with a PUD and Master Plan. Opposition letters for the proposed project have been received by staff (see attached). Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on August 30, 2006, depending on their submittal date to the Planning and Community Development Department.

AGENCY COMMENTS:

All comments from various city departments and agencies which were received as of August 13, 2006, are attached to this report and summarized below:

Nevada Division of Environmental Protection commented that the following is required:

1. Supply "Will Serve" or "Intent to Serve" letters from the water and wastewater utilities.
2. Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If Clear View Ridge falls under that category, a stormwater authorization letter must be obtained from this Division prior to commencement of land disturbance activities at the subject site.

Carson City Fire Department commented that the following is required:

This project shall meet codes and ordinances pertinent to the building type and occupancy classification.

Fire flow shall meet the International Fire codes 2003 ed. And meet the approval of the Carson City Fire Department Fire Prevention Bureau.

Carson City School District Transportation Department supports the project and confirms that the School District would provide transportation to Bordewich Elementary, Carson Middle School and Carson High School from this area which will be impacted due to the proposed project.

The Carson City Engineering Division had a number of comments that are included in the conditions and attached with their memo.

The Carson City Building Department:

The revised Tentative Map shall reflect exterior landings, porches, cantilevers, etc. The Tentative map shall accurately follow all components of the structure. If the property line is to be the foot print of the structure, it shall accurately follow all components of the structure.

PLANNED UNIT DEVELOPMENT STANDARDS:

NRS 278A.500 states that granting or denial of a tentative planned unit development must set forth reasons, with conditions, and make findings related to a number of issues. The following is an analysis of design standards required for planned unit developments with staff findings.

- | | <u>REQUIRED</u> | <u>PROPOSED</u> |
|-----------------------|-----------------|-----------------|
| 1. Minimum site area: | 5 acre minimum | 3.84 acres |

3.70 ± without the Right of Way abandonment.

This proposal does not satisfy this requirement; the applicant has requested a variance from the 5 acre minimum. The applicant has addressed the justification for the variance addressing the proposed development as it related the consistency of the Master Plan. As noted in the Interim Mixed Use -Evaluation Criteria a Planned Unit Development could be submitted, within which it could be re-zoned to the most appropriate zoning district(s) for the project. As part of the PUD process, the Interim Mixed Use Evaluation Criteria would be applicable to all other conditions of approval outlines in the City's Municipal Code.

- | | <u>REQUIRED</u> | <u>PROPOSED</u> |
|------------------------|------------------|-------------------|
| 2. Minimum # of units: | 5 dwelling units | 75 dwelling units |

The proposal satisfies the requirements of CCMC, Section 17.09.

3. Density:

CCMC Section 17.09.095(3) establishes the PUD maximum density per dwelling units per acre. The proposed maximum density of the subject site allowed is 29-36 dwelling units per acre utilizing the multi family apartment density standards. The proposed development is at 20 dwelling units per acre which is well below the maximum allowed. The proposed 75 dwelling units is supported by staff for the subject site. In this proposal the applicant has included a plan that produces a housing product of stable and desirable character consistent with the objectives of the CCMC and Master Plan of Carson City.

4. Common Open Space:

The proposed common open space for this site consists of 35% of the total land area and is in accordance with CCMC Section 17.09.100(4), which requires a minimum of 30% of the gross area. The proposed common open space areas include the proposed front door promenades and the proposed 8,000 square foot central gathering place.

CCMC Section 17.09.100 Open Space criteria has been satisfied by the applicant.

5. Private Open Space:

The proposed private open space (courtyards) for this site is approximately 150 square feet or 9,750 square feet total. Each single family dwelling unit has a porch area of 90 square feet to 150 square feet, which is not included in the private or public open space calculation.

6. Parking/Streets:

Pursuant to the Carson City Municipal Code, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows: 2.5 parking spaces per dwelling unit and assigned guest parking. This equates to 75 single family dwelling units x 2.5 spaces = 188 spaces. Each single family dwelling unit as presented has an attached two car garage and 38 parking spaces proposed on street for a total of 188 parking spaces. No parking is allowed on any private street/alleyway and this is addressed by the proposed Variance to allow guest parking on public streets.

7. Storage Area:

Exterior storage areas are optional but none is proposed and is not in conflict with CCMC Section 17.09.095(5). The applicant has incorporated interior storage areas in addition to the proposed garage area for parking to be utilized by the home owner for storage of personal items.

8. Sidewalks:

A five-foot sidewalk is proposed and this is not in conflict with CCMC Section 17.09.095 (6).

9. Utilities:

All utilities shall be underground and this is consistent with CCMC Section 17.09.095(8).

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

10. Landscaping:

The proposal is in keeping with the requirements of CCMC Development Standards Division 3 (Landscaping). The applicant has consulted a Landscape Architect regarding the proposed plan. The various landscape items include paving, lighting, plant material and street scape design elements.

11. Bike Paths:

CCMC Section 17.09.095(10) is not applicable. Bike lanes are not needed or required on local streets. Cochise Street will be upgraded to a collector street and will require bike lanes. The developer in this case will be responsible for the upgrades.

12. Fencing:

The only fences provided are for the side yard court yards areas for each unit. These court yards are located on the interior of the project and do not abut any existing streets. These areas will provide private open space areas for all units.

PUD FINDINGS: Staff's recommendation is based upon the following findings which are substantiated in the public record for the project.

1. Adherence to environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal, and where applicable, individual systems for sewage disposal.

All applicable City, State and Federal regulations shall be met.

2. The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.

The proposed development will be served by City water. Existing water mains are located on Voltaire and Cochise, and on a portion of Roventini from the intersection of Cochise west approximately 400 feet. The proposed project will be required to extend new water mains on Overland from Cochise to Voltaire and the balance of Roventini.

3. The availability and accessibility of utilities.

Water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.

4. The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.

Carson City Schools commented on the proposed project confirming that the School District would provide transportation to Bordewich Elementary, Carson Middle School and Carson High School from this area which will be impacted due to the proposed project.

The propose project was required to provide a Traffic Study as part of the submittal. The Development Engineering Division has reviewed the information provided by the applicant and has determined:

1. The development will not cause adverse impacts to the existing street system.
 2. The proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.
 3. All other utilities are available in the area to serve this development.
 4. Water supplied to the development will meet applicable health standards.
 5. The development will be required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.
5. Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

The proposed development is not directly adjacent to any public lands.

6. Conformity with the Zoning Ordinance and Master Plan.

The proposal is in conformance with the Master Plan and will be in conformance with the Zoning Ordinance (Title 18), since a Zoning Map Amendment is being requested as part of the application. The proposal is consistent with a number of goals and policies that support a diverse community with multiple opportunities for housing. In addition, this proposal recognizes a unique site and preserves environmental amenities while providing an alternative housing design.

7. General conformity with the Master Plan for streets and highways.

The application is in general conformity with the Master Plan for streets and highways as determined by the Development Engineering Division in addition to the City traffic Engineers review of the required traffic study.

8. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Development Engineering has determined that the proposed development will not cause adverse impacts to the existing street system.

9. The physical characteristics of the land such as flood plains, slope and soil.

The applicant is utilizing the Planned Unit Development (PUD) process which recognizes the unique site constraints by designing with them in mind. The subject site is designed to step down with very specific landscaping criteria combined with strategically located lots to maximize the views.

The physical characteristics of the area do not preclude the development as proposed. The project is not located within a FEMA mapped flood plain. The project site has been identified to be within the potential 100-year flow route for an upstream alluvial fan flood plain. A technical drainage study prepared for the project will need to address how the potential flood and debris will be contained within the adjacent City streets in order to be safely routed around the project site. The general site declivity is 5% to 15% sloping from the northwest to southeast. There are isolated sections of steep slopes (15% to 40%) in the far western portion of the existing site along Voltaire Street and next to the existing residential structure to be removed. These steep slopes appear to be man made, and should pose no real limitations for the site development as proposed. Site soils consist of silty sands and poorly graded sands with silt and gravel. The soils are generally considered suitable for the proposed improvements. There are no earthquake faults in the immediate vicinity.

10. The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.

This process, as mandated by State law, is being adhered to and all pertinent entity feedback has been reviewed. Further review will take place at the Planning Commission and Board of Supervisors.

11. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

The Fire Department has reviewed the application and appropriate conditions shall be placed on the project to ensure that adequate fire protection is provided.

12. Existing and/or proposed recreation and trail easements are adequate to serve the proposed development.

The proposed project is relatively small and exceeds the open space criteria for Planned Unit Developments. The applicant has incorporated pathways within the proposed parkways as an solution to the pedestrian links and connection within the Clear view ridge Planned Unit Development. The proposed project identifies

four pedestrian parkways orientated north to south and one pedestrian path orientated east to west all designed to provide logical and convenient connections within the through Clear View Ridge PUD.

In addition, CCMC Section 17.09.050 details reasons for approval or denial of a Planned Unit Development. These factors are enumerated below and reflected in the Findings as previously detailed in this report.

17.09.050 Approval or Denial of Application. The approval or denial of a tentative Planned Unit Development plan shall be by minute action and shall set forth the reasons for the approval or for the denial, and in the case of approval, shall set a specific date for the filing of a Final Map, or in the case of phase development over a period of years, shall set the specific dates for the filing of the Final Map phases or units. The minutes shall also set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to, findings of fact, conclusions of law on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of the Planned Unit Development ordinance;

The proposed plan is consistent with the statement of objectives of the Planned Unit Development Ordinance. The proposed Clear View Ridge has been designed to take full advantage of its beneficial topography, location and surrounding quality development while providing a compliment to the existing mixture of uses currently available in the immediate area.

2. The extent to which the plan departs from zoning and Planned Unit Development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;

The proposed development has been designed to be compatible with the surrounding uses, open space considerations as well as existing topography, the characteristics of the site has been taken into account and designed to take the topography into account. Clear View Ridge through its unique architecture, site sensitive landscaping, distinctive color palette and restrictive Covenants Condition & Restrictions will ensure that this development maintain its definitive impact in this region of Carson City.

3. The purpose, location and amount of the open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the open space, and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development.

The subject parcels are 3.84 acres in size. The open space associated with the subject area is 1.34 acres or 35% on the proposed project area. The proposed project also includes private open space of 9,750 square feet or 17% of the proposed total open space, in addition to a 12,400 square foot park for recreational purposes resulting in an established core amenity for the community.

4. A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;

As detailed in the staff report prepared by the Engineering Division staff.

5. The relationship, beneficial or adverse, of the proposed Planned Unit Development to the neighborhood in which it is proposed to be established;

As submitted, the plan does explain its beneficial relationship with the existing neighborhood. The proposed lots will provide a variety of housing opportunities for residents including empty-nesters, professionals and retired individuals. It is anticipated that many of the potential residents might not desire large lots and prefer a smaller lot and the freedom it provides, in addition to utilizing the commercial uses within the area.

6. In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the Planned Unit Development in the integrity of the plan.

The information provided by the applicant is that the proposed development will be developed in three phases. It should be noted that it is anticipated that the proposed development has been designed to be developed after utilities, roads and other necessary infrastructure.

RIGHT-OF-WAY ABANDONMENT FINDINGS: Staff's recommendation is based upon the following findings which are substantiated in the public record for the project.

1. Will the public be materially injured or not?

The public will not be materially injured by the abandonment, since with the recommended conditions of approval, public utility easements will be maintained over the subject right-of-way for the continued provision and maintenance of these utilities. The subject parcel will continue to have access from Roventini Way and Overland Street.

The proposed abandonment will not be detrimental to public health, safety or welfare. Access to all surrounding properties will be maintained. Total roadway sections widths will be 35 feet which is large enough to accommodate two travel lanes. Public parking is still

available on both streets. The proposed project will result in sidewalks on Overland Street and Roventini Way, thus improving the pedestrian circulation within the general area, in addition curb and gutter will be installed on Roventini Way and Overland Street to help assist and manage stormwater runoff along the streets and prevent flooding.

2. Whether the street was dedicated or not?

In January 1959, Phil Roventini purchased public lands from the United States of America. The property was located at Mount Diablo Meridian, Nevada T. 15 N., R. 20 E., Section 31, S ½, NW ¼, NE ¼, and comprised of five acres. The patent was "Subject to a right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land." Formal dedication of the right of way to the City occurred in 1992 with the recordation of the Parcel Map for Alba J. and Eva A. Reese, Map #1954. It is recommended that there not be a charge required with this abandonment.

3. What should the reasonable consideration be if the street was not dedicated?

As concluded in Item #2, formal dedication of the right of way to the City occurred in 1992 with the recordation of the Parcel Map for Alba J. and Eva A. Reese, Map # 1954.

4. If an abandonment has a public benefit, how much of the public benefit should be offset against the termination of reasonable consideration?

The public benefit does not his item does not apply to this abandonment.

5. Applicability of the parking value analysis applied to this request.

This item is not applicable to the proposed abandonment. The abandonment is not located within the downtown area.

6. Should utilities easements be reserved, continued or vacated?

As demonstrated by the attached signatures of utility companies in the release form, AT & T Nevada request the continuation of public utility easement over the subject property. This is required as a recommended condition of approval for the abandonment. The applicant has provided additional information regarding the contact with AT & T, from the information provided by the applicant, AT & T does not have a utility within the area proposed for abandonment, the applicant is aware that City staff will request written documentation from AT & T regarding a change in the above comments from AT & T.

7. Imposition of any condition of approval by the Board of Supervisors or recommended by the Planning Commission or staff.

Staff recommends six conditions of approval, which relate to the responsibility of the applicant to provide all necessary documentation in order to fully complete the abandonment process and resolution of issues related to the development of the abutting property.

ZONING MAP AMENDMENT FINDINGS: Staff recommends that the request be approved subject to the following findings as required by CCMC, Section 18.02.075, Subsection 5, Change of Land Use District and Code Amendments findings enumerated below and substantiated in the public record.

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

The Carson City Mater Plan identifies the subject area as Mixed Use Residential (MUR). It is important to note with the recent Master Plan update there has not been a mixed use zoning category created by City staff. Regarding the Master Plan Policy Checklist which is designed for developers, staff and decision makers and is intended to be used as a guide only, the following themes are the themes are identified as being satisfied by the subject PUD.

Chapter 3: A Balanced Land Use Pattern

Goal 1.1 Promote the efficient use of available land and resources.

Policy 1.1d, Municipal Code 18.12 Growth Management.

Goal 1.2 Promote Infill and Redevelopment in targeted areas.

Policy 1.2a Located in a priority infill development area. The proposed development is located within an area designated on the Land Use Map as Mixed Use Residential.

Goal 1.5 Foster cooperation on Master Plan issues.

Policy 1.5a The proposed project is located in an area that is adequately served by or will be served by City services including fire and sheriff services, in addition comments were provided by the Carson City School District.

Goal 2.1 Encouraging Diversity in Citywide Land Use Mix and Expand Housing Variety.

Policy 2.1b, 2.2a, 2.2b, 2.3b Encouraging Diversity in Citywide Land Use Mix, Expand Housing Variety. In mixed use areas promote mixed use development patterns appropriate for the surrounding context consistent with land use descriptions of the applicable Mixed Use Designation and meet the intent of the Mixed Use Evaluation Criteria.

Chapter 6: Livable Neighborhoods and Activity Centers

Goal 6.1 Promote High Quality Development. The development does promote variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features. The project provides variety and visual interest

through the incorporation of well articulated building facades, clearly identified entrances and pedestrian connections. The development provides appropriate height, density and setback transitions to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods. Mixed use Interim Evaluation Criteria has been addressed by the applicant.

Chapter 7: A Connected City

Goal 11.2 Coordinate Land Use and Transportation Decisions to Support the Use of Alternative Modes.

Policy 11.2c Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development to improve connectivity and support broader transit service. The proposed project will maintain and enhance roadway connections and networks consistent with the Transportation Master Plan. Appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan have been provided.

The Land Use Map of Carson City identifies four mixed-use land use categories: Downtown Mixed-Use, Mixed-Use Commercial, Mixed-Use Residential, and Mixed-Use Employment. These categories and their associated policies reflect the City's desire to establish a more diverse mix of uses within the community and to encourage a more efficient use of the City's limited developable land by encouraging the development of commercial services employment opportunities, a diversity of housing (both in terms of housing type and density), and an array of services, such as civic uses, entertainment, shopping, and parks that can meet many residents' day-to-day needs within a close proximity.

For the Mixed Use Residential category See General Mixed Use Policies. A mixed use residential development can have a higher density, provide a mix of uses, including open space and a mix of housing types in addition to complimenting the surrounding neighborhoods. It has been recognized in the Carson City Master Plan that projects less than 10 acres may be 100 percent residential, especially if adjacent to a mixed use activity center.

Primary uses associated with MUR is a range of medium to high density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums and live work units. The proposed project is a residential development which is unique and provides a different option for buyers. It is recognized that instead of the typical tract subdivision, this project provides options for those with busy lifestyles or retirees, who are seeking to minimize maintenance time and effort resulting in a housing choice that fulfills their needs and expands their quality of life.

The proposed project is a compact development with higher density within an area already served by larger single family dwellings and commercial development. The project provides connectivity within the proposed project through promenades and

pedestrian ways. In addition to the new sidewalks proposed on all street frontages is an aspect of the livable neighborhood as well as the high quality design of the proposed project which is a benefit to a cohesive neighborhood.

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

The proposed project as designed is to be a transition area between the low density residential to the west and the commercial development to the east. The proposed project will allow for greater conformance with the Master Plan as more residential and commercial development is completed. It is important to note with the new Master Plan Designation of Mixed Use Residential it is understood that the subject area is identified as an area in which commercial and residential uses will exist together.

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

The re-zoning of the subject property to MFA along with the proposed project Carson City will benefit as a whole. The City will gain a development with a variety of housing types within close proximity to other uses which may be easily accessed by pedestrians. This project addresses three trends identified in MUR 1.1 Mixed Use Policies:

- *The City's population is aging and has different housing needs that need to be addressed.*
- *To address population growth increased densities for residential development should/must be considered.*
- *There is a limited supply of land for residential use.*

The proposed project is anticipating to utilize the available land at a most efficient manner at a higher density on a relatively small piece of land. Additionally it addresses housing for the aging population in addition to providing housing within walking distance of grocery stores and other commercial services. Within a 1.5 mile radius of the proposed development there is a Sav-On, Wal-Mart, Raleys, a variety of restaurants and Ross Gold Park.

In 2006 Carson City adopted its Redevelopment Plan for Project Are No. 2 which encompassed South Carson Street and the immediate areas, both east and west to include the subject parcels. The new Redevelopment Plan for the area emphasizes mixed use development. Joe McCarthy, Economic Development & Redevelopment

has provided additional comments regarding the active participation of the citizens of Carson City as it relates to the Envision Carson City process.

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

With the anticipated ZMA, there will be increase to the student population of Carson City. Carson City School District Transportation Department supports the project and confirms that the School District would provide transportation to Bordewich Elementary, Carson Middle School and Carson High School from this area which will be impacted due to the proposed project.

Interim Mixed Use Evaluation Criteria:

The implementation of numerous policies contained in the Master Plan hinges on the creation of three mixed use zoning districts to align with the Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE), and Mixed-Use Residential (MUR). As in this proposed project Carson City recognizes that mixed use development proposals have already been and will continue to be submitted within these area prior to the completion and adoption of the future mixed-use zoning districts, a set of interim Mixed-Use Evaluation Criteria has been developed to:

- Facilitate higher intensity, mixed-use development in locations designated on the Land Use Plan for mixed-use development, but where mixed-use zoning is not currently in place;
- Encourage the incremental transition of existing uses in location designated on the Land Use Plan for mixed-use development, recognizing that in some locations, mixed-use development may be perceived as incompatible with existing uses in the short term;
- Establish a consistent method for reviewing mixed-use development projects until mixed-use zone districts can be established; and
- Insure that mixed-use development is consistent with the General Mixed-Use policies contained in the Master Plan, as well as the specific MUC, MUE and MUR policies as applicable.

The Mixed-Use Evaluation Criteria provide an overview of key mixed-use development features that should be addressed by proposed mixed use developments occurring to ensure they are consistent with Master Plan policies. They are intended to be used in conjunction with the land use specific review criteria based on the applicable mixed-use land use designation.

As mentioned above, at this time Carson City does not have a specific mixed use zoning district. The subject site is located within the Master Land Use Plan designation of Mixed Use Residential. It has been requested of the applicant to address the Interim Mixed Use Evaluation Criteria.

The following is the applicant response to the Interim Mixed Use Evaluation Criteria:

- Are residential uses well integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?

As stated in the Zoning Map Amendment findings, the Master Plan acknowledges smaller development, less than 10 acres, may be 100% residential, especially if a proposed development is adjacent to or in near proximity of planned or existing commercial uses. The overriding goal of the master plan is to provide pedestrian friendly and less car centric development with the City. Carson City wants livable and walkable communities, and this project fulfills this vision.

The proposed development is within walking distance of numerous commercial services (banks, grocery store, restaurants, etc.) and community park (Ross Gold). The compact and pedestrian oriented design (rear entry of buildings, usable front porches, in addition to sidewalks and promenades are provided, ect) encourages people to walk and engage in their community and surroundings.

- Are the residential uses well integrated with non-residential uses and the surrounding development context?

The primary existing development and most commanding in the area is the Albertson's shopping center. It is a large scale grocery store with a large appropriate parking area. There are also single family residential homes to the west, which are a much smaller scale. In order to blend in with both uses, the proposed housing units for this project are three stories, approximately 25 to 30 feet in height. This is a scale that will provide a desirable transition between the existing commercial development and the existing residential uses.

It is important to note the existing topography of the subject site will continue to assist in the integrating of the structures. The existing residential uses will continue to be at an elevation well above the proposed project and the Albertson's Center, thus retaining the primary focal point when the area is viewed from Cochise.

- Do the proposed housing types and densities promote activity and support non-residential uses in the development or in close proximity to the development, as applicable?

The density proposed from the proposed development is 20 residential units per acre. It is the intention of the proposed project to support existing and future commercial businesses within the area. The project is modeled after traditional urban neighborhoods, future residents will walk to nearby commercial uses and patronize those establishments instead of driving to other areas of the City. There are numerous businesses within a one-mile radius of the subject site, it will be easier and quicker for residents to shop at neighborhood establishments rather than travel longer distances by car to other commercial businesses.

- Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned land use in terms of its scale and intensity?

This is a detached product with at least 30% of the proposed project resulting in open space, it remains compatible with existing single family residential. The scale of the proposed residential units is large enough to provide transition to the commercial uses but is not so large that it will overpower the existing residential uses.

- Does the development contain a mix of housing types that is appropriate to its scale, location and land use category?

The applicant is also proposing a detached single family product. The existing residential within the area is a detached single family product. The applicant is also providing a mix of housing including eight floor plans and six conceptual elevation schemes. It is anticipated that the underlying zoning will be change to MFA. In the MFA zoning district, higher density, cluster development are anticipated and encouraged.

- Do vehicular and pedestrian ways provide logical and convenient connections between proposed uses and to adjacent existing or proposed uses?

A sidewalk exists along the east side of Cochise Street. This development will construct sidewalks along the west side of Cochise and the projects side of all other associated streets. These sidewalks will provide pedestrian ways to the surrounding commercial uses and allow pedestrians to access other sites without walking in the street. Crosswalks will be placed at the intersection of Cochise and Overland Street and Cochise Street and Roventini Way. The appropriate curb and gutter improvements will be required of the proposed project.

- Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points, discourage through traffic in adjacent residential neighborhood and provide neighborhood access to on site uses?

Vehicular traffic from the development will access either from Roventini Way or Overland Street from the proposed alley ways. The internal alleyways will distribute traffic to Roventini Way and Overland Street and ultimately US 395 via Clearview Drive. Cochise Street transitions to South Curry Street to the north.

- If the development is located along a primary street frontage, have existing or proposed transit routes and stops been incorporated?

Jump Around Carson (JAC) has existing stops within the area. The closest one appears to be at Jack-in-the-box, which is .4 miles away. This is considered s reasonable walking distance according to the Unified Pathways Master Plan (7.2 "Transit Routes"). The closest Pride stop is on Clearview Avenue on the east side of US 395. The applicant has expressed a willingness to work with JAC and Pride if it is determined another stop would be beneficial to the area.

- Are transitions in building massing and height provided to relate to surrounding development patterns?

An important aspect in determining scale is pedestrian friendliness and appropriateness within the surrounding context. The projects building height design and careful placement on the natural slope provide a compatible and complimentary visual transition to the variety of residential and commercial buildings on surrounding properties. The development is designed to be pedestrian friendly. The tree lined sides walks will add to the pedestrian compatibility of the proposed project.

- Is the new development well integrated into the surrounding neighborhood, rather than "walled off" consistent with the mixed-use policies contained in the Master Plan?

There are no proposed walls within the development. The fences that are proposed are for side yard courtyards for each residential unit. A passerby will experience a tree-lined side walk and the ability to experience the development from a street level.

- Are the public spaces appropriate in terms of their size and active vs. passive features provided given scale and location of the proposed development?

The applicant has provided documentation from the National Recreation and Parks Association acknowledging that the 1.19 acres of common open space exceeds the .9 acres of open space that is based on a calculation related to estimated occupancy.

- Are parks and trails provided consistent with the Parks, Recreation and Unified Pathways Master Plan?

Carson City finalized the Parks and Recreation Master Plan (PRMP) in March 2006, and like the Master Plan it identified numerous goals and policies with implementation strategies. The applicant has provided that for this project the most applicable strategies are:

New developments should provide neighborhood parks to meet the needs of their residents;

Meet minimum LOS;

Provide basic amenities as identified in the PRMP;

Include natural characteristics as identified in the PRMP.

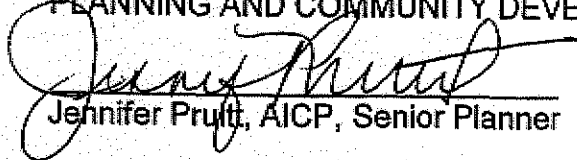
The promenade area and the areas around the walking paths will be landscaped with trees, shrubs and grasses. All efforts by the applicant will be made to landscape using native and low water using vegetation. The PRMP recommend for a traditional neighborhood park, shade trees, trash cans, restrooms, drinking fountains, benches, dog waste disposal stations, picnic tables and children's play equipment.

The proposed development will provide standard sidewalks as identified in the Unified Pathways Master Plan on local streets sidewalks shall me a minimum of five feet. All sidewalks will be ADA compliant and provide free movement, crosswalks will be clearly striped and will be placed on Roventini Way and Cochise Street

Cochise Street will be upgraded to a collector street in the future and the applicant will be required to provide the upgrades to include a bike lane.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DIVISION

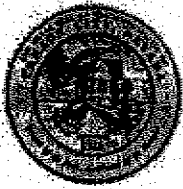

Jennifer Pruitt, AICP, Senior Planner

JP/

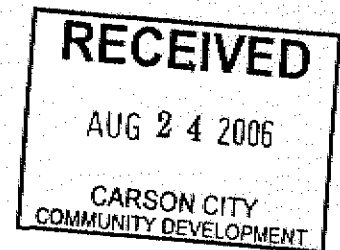
Attachments

- Application (TPUD-06-146)
- Application (AB-06-147)
- Application (ZMA-06-145)
- Economic Development & Redevelopment comments
- Fire Department comments
- Building Department comments
- Engineering Division comments
- Carson City School District comments
- Division of Environmental Protection Comment

TPUD-06-147 Clear View Ridge 2.wpd



MEMORANDUM



DATE: August 23, 2006
TO: Jennifer Pruitt – Planning
FROM: *JS* Jeff Sharp – Engineering
RE: AB 06-147 Roventini Way and Overland Street
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

SUBJECT TITLE: Request to allow the following abandonments:

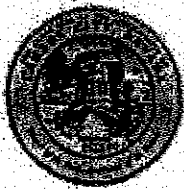
1. A 599.8 foot long, 5 foot wide strip of Roventini Way to be abandoned between Voltaire Street and Cochise Street for a total of 2999 square feet, for owner Ernesto R. Flores, affecting APN 009-263-02, 04 and 05.
2. A 599.4 foot long, 5 foot wide strip of Overland Street to be abandoned between Voltaire Street and Cochise Street for a total of 2997 square feet, for owner Ernesto R. Flores, affecting APN 009-263-03, 04 and 05.

RECOMMENDATION: Development Engineering takes no exception to the proposed abandonments, subject to the following conditions of approval:

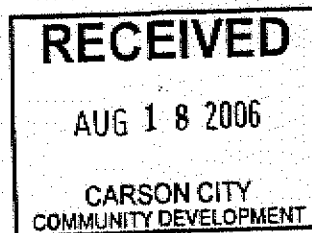
1. The applicant must provide all legal descriptions, surveying information and documentation necessary for the recording of this action.
2. A public utilities easement (PUE) will be retained or created, in perpetuity, across all portions of proposed abandonments.

DISCUSSION: Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. Utilities: Water, sewer and storm drain facilities which presently exist near the area affected by the proposed abandonments will not be adversely effected
2. Circulation/Traffic: The proposed abandonments will not adversely impact existing street sections, traffic or circulation.



MEMORANDUM



DATE: August 18, 2006
TO: Jennifer Pruitt – Planning
FROM: *JS* Jeff Sharp – Engineering
RE: TPUD 06-146 Clear View Ridge
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

GENERAL: The Engineering Division has considered the elements of NRS 278.349, the Carson City Municipal Code and the Carson City Development Standards in its review of the tentative map described above.

This recommendation for 'approval with conditions' from the Engineering Division is based on conceptual level analysis that indicates the development as proposed will currently meet or will meet with concurrent improvements, prior to final map approval, Nevada Revised Statutes, the Carson City Municipal Code and the Carson City Development Standards. With the request for final approval of any and all phases, detailed engineering analysis addressing the following issues and recommending system improvements will be submitted to the Engineering Division.

FINDINGS: The Conceptual Findings by the Engineering Division are:

(a) *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

(b) *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;*

Water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.

(c) The availability and accessibility of utilities;

All other utilities are available in the area to serve this development.

(d) General conformity with the governing body's master plan of streets and highways;

The proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.

(e) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

In general, the development will not cause adverse impacts to the existing street system.

(f) Physical characteristics of the land such as floodplain, slope and soil.

The physical characteristics of the area do not preclude the development as proposed. The project is not located within a FEMA mapped floodplain. The project site has been identified to be within the potential 100-year flow route for an upstream alluvial fan floodplain. A technical drainage study prepared for the project will need to address how the potential flood and debris will be contained within the adjacent City streets in order to be safely routed around the project site. The general site declivity is 5% to 15% sloping from the northwest to southeast. There are isolated sections of steep slopes (15% to 40%) in the far western portion of the existing site along Voltaire Street and next to the existing residential structure to be removed. These steep slopes appear to be man made, and should pose no real limitations for the site development as proposed. Site soils consist of silty sands and poorly graded sands with silt and gravel. The soils are generally considered suitable for the proposed improvements.

RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

A. Specific Revisions to the Tentative Map to be made prior to submittal of construction/improvement plans or final map:

1. The revised Tentative Map shall be reviewed and signed by the Planning Director and City Engineer.
2. Show typical cross-section for Voltaire Street. Since Voltaire is a local street and parking is proposed, then it should have a 23.5 foot half-street pavement width in accordance with Carson City Drawing No. C-1.11.
3. Show typical cross-section for Cochise Street. Cochise will be considered a 3-lane urban collector with center two-way left turn lane, bike lanes and no parking. The half-street pavement width shall be 23 feet in accordance with Carson City Drawing No. C-1.11.
4. Show necessary right of way dedication at the property corners in order to accommodate the intersection radii at back of sidewalk.

5. Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association. Snow plowing of on site areas will also be the responsibility of the homeowners association. A note to this effect should be included on the tentative and final maps.
6. The survey description shall be broken down into 40-acre 1/4 quarter section. This site is located in the NE quarter of the NE quarter of the referenced section.

B. Specific Conditions to be included in the Design of the Improvement Plans:

1. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
2. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
3. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
4. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to the predeveloped condition, in accordance with CCDS 14.1.8.
5. Water mains shall be extended along all street frontages in accordance with CCDS 15.1.1.
6. Sewer mains shall be extended along Roventini Way and Overland Street.
7. Significant downstream sewer main extension is necessary along Cochise Street, Appian Way, and Junction Drive, and crossing at South Carson Street in order to provide service to the site. Coordination with neighboring developers is advised.
8. Public water mains will not be allowed within the private alley ways per NAC 445A. All water service meters shall be located within the street right of way or public utilities easement adjacent to the street in accordance with CCDS 15.3.1.d.
9. Private sewer mains may be located within the private alley ways, with maintenance responsibility by the homeowners association.

C. Conditions to be Completed Prior to Submitting for Construction Permit or Final Map

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. A stand alone Operation and Maintenance (O&M) manual shall be prepared for private storm drainage facilities, submitted to the City for review and acceptance prior to recording of the final map. This manual will assist the homeowners association with

required maintenance.

3. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

D. General Conditions

1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed PUD:

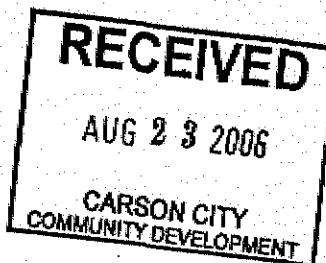
- Sewer main extensions are required along the Roventini Way and Overland Street frontages.
- Water main extensions are required along all site frontages.
- Storm drainage detention facilities are proposed on site, draining to the existing system in Overland Street.
- Street improvements are required along all frontages consisting of complete pavement reconstruction, curb, gutter and sidewalk.
- A 5 foot right of way abandonment is proposed along the Roventini Way and Overland Street frontages.
- Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association.
- Snow plowing of on site areas will be the responsibility of the homeowners association.

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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL



Date: August 22, 2006

To: Jennifer Pruitt
Planning & Community Development

From: Joe McCarthy *Joe*
Economic Development & Redevelopment

Subject: Clearview Ridge project to develop 75 single-family detached residential units as a PUD west of Cochise Street, between the streets of Roventini and Overland

An integral and essential priority of Carson City's long-range, economic development strategy is to foster an economically viable mix of uses strategically located within our community's business districts. The addition of complementary uses includes an active and viable mix of small business and unique residential products: compact residential development blended with commercial expansion or retail elements.

In 2006, to foster immediate but sustainable economic development, Carson City adopted its Redevelopment Plan for Project Area No. 2, which encompassed South Carson Street and the immediate surrounding areas, both east and west to include this proposed project. The new Redevelopment Plan for the area emphasizes mixed use development. Already, the area has been the subject of numerous plans and strategies, the most successful calling for action to promote vertical and horizontal mixed-use projects consistent with our Plan.

Within the last two years, the citizens of Carson City actively participated in re-writing our land use master plan, *Envision Carson City*, which recommends the adoption of a modernized, flexible, more-expanded approach that encourages mixed-use development. It recognized mixed-use as a tool used to encourage specific economic development activities and strategies that will diversify our community's amenities within our changing neighborhoods. Its purpose is to improve livability and induce private investment. The immediate goal is to create mixed-use community cores that combine residential, retail, office, cultural and civic uses in a strong and identifiable, neighborhood environment. The Clearview Ridge project embodies these principles. It is an innovative, compact, imaginative, well-designed development that clearly showcases a modern site plan, multiple use considerations and dramatic building design.

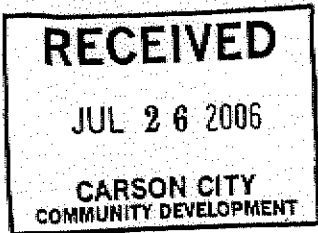
Economic Development/Redevelopment

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(775) 887-2101 x 1208 • Cellular: (775) 720-0331 • Fax: (775) 887-2286
e-mail: jmccarthy@ci-carson-city.nv.us

Long-term, this example of compact residential neighborhood development should stimulate a variety of additional quality residential projects, varied commercial uses, a street-life, self policing neighborhoods, building scale, open-space systems, upgraded public infrastructure and city-services, leading to a vigorous community-identity accomplished through land-use flexibility. These types of appropriate, economically feasible projects will sustain Carson City, now and in the future. Ultimately, the successful, upcoming neighborhood must contain commercial, office, residential, civic and transportation uses within walking distance of each other. More than fifty percent (50%) of Carson City's current employment base commutes from out of town. By providing a varied, exciting blend of market-based housing products for our work force will help us to remedy this inequity. Plus, adding residents to an adjacent commercial area will encourage reasonable, high quality commercial growth.

A critical mix of residential, pedestrian-scale projects must be established as quickly as possible before our long-term revitalization efforts stall for lack of support. Ultimately, once critical mix is achieved in our mixed-use neighborhoods, such as this one, an upward spiral begins. We will see increases in economic development, rising land and property values and ultimately neighborhoods that are safer and more sustainable. In fact, quality developments such as Clearview Ridge will help our new neighborhoods to avoid future, more suburban-type development that would vastly increase automobile trips, more congestion, pollution, inconvenience, and the elimination of the essential features that enticed residents and businesses to the areas in the first place.

I encourage the Planning Commission to approve this application.



CARSON CITY SCHOOL DISTRICT

PROPOSED SUBDIVISION PLAN
IMPACT STATEMENT

SUBDIVISION CLEARVIEW RIDGE UNITS 75

NRS 278.349 - Availability of School Services:

This property consists of 75 single family detached homes. Our impact statement indicates the total number of children that this project generates and which schools are affected.

Transportation: Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations.

- A. Transportation would be provided to Bordewich Elementary, Carson Middle School and Carson High School from this area

Staffing/Supplies/Other: As enrollment increases, funds for staffing, materials and other costs are made available through the State of Nevada per pupil funding allocations, 2003-04 allotment is approximately \$4,800 per pupil.

<u>Elementary School (s):</u> Fremont Elementary	# Students <u>31</u>
<u>Middle School:</u> Carson Middle School	# Students <u>12</u>
<u>High School:</u> Carson High School	# Students <u>17</u>

Discussion: Bordewich Elementary School, Carson Middle School and Carson High School are currently at capacity and to accommodate these additional students will require increasing either the square footage of the facilities or by increasing the student teacher ratio.

NRS 278.346 - Site Acquisition: Being reviewed by Master Plan Committee.

Michael A. Mitchell
Signature

Director of Operations
Title

July 26, 2006
Date



RECEIVED

JUL 31 2006

CARSON CITY
COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: July 28, 2006

TO: Planning and Community Development
Jennifer Pruitt
Roventini, LLC
Clear View Ridge

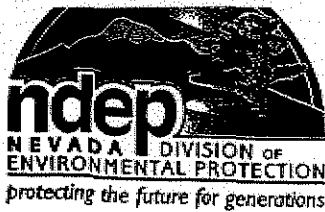
FROM: Bruce Van Cleemput Assistant Chief/ Fire Marshal

SUBJECT: ZMA-06-145 TPUD-06-146 AB-06-147

We have reviewed the aforementioned project and have the following comments:

- This project shall meet all codes and ordinances pertinent to the building type and occupancy classification.
- Fire flow shall meet the International Fire Codes 2003 ed. and meet the approval of the Carson City Fire Department fire prevention bureau.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.



STATE OF NEVADA

Department of Conservation & Natural Resources

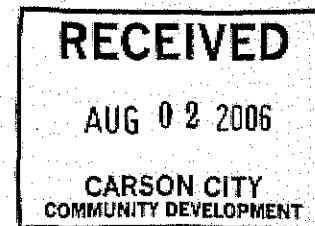
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

July 31, 2006



Walter Sullivan
Carson City Planning & Community Development
2621 Northgate Lane Suite 62
Carson City NV 89706

**RE: TENTATIVE MAP: CLEAR VIEW RIDGE PLANNED UNIT DEVELOPMENT
(75 Lots)**

In reply, please refer to plan review number (CC-2548-06RPD)D

Dear Mr. Sullivan:

The Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, has reviewed the above-referenced tentative subdivision map, and cannot recommend approval at this time because the application is incomplete or deficient. The following information or activity is requested of the developer or the developer's engineer/surveyor:

1. Please provide "will serve" or "intent to serve" letters from the water and wastewater utilities.

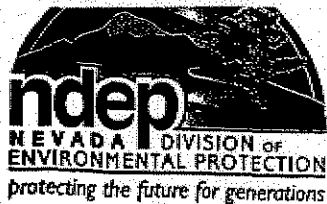
Please call me at (775) 687-9528 should you have any questions or comments regarding this correspondence.

Sincerely,

Rich Drew
Public Health Engineer
Bureau of Safe Drinking Water

cc: Jim Balderson Supervisor Safe Drinking Water Engineering
Doug Zimmerman Chief Bureau of Safe Drinking Water
Ernesto Flores Roventini LLC 1473 Rifle Range Road El Cerrito CA 94530
Randall Long PE Lumos and Associates Inc 800 E College Parkway Carson City NV 89706
Susan Banovich Landmark Homes and Development Inc 985 Damonte Ranch Parkway Suite 300 Reno NV 89521





STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor

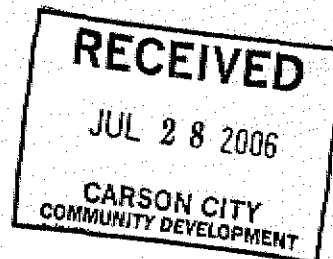
Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

July 26, 2006

WALTER A. SULLIVAN

COMMUNITY DEVELOPMENT DEPARTMENT
2621 NORTHGATE LANE SUITE 62
CARSON CITY NV 89701



Re: **Tentative Map**
Clearview Ridge
75 lots in Carson City

Dear Mr. SULLIVAN:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that Carson City commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Steve McGoff, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:

RICH DREW Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, 901 South Stewart Street Carson City 89701

Engineer: LUMOS & ASSOCIATES (CARSON) 800 E College Pkwy Carson City, NV 89706

Developer Name: ROVENTINI LLC 1473 Rifle Range Rd El Cerito, CA 94530

Control No. 8324



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Carson City, NV 89701-3498
Ph: 775-887-2355
Fxc 775-887-2112

■ **CONTRACTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fxc 775-887-2112

■ **FLEET SERVICES**
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fxc 775-887-2258

■ **OPERATIONS**
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fxc 775-887-2112

■ **TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fxc 775-887-2112

**DEVELOPMENT
SERVICES**

■ **BUILDING and SAFETY
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fxc 775-887-2202

■ **DEVELOPMENT ENGINEERING**
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fxc 775-887-2283

■ **PLANNING**
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fxc 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



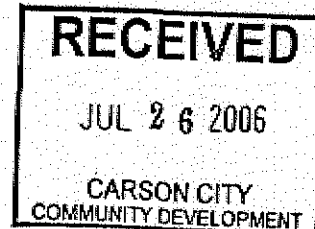
MEMORANDUM

TO: Community Development Department

FROM: Kevin Gattis, Chief Building Official

DATE: July 26, 2006

SUBJECT: Planning commission Applications

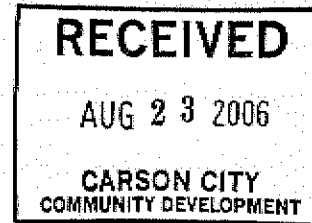


1. ZMA-06-137, No comments
2. ZCA-06-138, No comments
3. MPA-05-254, No comment
4. MPA-05-255, No comment
5. ZMA-06-125, No comment
6. MPA-06-139, No comment
7. ZMA-06-113, No comment
8. VAR 06-115, No comment
9. VAR-06-134, No comment,
10. ZMA-06-142, TPUD-06-143, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
11. ZMA-06-144, No comment
12. SUP-06-149, VAR-06-150, TSM-06-151, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
13. ZMA-06-145, TPUD-06-146, AB-06-147, The submittal received does not reflect exterior landings, porches, cantilevers, etc.. If the property line is to be the foot print of the structure, it shall accurately follow all components of the structure.

JEAN BONDIETT
4367 Voltaire Street
Carson City NV 89703
(775) 883-7907
j_bondiett@yahoo.com

August 22, 2006

Carson City Planning Division
2621 Northgate Lane, Suite #62
Carson City NV 89706



Re: ZMA-06-145, TPUD-06-146

Dear Planning Commissioner:

I own and live on property, purchased 30 years ago specifically because of the rural zoning of this neighborhood. The Master Plan adopted by Carson City continues to mandate SF1A rural zoning in the area. Our neighborhood, as it exists today, is comprised solely of small houses on large lots. I feel the Clearview Ridge PUD, with planned density in excess of 20 houses per acre, is not compatible with the existing neighborhood. As the proposed Mixed Use Residential designation for these parcels incorporates a range as low as 3 homes per acre, scaling back this project to a lower density, especially where it is adjacent to the parcels with SF1A designations, would be much more in keeping with character of the surrounding neighborhood, as well as conforming to the Interim Mixed-Use Evaluation Criteria of the Carson City Master Plan.

The Carson City Master Plan states, in its first Guiding Principle, that "cluster developments that result in urban levels of density in an area with an otherwise rural character and that do not represent progressive expansion of existing urban densities should be prohibited." In Guiding Principle 9, it says the City will "work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods located within the City's urbanizing areas." Mixed Use Residential 1.7 says that "to provide a more seamless transition, residential uses located along the shared edge of MUR and an established neighborhood should be compatible with those located on the opposite side of the street in terms of their height, massing, and scale."

In the proposed plan, my single-story SF1A home will face three-story houses with peaked roofs, on 30-foot lots with less than five-foot setback. In an established neighborhood with no on-street parking, Clearview Ridge won't even comply with Code Requirements and instead expects to use on-street parking to cover the lack. As is allowed by the zoning of my property I keep small livestock, and fear a major friction possibility with the CC&R's of a PUD right across the street. The developers say that, "The development will return the area to a 'traditional' urban neighborhood." There already is a neighborhood here. It is not, nor ever has been, an urban neighborhood. The height, massing, and scale Clearview Ridge proposes presents too great a disparity when compared to the environment of the rest of the residential neighborhood.

The Master Plan states that infill and redevelopment be designed to minimize impacts on the character and function of rural neighborhoods, with guidelines established for the incorporation of higher density residential at the fringe of existing neighborhoods. These guidelines will address issues such as density and height transitions, lighting, fencing, and buffers. The Clearview Ridge project, as proposed, provides for no transitions, no buffers, and is of a density incompatible with the surrounding neighborhood. This proposed development will not protect the character of our existing neighborhood, as the Master Plan specifically commands. The developers claim the Master Plan future zoning designation as rationale for the re-zoning request. Therefore they should conform to the guidelines in compliance with the approved and published Master Plan and Interim Mixed-Use Evaluation Criteria. I ask that you please reject this re-zoning request and this development as it is currently proposed.

Sincerely,

Jean Bondiett

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 MICHAEL F. FRY, M.D.
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 DAVID A. JONES, M.D.
 TERENCE R. ORR, M.D.

AFFILIATES:
 PETER N. COSTA, M.D.
 PAUL J. FRY II M.D. F.A.C.S.
 BRUCE E. MULLENS
 ROBIN Y. TOMITA, M.D.
 EDWARD TAPPER M.D. F.A.C.S.

PHYSICAL THERAPIST:
 CHRISTOPHER S. PROCTOR, MPT

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 1139 Third St.
 S. Lake Tahoe, CA 96150
 530/541-3100
 530/541-3016 Fax

Billing Office
 276 Kingsbury, Ste. 204
 Stateline, NV 89449
 775/588-8938
 775/588-8930 Fax

Gardnerville Office
 1520 Virginia Ranch Rd.
 Suite 101B
 Gardnerville, NV 89410
 775/782-2442
 775/782-7205 Fax

Carson City Office
 1104 No. Division St.
 Carson City, NV 89706
 775/884-5470
 775/884-5463 Fax

Dayton Office
 5 Pine Cone Rd., Ste. 103
 Dayton, NV 89403
 775/246-1500
 775/246-4186 Fax

Yerington Office
 S. Lyon Medical Center
 Bennett Clinic
 Yerington, NV 89447
 775/782-2442
 775/782-7205 Fax

*****FAX COVER SHEET*****

To: Jennifer Pruitt	Attn:	Fax: 775-884-2278
From: Tori	Date:	
Re: Cuddy	Pages:	3
CC:		

Urgent () For Review () Please Comment () Please Reply ()

Roventini Project

RECEIVED
 AUG 23 2006
 CARSON CITY
 COMMUNITY DEVELOPMENT

Confidentiality Notice

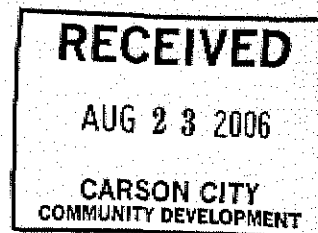
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REVISED 10/12/04

Confidential

LETTER OF OPPOSITION

August 23, 2006



Dear Honorable Commissioners:

We purchased our home on Voltaire Street a little over 3 years ago and have found the neighborhood to be warm, friendly and quite serene. Now we find ourselves faced with a residential building proposal that threatens all of that. We are vigorously opposed to this proposal on several points.

1. With 188 allotted parking places proposed (38 on the streets!), 440 automobile trips per day to and from the complex, TRAFFIC and NOISE on our streets is going to escalate greatly. Given the proposals from the Fandango and the lot to the south, and the new strip mall, the traffic will become completely congested with only 3 streets in and out of the neighborhood.
2. Most of the problems we foresee with this proposal will be caused by the ridiculously high density of the complex itself. We will be transported from suburban to urban in a matter of months. This smacks of greed on the part of the proposers.
3. The list of variances applied for is long and the individual request seem to be quite excessive compared to the City code requirements. This will allow the high density we don't feel is necessary or appropriate in this setting.
4. No one we have spoken with seems to feel that this complex as proposed would be an asset to our neighborhood. This combined with 1 1/2 years of constant construction leaves us all wondering what will happen to our tranquility, land values and quality of life in general.

Everyone living here knew that eventually some growth would come to the open space here, but now we are looking at 3 HIGH DENSITY PROPOSALS and it seems to us that this would be a good start toward a more rational approach to housing development.