

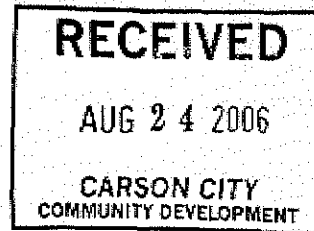
Thank you for your time and consideration of this matter that is so important to all of us.

Sincerely,

Raymond G. Carroll
Ray G. Carroll
Diane J. Curry *Transparency*



Joseph & Emily Conragan
400 W Roventini Way
Carson City, NV 89703
775-841-0803
Conragan@sbcglobal.net



August 23, 2006

SENT VIA EMAIL TO plandep@ci.carson-city.nv.us

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

Re: TPUD-06-146/AB-06-147

Dear Planning Commissioner:

We are property owners and residents on W. Roventini Way. We purchased our home in this area because of the delightful neighborhood consisting of large lots and single family homes. We are concerned with the current PUD proposal to place more than 20 homes per acre and to locate these homes directly across from our property. This would not be appropriate for the small, quiet, rural neighborhood we currently live in.

Our property is currently zoned for horses and the property to the west of us has small livestock. We like the options our property provides and feel there could be conflict with the current proposal resulting in our options as well as our property rights being taken away.

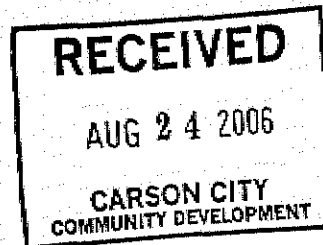
Other concerns that we have with the current PUD proposal are:

- The height and scale of the proposed housing does not observe current setbacks
- Required setbacks are being ignored which infringe closer to our home
- The proposed PUD is not even within the property line
- Increased traffic...
- Our neighborhood does not currently have much, if any, street parking. The proposed PUD appears to encourage street parking

In accordance with the above listed concerns, and to preserve our rural neighborhood, we ask you to please reject the zoning request as well as the currently proposed development.

Sincerely,

Joseph & Emily Conragan



August 23rd, 2006

To : Carson City Planning Department,
Attention of Jennifer Pruitt

For submission to The Carson City Planning Commissioners meeting of August 30th,
2006.

Re: Clearview Ridge Zoning Map Amendment, Tentative PUD and abandonment
applications.

As a resident of, and adjoining property owner to the proposed Clearview Ridge PUD, I would like to present an argument to counter some of the claims contained within the developers application. I will also add some comments based on excerpts from The Carson City Master Plan, The Parks and Recreation Master Plan, and the CCMC 17.09 concerning Planned Unit Development to support my argument that this PUD is not an appropriate development according to MUR and PUD standards.

As of the writing of this letter ATT has not agreed to abandon any of their Utility Easements that run along the perimeter of the subject parcels on Roventini Way and Overland Street. In addition to this, the purpose of the request seems to be: to be able to expand the size of the developable site to add more units. Please keep in mind that the developer is also asking for substantial variances in setbacks in front, side, street side, and rear that in some way affect all of the proposed parcels in an effort to achieve greater densities. With a majority of the opposition to this project occurring as a result of the proposed density of the project (especially on it's north and western perimeters) it is not in the public interest to grant the proposed abandonments unless it is used to mitigate the disparities in units per acre between the proposed development and the adjoining parcels of SF1A. Currently there is a 60' ROW on Roventini Way and Overland Street. If The proposed abandonment is granted, the ROW will be reduced to 50' (when combined with a future ROW abandonment that will be requested for the other side of the street according to the developers plan C1). If you consider that (as the developer is proposing) vehicle parking be allowed on both sides of the street, the effective travel lane would be reduced to 21' between parked cars. Many vehicles are 6,6" in width, this does not leave much room between passing vehicles. (I estimated about 2',8" on all sides) Not much reaction time at 25 miles per hour to avoid a child chasing a toy while you are on your cell phone. These things in mind, I don't think that granting the proposed abandonments are beneficial to this project (if approved) or to the nature of the existing neighborhood.

Upon examining the Mixed-Use Evaluation Criteria contained in the Carson City Master Plan Appendix C, one would have to conclude that the proposed development does not provide different types or different percentages of uses that would be consistent with the relevant Master Plan policies. The developer is proposing only high density residential housing, not any live work lofts, not any ground floor commercial on the busier street

frontages, not separate density residential housing within the same development, and not even active play facilities to address the needs of the 60 expected children that will inhabit the development. Obviously the developer could better meet the intent of "Mixed Use" if they had a bigger parcel to work with and could encourage a variety of activities within their development. Perhaps they could "Partner" with the proposed development to the south in an effort to develop a larger parcel to achieve the true intent of Mixed Use. But this project is a thinly veiled attempt to maximize density without regard to the existing neighborhood, and without meeting the intent of Mixed Use.

In response to "Are activity generating uses (e.g., retail/commercial) concentrated along primary street frontages and in other locations where they may be easily accessed and may be readily served by transit in the future?" The answer is No, there are not any other (than residential) "activities" proposed within the development. It would be nice however, to see the developer propose infrastructure to entice JAC or PRIDE to make regular stops adjacent to the development.

The developers response to: "Are residential uses well integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?", is not addressing the question. The development does not have any non-residential uses that are integrated either vertically or horizontally within their development. They have not met the intent of Mixed Use. They would like to point out however, that their high density 20 per acre, small lot 750 square foot per lot, development is a suitable transition to both a very large commercial building (Albertsons) and a neighborhood of SF1A residences. How in the world can that be? It may be a decent transition from Albertsons, but something vastly different has to be done along the common area with SF1A residences. I would like to add that if you were walking or driving on Cochise street in front of the proposed development, looking to the hills to the west, you would not see anything but 30' tall, tightly clustered buildings, not the surrounding hillsides that the developers report suggests.

The Master Plan Evaluation Criteria also asks: "Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned use in terms of its scale and intensity?" This development does not have any significant "mix" of housing types. This project is symmetric in plan with as many lots as the multitude of requested variances will permit to be squeezed onto the parcel map. It certainly is not consistent with the surrounding neighborhood in its intensity. Whereas the Background and Intent of Mixed use Housing Types suggests that a MUR development "will likely have higher average densities due to its proximity to a primary street frontage", the only primary street frontage is on Cochise Street. Perhaps a more "Urban Feel" is appropriate along Cochise street, but not on the other surrounding SF1A street frontages.

Whereas the development does not exceed the maximum density range, it does exceed a "reasonable" density range along its perimeter when viewed in the context that it is bordered by an existing SF1A neighborhood. There will be considerably less objection by many concerned parties if the developer were to propose a project that really took this

issue into its appropriate context. Providing that this is not the case, I am relying on you to insist on a "reasonable" density.

Mixed use evaluation Criteria also asks: "Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points?". Within the development it does. When leaving the development by car to go north or south, there may be some traffic impact problems. I will speak to that at the Commission Meeting.

I think that since the developer is requesting that the population of the existing neighborhood is essentially tripled by their development, the Planning Commission might insist that the developer take a more active role in attempting to get public transit to make a transit stop along the perimeter of the development. This might include a covered sitting area and a curbed pull out section for a transit vehicle. Just an idea!

The Mixed Use Evaluation Criteria in the Master Plan states that on-street parking is encouraged, where feasible. I would like to state that there is almost no on-street parking currently in the surrounding neighborhood, and feel that encouraging on-street parking would further degrade the rural feel of the existing neighborhood. Perhaps this could be mitigated by not allowing on-street parking in areas adjoining SF1A on either side of the street. I also feel that if the developer needs 188 parking spaces, he should provide it within his development, even though it is not a requirement of Mixed Use. My reasoning is that they currently have 3 SF1A sites and one Retail/Commercial site fronting Cochise, but they are asking the community to approve almost TWENTY TIMES THAT LEVEL OF DEVELOPMENT. They should be required to make some concessions to mitigate their developments impacts on the surrounding neighborhood. The Master Plan Evaluation Criteria that the surface parking be screened from surrounding neighborhoods and pedestrian walkways certainly cannot be achieved by allowing on-street parking.

Master Plan Evaluation Criteria asks: "Are transitions in building massing and height provided to relate to surrounding development patterns?". I would answer that the buildings could be massed more in the center of the project and along Cochise Street, leaving the SF1A surrounded perimeter with a more moderate density, while screening the higher density core from the lower density units using landscaping.

The Evaluation Criteria in the Master Plan asks if the new development is "Well Integrated into the surrounding neighborhood, rather than "walled off"....?" Because of the proposed density of the new development, and the proposed on-street parking, added traffic, relative narrow but tall structures, many more kids but no recreation areas, the proposed project leaves a lot to be desired in its attempt to integrate into the existing neighborhood.

The Master Plan Evaluation Criteria asks "Does the development provide public spaces to serve residents and the larger community?". The answer is clearly no. There are only

walking paths to access individual units and a small grass area that are considered "open spaces". This is passive open space, this developer is expecting approximately 43 elementary and middle school age kids, yet has absolutely no active recreational areas for them. This neighborhood is designated in The Carson City Parks and Recreation Master Plan, as a neighborhood that the residents felt that the city should purchase property within the neighborhood to create an additional park. There are NO PARKS within a safe walking distance for kids in this neighborhood. You as a parent would have to expect your child to cross Highway 395 to get to Ross Gold Park, or better yet to walk along Highway 395 south for 1/2 mile and cross Highway 50 to get to Fuji Park. The existing residents have horses, quads, motorcycles, etc.(we catch lizards and bugs too) for recreation. This developer should be required to assist in this area since this is a criteria that the project is clearly not in compliance with. In addition, the requirement that the "larger community" also should be served by the public spaces within the development is not met. Furthermore, parks and trails are not provided for as is required by the Parks, Recreation, and Unified Pathways Master Plan as described in the evaluation criteria of the Master Plan.

The Developer is insisting that a PUD is the appropriate type of project to fulfill the requirements of MUR. However they have chosen the highest density zoning classification that is possible for a PUD. Clearly, the developer is not proposing to actually put Multi-Family-Apartments in their project, just MFA density. Since the development is not apartments, approving a PUD based on MFA zoning densities is not appropriate. What might be more appropriate is a PUD zoning classification that has a lower density, considering the impacts that would be caused to the surrounding existing neighborhood of such a dense development as proposed.

The existing parcel is less than 3.75 acres (not including the ROW abandonment) and therefore does not meet PUD standards without a variance. The proposed lot sizes are not in compliance with PUD standards of 6,000 square feet, they are barely one eighth of that requirement. Proposed setbacks of 0 feet are not within MFA standards. The requirement of 188 parking spaces being required within the development is not met by 38 spaces. (the development will likely use more parking than calculated since some of the units as proposed contain a den which may be used as a fourth bedroom.) All of these issues combined lead me to believe that the entire proposed development is centered around proposing the highest density detached single family housing possible. The developer should be required to provide appropriate open spaces, parking, setbacks, and lot sizes for the zoning classification that they are proposing that meet both the requirements for a PUD and the Evaluation Criteria for Mixed Use.

The Zoning Map Amendment Findings of Fact section of the developers proposal states that the development of the property does not have any detrimental impacts on surrounding property owners. This is not the case. There would be increased traffic at already dangerous and failing intersections on Clearview street and Hwy. 395 and Clearview and Cochise Street. If the proposed development is not deed restricted to require that the units be owner occupied, the result would likely be lower property values

of the surrounding properties. There will be an increase in noise from traffic and 185 people living in very close proximity to each other. How many of their dogs will be barking at once? I'm willing to bet that car alarms will occasionally wake the existing residents. Automobiles parked on the street in front of existing residences will detract from the rural feel of the existing neighborhood. The lack of "Active" recreation areas and the expectation of 60 children will result in recreation such as ball games in the crowded street, or skateboarding at Albertsons and Cochise Retail Development, or possibly mischief in areas that do have some open space, like my property. The types of uses that a resident may use their "exclusive use and maintenance easement" areas for, should be controlled. How many will be dog runs between houses? The impacts of such a dense development right next to an established SF1A neighborhood is not fair to the existing residents and will be detrimental to their existing neighborhood and likely would even reduce the property values of the surrounding SF1A residences. The Zoning Map Amendment should be denied for those reasons alone.

Will The Zoning Map Amendment have a general benefit to the people of the City as a whole? I don't see it. I fail to see why it is important to pack densities and uses on the remaining buildable land in Carson City. I think precious few of us moved to Carson City to share an urban experience, traffic congestion, noise, listening to your neighbors music at all hours, quite the contrary for myself. The only perceived benefit may be to sales and property tax coffers. However, the services required for the people occupying the development may exceed the revenues generated. In fact 29 of the anticipated Middle School and High School students will be packed into classrooms that are already in excess of maximum capacity. This will have a negative effect on the students in their classroom in ways that cannot be measured. Is this one of the general benefits to the people of Carson City?, I think not.

I strongly believe that the developer should at least meet with the surrounding residents in an effort to propose a project that will mitigate many of their concerns. It would also be helpful for the developer to attempt to team up with the developer to the south to allow a development size that could actually be more in line with the intent of MUR and PUD in a way that will not negatively impact the surrounding property owners and residents. Some of the issues created by adding many people to the area cannot be immediately mitigated, but many can, and I would like to be involved in helping to address some of those issues. I am not wanting to be an obstructionist, I think development in the area is beneficial, but the development will require special attention to the existing very diverse zonings already developed and in place to be truly successful. The end product may not be what the developer would ultimately like, but the proposed development is certainly not in line with what the existing residents would like. There needs to be compromise to help keep this a desirable neighborhood for the existing residents as well as the residents that will move into the new development.

Respectfully submitted,

Act, Jeanine, Samantha N 9/1/9. N

Michael Kechely, Jeannine Kechely, Samantha Kechely, Nathan Kechely, bugs and lizards too. 4488 Voltaire St.



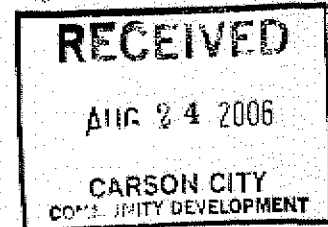
From: "Hamlin, Dave" <dhamlin@dot.state.nv.us>
To: <plandep@ci.carson-city.nv.us>, <jpruitt@ci.carson-city.nv.us>, <wsullivan@ci.carson-city.nv.us>
Date: 8/24/2006 3:10:06 PM
Subject: 08-30-06 Public Hearing

This comment is directed to the Carson City Planning Division and Planning Commission. This comment is in regards to the Public Hearing scheduled for Wednesday, August 30, 2006, Subject Items ZMA-06-145 and TUP-06-146. We, as neighbors to the project, are not opposed to development or a positive progression in the land usage in the area but are strongly opposed as to the density in which the developer is asking. 75 single family units on 4 acres of land does not only show greed in the developer, but lack of responsibility in the Carson City Planning Department and Planning Commission if approved.

Please let this be notice that we are not against development but the density.

The Hamlin's
4322 Voltaire Street
Carson City Nevada
APN09-253-05

CC: <bojoham@aol.com>, <geodesy46@aol.com>, <DebAberizk@aol.com>



AUG 23 2006

CARSON CITY
COMMUNITY DEVELOPMENT

August 22, 2006

Mr. John L. Rowan, Jr.
AT&T Nevada
116 E 7th Street
Carson City, Nevada 89701

Re: Roventini Way and Overland Street Abandonment

Dear Mr. Rowan:

Thank you for meeting with Mark Neuffer and me today regarding the above-referenced project. As you know, Roventini, LLC is proposing to abandon five feet of existing right-of-way along both Roventini Way and Overland Street from Voltaire Street to Cochise Street. The abandonment encompasses a total of four parcels known as Parcels A, B, C, and D, as set forth on the enclosed Parcel Map for Aiba and Eva Reese, filed on September 15, 1992, as Document No. 134300. As part of Carson City's abandonment process, utility companies are asked to execute a "Utility Statement for Abandonment of a Public Right-Of-Way," to which you (AT&T) acknowledged an AT&T utility in the right-of-way being abandoned, and that you desire a continuation of said right-of-way.

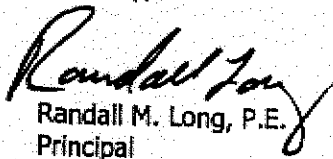
Pursuant to our discussion today, it is our understanding that AT&T does not have utilities located within the limits of the proposed abandonment along Roventini Way and Overland Street, but that you do have a utility extending north and south along the west side of Cochise Street. Although the proposed right-of-way abandonment does not extend into Cochise Street, you have a general concern that the utility extending north and south within Cochise Street may inadvertently extend into the proposed abandonment area.

At the conclusion of our meeting we agreed to provide you with an exhibit that clearly depicts the location of the utility within Cochise Street as it relates to the proposed right-of-way abandonment, and provide you with a legal description(s) of the proposed right-of-way abandonment. The enclosed exhibit illustrates that, in fact, the existing utility within Cochise **does not** encroach upon the proposed right-of-way abandonment limits. We have also included a copy of the legal descriptions as provided within the right-of-way abandonment application to Carson City.

We request that you review this information, concur with our findings, and ultimately amend your statement to read "we do not have a utility in the right-of-way being abandoned."

If there is any additional information that you should require, please contact me. We appreciated your time involved in this matter.

Sincerely,


Randall M. Long, P.E.
Principal

Cc: Diane Callahan, AT&T
✓ Jennifer Pruitt, Carson City Community Development

LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL A, FILE No. 134300

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

BEGINNING at the southeast corner of the intersection on Roventini Way and Voltaire Street;

THENCE along the prolongation of the easterly line of Voltaire Street N.00°06'02"W., 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini Way;

THENCE along said line S.89°55'22"E., 323.45 feet to the prolongation of the easterly line of Parcel A as shown on said Parcel Map;

THENCE along last said prolongation S.00°06'02"E., 5.00 feet to the southerly line of Roventini Way;

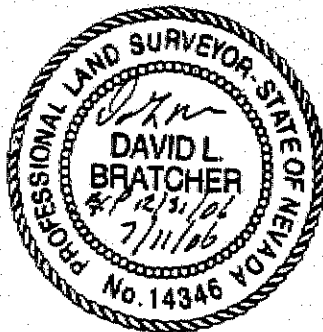
THENCE along last said line N.89°55'22"W., 323.45 feet to the POINT OF BEGINNING.

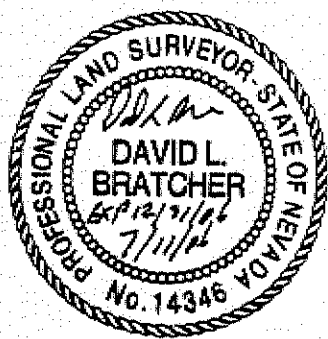
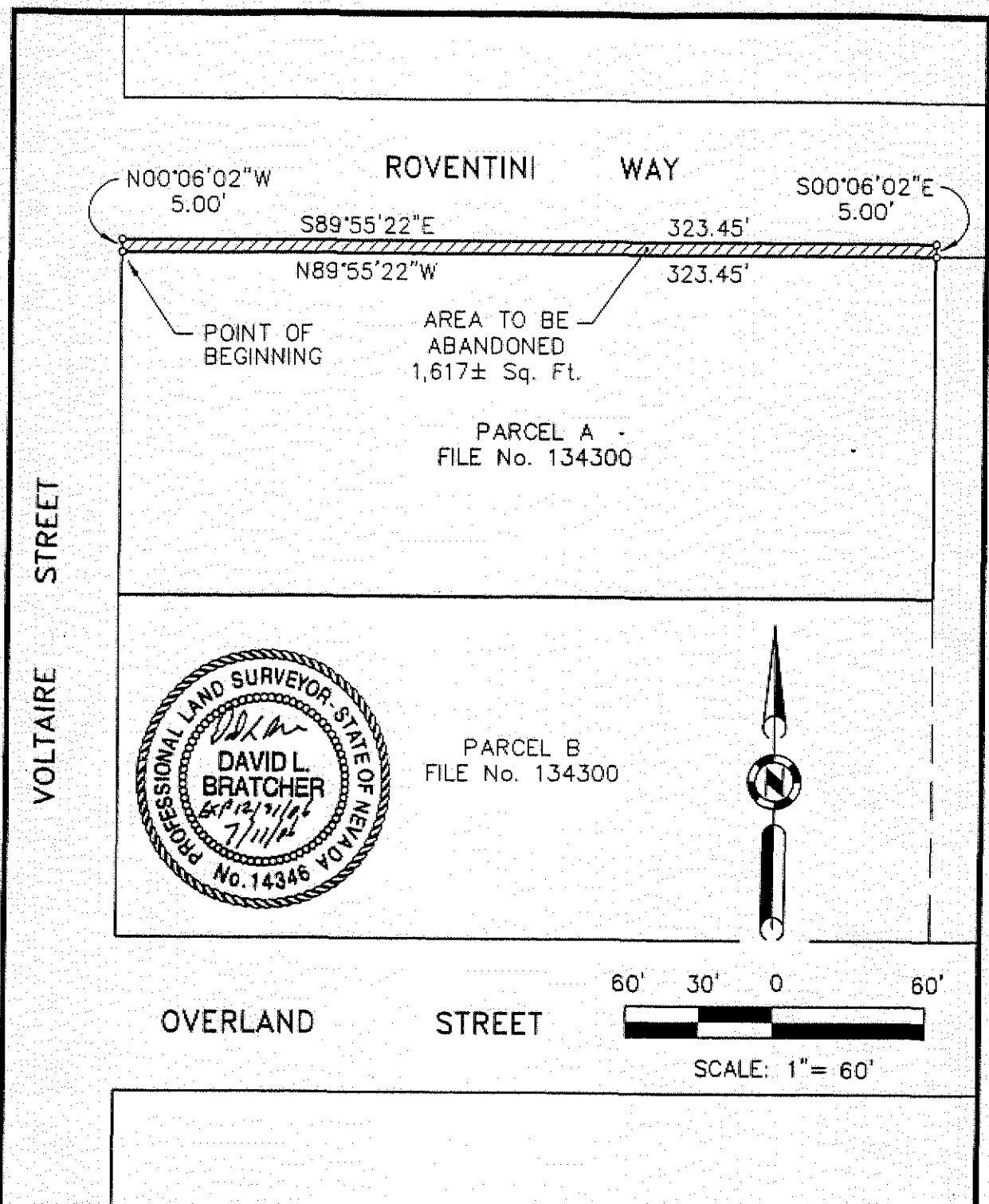
Containing 1,617 square feet, more or less.

The basis of bearings for this legal description is the southerly line of Roventini Way shown as N.89°55'22"E. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada.

Prepared under the supervision of
David L. Bratcher PLS 14346
178 S. Maine Street
Fallon, NV 89406

END OF DESCRIPTION.





SCALE: 1" = 60'

<p>LUMOS & ASSOCIATES 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89701 PH. (775) 863-7077 FAX (775) 863-7114</p>	<p>EXHIBIT B</p>	<p>Date: 7-10-06</p>
	<p>ROVENTINI WAY ABANDONMENT TO PARCEL A - FILE No.134300</p>	<p>Scale: 1"=60'</p>
<p>CARSON CITY</p>	<p>NEVADA</p>	<p>Job No: 6613.000</p>
		<p>FIGURE B</p>

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL D, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way and a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

AREA 1

BEGINNING at the southwest corner of the intersection of Roventini Way and Cochise Street;

THENCE along the southerly line of Roventini Way N.89°55'22"W., 114.37 feet to the westerly line of said Parcel D;

THENCE along the prolongation of said westerly line N.00°00'54"W., 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini Way;

THENCE along last said line S.89°55'22"E., 114.37 feet to the prolongation of the westerly line of Cochise Street;

THENCE along last said prolongation S.00°00'54"E., 5.00 feet; to the POINT OF BEGINNING.

Containing 572 square feet, more or less.

AREA 2

BEGINNING at the northwest corner of the intersection of Overland Street and Cochise Street;

THENCE along the prolongation of the westerly line of Cochise Street S.00°00'54"E., 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

THENCE along last said line N.89°56'32"W., 114.37 feet to the prolongation of the westerly line of said Parcel D;

THENCE along last said prolongation N.00°00'54"W., 5.00 feet to the northerly line of Overland Street;

THENCE along last said line S.89°56'32"E., 114.37 feet; to the POINT OF BEGINNING.

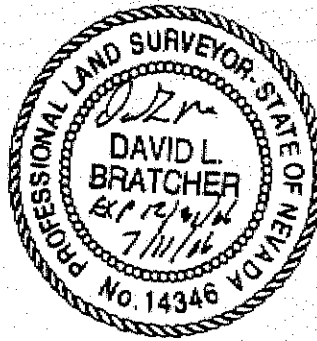
Containing 572 square feet, more or less.

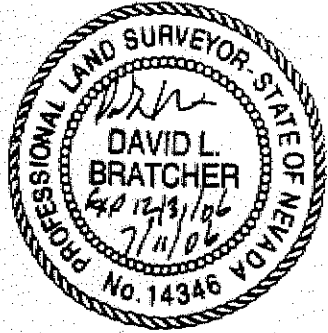
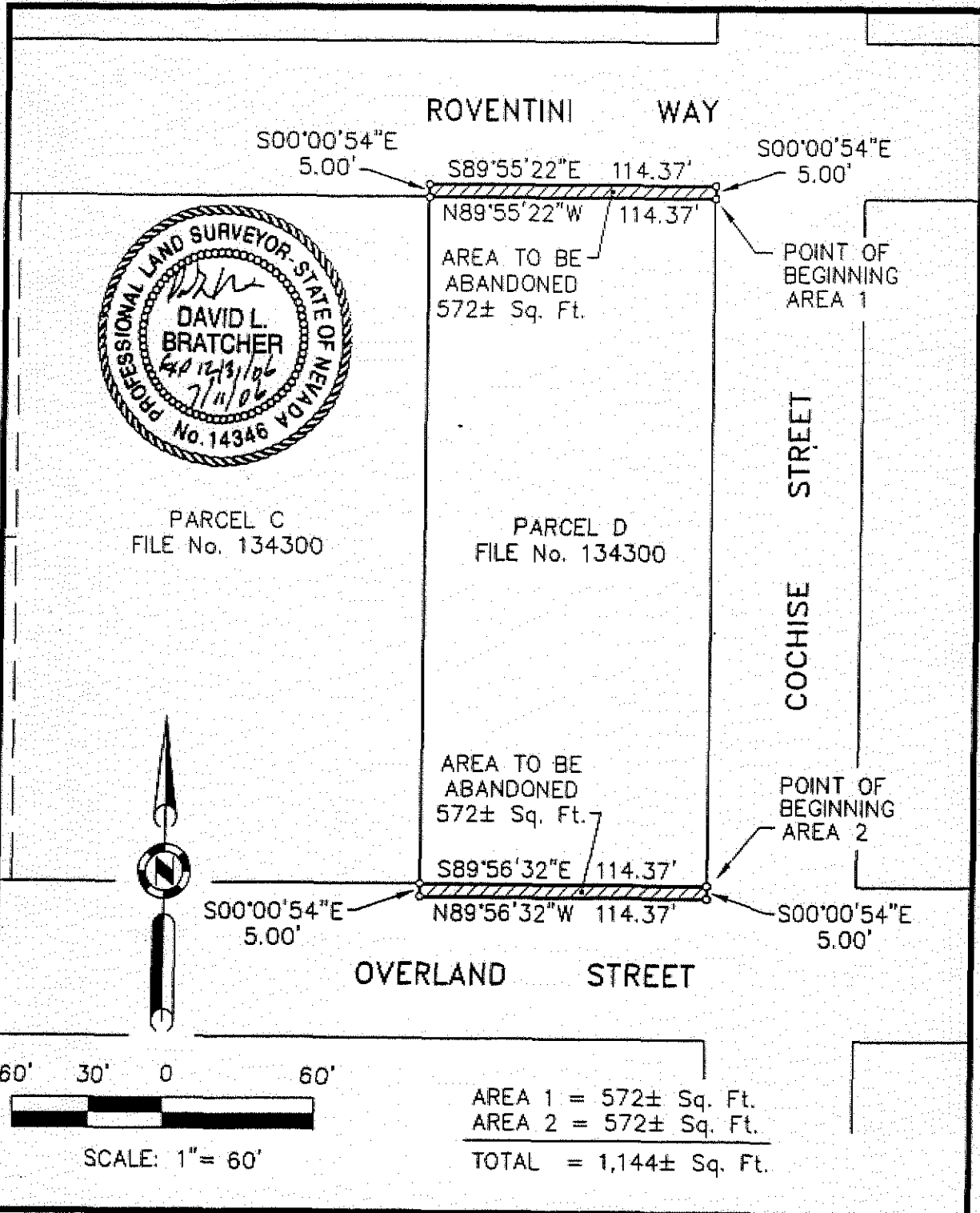
The basis of bearings for this legal description is the northerly line of Overland Street shown as N.89°56'32"W. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as

File No. 134300, Official Records of Carson City,
Nevada.

Prepared under the supervision of
David L. Bratcher PLS 14346
178 S. Maine Street
Fallon, NV 89406

END OF DESCRIPTION.





PARCEL C
FILE No. 134300

PARCEL D
FILE No. 134300



SCALE: 1" = 60'

AREA 1 = 572± Sq. Ft.
 AREA 2 = 572± Sq. Ft.
 TOTAL = 1,144± Sq. Ft.

 LUMOS & ASSOCIATES 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89708 PH. (775) 883-7077 FAX (775) 883-7114	EXHIBIT B ROVENTINI WAY & OVERLAND STREET ABANDONMENT TO PARCEL D - FILE No.134300		Date: 7-10-06 Scale: 1"=60' Job No: 6613.000
	CARSON CITY	NEVADA	FIGURE B

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL C, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way and a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

AREA 1

BEGINNING at the northwest corner of Parcel C as shown on said Parcel Map;

THENCE along the prolongation of the westerly line of said Parcel C $N.00^{\circ}06'02''W.$, 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini way;

THENCE along last said line $S.89^{\circ}55'22''E.$, 161.99 feet to the prolongation of the easterly line of said Parcel C;

THENCE along last said prolongation $S.00^{\circ}00'54''E.$, 5.00 feet to the southerly line of Roventini Way;

THENCE along last said line $N.89^{\circ}55'22''W.$, 161.98 feet to the POINT OF BEGINNING.

Containing 810 square feet, more or less.

AREA 2

BEGINNING at the southwest corner of Parcel C as shown on said Parcel Map;

THENCE along the northerly line of Overland Street $S.89^{\circ}56'32''E.$, 161.58 feet to the easterly line of said Parcel C;

THENCE along the prolongation of said easterly line $S.00^{\circ}00'54''E.$, 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

THENCE along last said line $N.89^{\circ}56'32''W.$, 161.57 feet to the prolongation of the westerly line of said Parcel C;

THENCE along last said prolongation $N.00^{\circ}06'02''W.$, 5.00 feet; to the POINT OF BEGINNING.

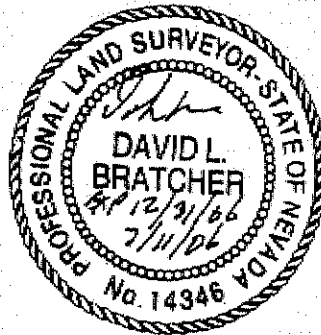
Containing 808 square feet, more or less.

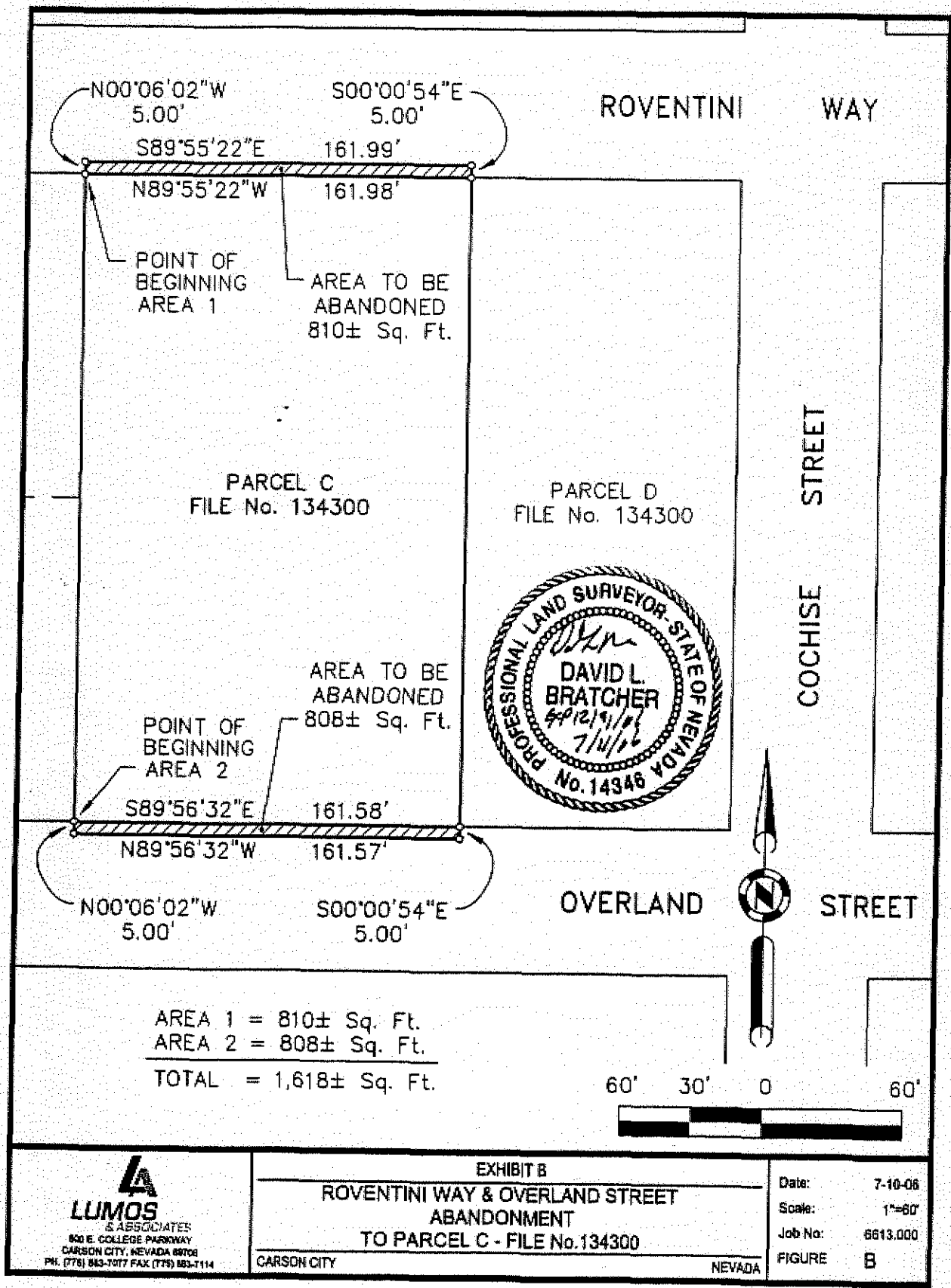
The basis of bearings for this legal description is the northerly line of Overland Street shown as

N.89°56'32"W. on the Parcel Map for Alba J. and
Eva A. Reese, recorded in Book 7 at Page 1954 as
File No. 134300, Official Records of Carson City,
Nevada.

Prepared under the supervision of
David L. Bratcher PLS 14346
178 S. Maine Street
Fallon, NV 89406

END OF DESCRIPTION.





**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL B, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of the intersection on Overland Street and Voltaire Street;

THENCE along the northerly line of Overland Street S.89°56'32"E., 323.45 feet to the westerly line of Parcel B of said Parcel Map;

THENCE along the prolongation of said westerly line S.00°06'02"E., 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

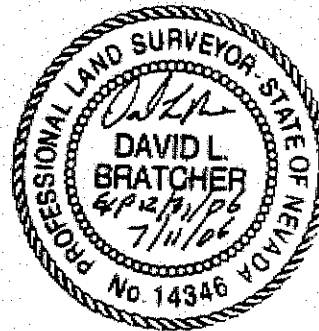
THENCE along last said line N.89°56'32"W., 323.45 feet to the prolongation of the easterly line of Voltaire Street;

THENCE along last said prolongation N.00°06'02"W., 5.00 feet to the POINT OF BEGINNING.

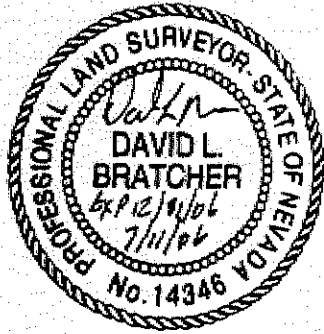
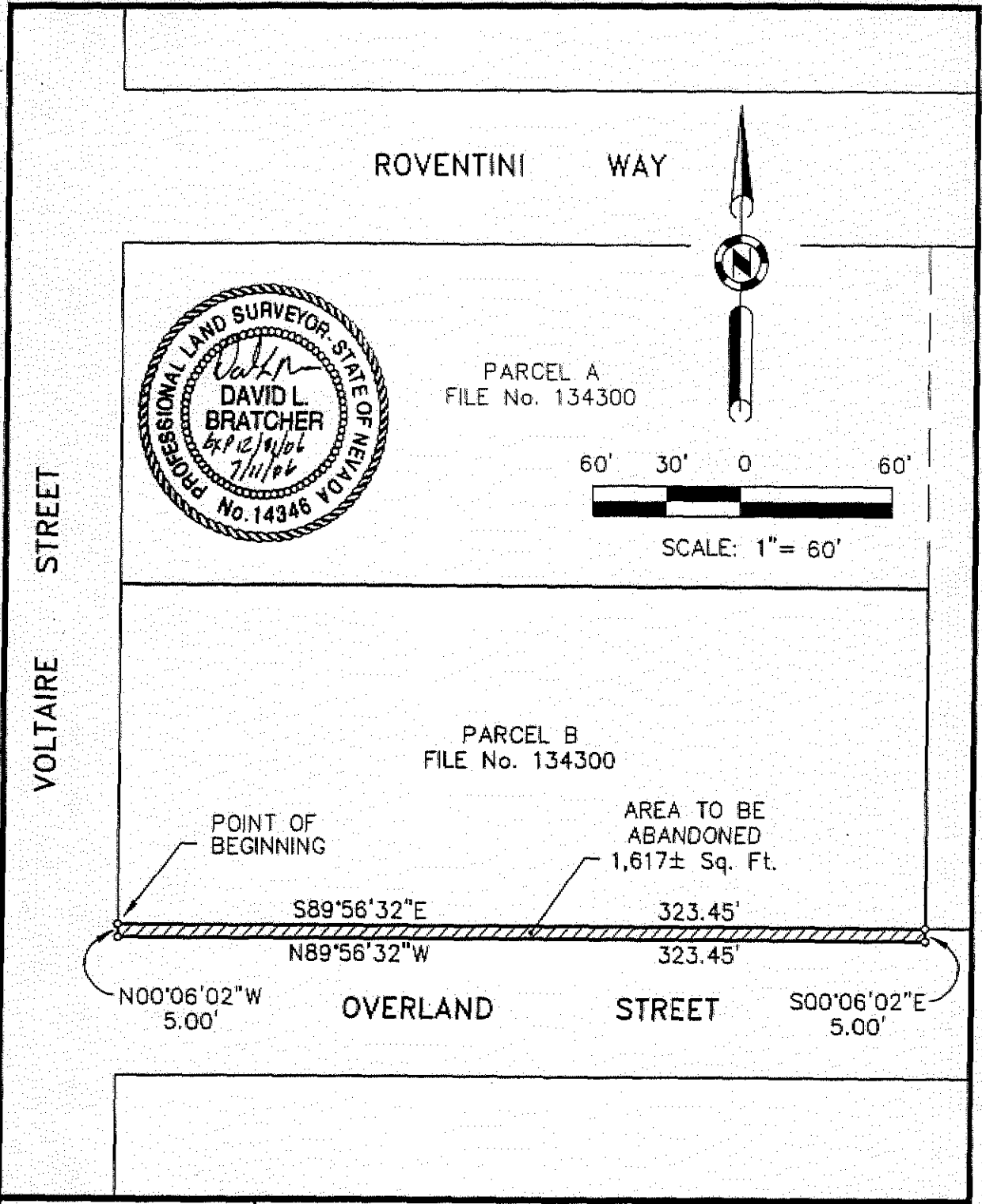
Containing 1,617 square feet, more or less.

The basis of bearings for this legal description is the northerly line of Overland Street shown as N.89°56'32"W. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada.

Prepared under the supervision of
David L. Bratcher PLS 14346
178 S. Maine Street
Fallon, NV 89406



END OF DESCRIPTION.



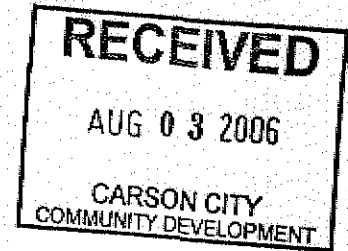
LUMOS
& ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89708
PH. (775) 883-7077 FAX. (775) 883-7114

EXHIBIT B

OVERLAND STREET ABANDONMENT
TO PARCEL B - FILE No. 134300

CARSON CITY NEVADA

Date: 7-10-06
Scale: 1"=60'
Job No: 6613.000
FIGURE B



August 3, 2006

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

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

Dear Walt:

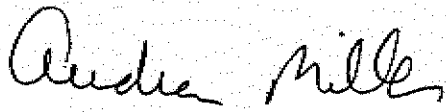
Per the staff comments received by Lumos and Associates, Inc. on July 27, 2006 for the above referenced applications, the following additional information is being provided:

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

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

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

Sincerely,

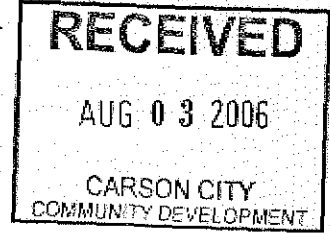


Audra Miller, Senior Planner
Lumos and Associates, Inc.

AM/
Enc.

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

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



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

Planning Comments

1. Building footprints.

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

2. Landscape v. Open Space.

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

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

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

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

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

4. PUE Abandonment?

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

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

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

6. Proposed Variances.

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

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

Setbacks

Front	20'	0'	20'
Side	10'	0'	10'
Street Side	15'	0'	15'
Rear	20'	0'	20'

Proposed Minimum Building Separation

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

Additional Justification

Lot Size.

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

Lot Width and Depth.

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

Setbacks.

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

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

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

By using these setbacks, minimum building separation is:

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

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

Engineering Comments

1. Erosion Control Plan is required.

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

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

Anticipated construction dates are:

Phase I Construction to start in April of 2007.

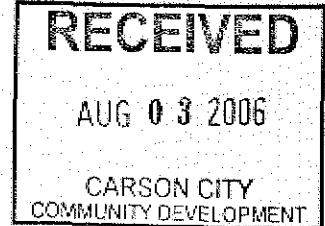
Phase II Construction to start in October of 2007.

Phase III Construction to start in April of 2008.

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

~~AB-06-147~~

**SUPPLEMENTAL JUSTIFICATION
FOR
ABANDONMENT APPLICATION
FOR
CLEARVIEW RIDGE**



Roventini, LLC ("Roventini") submitted four applications for abandonment (AB 06-107) to Carson City ("City") requesting five feet of Roventini Way and Overland Street to be abandoned along its parcel lines (APN 09-263-02, 03,04, 05). In order for the City to approve the abandonment applications, Roventini must "explain why the request is being made, if the subject right of way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties." In response to the Community Development Department's comments at the Completeness review meeting, Roventini hereby submits additional justification for its request.

History of the Right-of-Way

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, NE ¼ and comprised five acres. (See Exhibit 1, Patent #23127). 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 recording of the Parcel Map for Alba J. and Eva A. Reese. (See Exhibit 2 Parcel Map.) The parcel map subdivided the original property into the four parcels subject to the abandonment request. Per this parcel map, two strips of land, running east to west along Roventini Way and Overland Street, 30 feet wide were dedicated to the City. Since the right-of-way was expressly reserved in the original patent, it does not appear that the City paid for the right-of-way.

Justification

The existing right-of-way for Roventini Way and Overland Street is 60 feet. Both streets are classified as local streets, and per the City's Code, right-of-way for local streets constructed today is 50 feet. (Section 12.12.6, Table 12.1). The streets, therefore, are oversized. Roventini planned its development as a pedestrian friendly project deemphasizing the automobile. Wider streets actually encourage automobile traffic and increased speed. By abandoning five feet of right-of-way on the north and south side of the project area, it narrows the paved area, which serves to calm vehicular traffic. Additionally, with a smaller right-of-way, the City has less public roads to maintain.

Abandonment of the requested area will not harm or be a threat to public health, safety or welfare, including adjacent property owners. Access to all surrounding properties is maintained. Total roadway section will be 35 feet and is large enough to accommodate two travel lanes.

Public parking is still available on both streets. Roventini will construct sidewalks on Overland Street and Roventini Way, thus improving the areas for pedestrians. Roventini Way and Overland Street are not going to be widened by the City, so additional right-of-way will not have to be obtained in the future from property owners on the north side of Roventini Way or the south side of Overland Street. Property owners on the north side of Roventini Way and south side of Overland Street may actually be able to acquire additional property as well since the abandonment, if approved, will only reduce the right-of-way to 55 feet. The right-of-way is still oversized and an additional five feet may be abandoned and still maintain City standards.

As part of the improvements, Roventini will install curb and gutter along Roventini Way and Overland Street to help manage stormwater runoff along the streets and prevent flooding. There are no existing utilities within this section of right-of-way, so there is no anticipated impacts to utility service as a result of the abandonment.

EXHIBIT 1

Patent Records

the day and year first above written.

H. E. Barton
H. E. Barton
Margaret S. Barton
Margaret S. Barton

STATE OF NEVADA }
COUNTY OF ORMSBY } SS.

On this 10th day of January, 1959, personally appeared before me, the undersigned, a Notary Public, State of Nevada, A. L. MERRIN and MARGARET S. BARTON, his wife, both known to me to be the persons described in, and who executed the above and foregoing instrument, who acknowledged to me, each for himself or herself that they (he/she) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

(SEAL) Walter S. Burdick
Notary Public in and for
the County of Ormsby,
State of Nevada.

My commission expires:
October 3, 1962

Attached to this document are One (1) One Dollar and Ten Cents (\$1.10) Documentary Stamp Cancelled Total \$1.10
Filed for Record at Request of Donald S. Chapman A/E 11/19/59 at 24 Min. Past 11 o'clock
A.M. Recorded in Book 71 Goods Page -508- Records Ormsby County, Nevada

Walter S. Burdick
County Recorder
By _____
Deputy

File No. 13126

4-142X
[Aug. 1957]
Nevada 028330

Page 50/

The United States of America,

In all which these presents shall come, Greeting:

MERRIN, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant, PAUL C. ROBERTSON, assignee by ~~assign~~ conveyance of Lee L. Wick, pursuant to the provisions of the Act of Congress approved June 1, 1910 (36 Stat. 409), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.
T. 15 N., R. 28 E.,
Sec. 21, N1/4SW1/4

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

Rec 1/22/59

Patent #123127

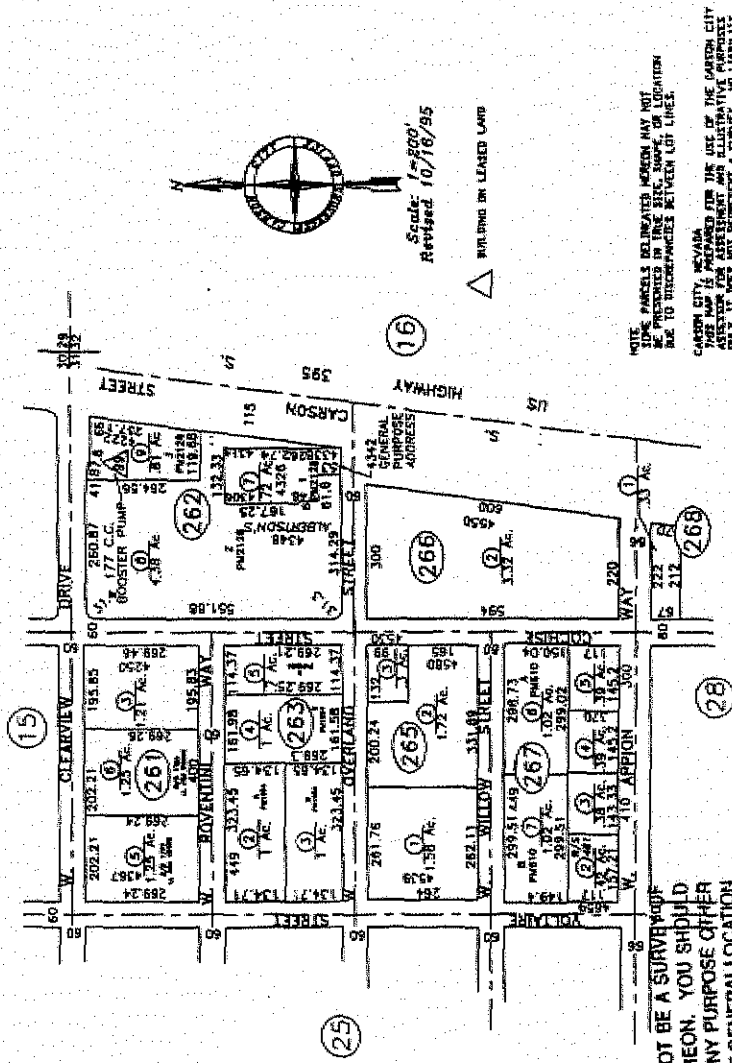
EXHIBIT 2

Parcel Map

EXHIBIT 3

Record of Survey

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



NOTE: PARCELS INDICATED HEREON MAY NOT BE PRESENTED IN THIS BILL, SHOWN OR LOCATED DUE TO DISCREPANCIES BETWEEN LOT LINES.

CARSON CITY, NEVADA
 GENERAL PURPOSE ASSESSOR FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED BY THE ASSESSOR OR HIS OFFICE FOR THE DATA OR INFORMATION HEREON.

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

EXHIBIT 4

Deeds

WREN RECORDED MAIL TO:
WRENE FAMILY TRUST
41729 SOFT ST. E.
CHURCH HILL, CA 93536

Order No. CA-728470
Record No. NS04713C
R.P.T.F. 136.00
KI Based on full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INSTRUMENT WITNESSETH:

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

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

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

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

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

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

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

STATE OF NEVADA

County of DOUGLAS

On July 19, 1991
before me, a notary public,
personally appeared
MELISSA I. ROVENTINI

Melissa I. Roventini
MELISSA I. ROVENTINI, TRUSTEE

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

MAIL TAX STATEMENT TO:
GRANTEE HEREIN

FOR RECORDER'S USE

NOTARY PUBLIC
MARGUERITE ELLS & WELLS
CARSON CITY OFFICE
VALLEY BANK CENTER
600 WILLIAM STREET, SUITE 301
CARSON CITY, NEVADA 89701-4502
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE
KINGSBURY SQUARE
P.O. BOX 3390
STATELINE, NEVADA 89449-3390
TELEPHONE (702) 588-6676

TRUST DOCUMENTAL TAX \$00
TR 11229 P.C. 24

THIS IS TO CERTIFY THAT THE ABOVE PHOTOGRAPHS APPEARING ON THIS FILE ARE ACCURATE AND COMPLETE REPRODUCTIONS OF THE ORIGINAL DOCUMENTS
DATE: 11/28/91
CAMERA OPERATOR: [illegible]

Description: Carson-City, NV Document-DocID 118232 Page: 1 of 1
Order: caleb Comment:

RECORDED AT THE
REQUEST OF

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

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

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

GRANT, BARGAIN and SALE DEED

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

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

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

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

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

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

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

Date: 10/31/2005

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

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

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

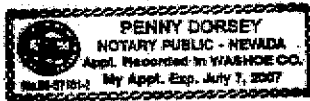
Eva A. Reese, Trustee
Eva A. Reese, Trustee

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

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

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

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



RECORDED AT THE
REQUEST OF

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

2005 NOV 21 PM 1:49

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

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

GRANT, BARGAIN and SALE DEED

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

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

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

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

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

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

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

Date: 11/07/2005

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

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

Alba J. Reese
Alba J. Reese, Trustee

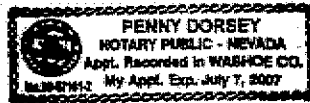
Eva A. Reese Trustee
Eva A. Reese, Trustee

STATE OF NEVADA)
COUNTY OF Clark) ss.
~~Washoe~~

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

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 07, 2005 under Escrow No. 141-2236745.



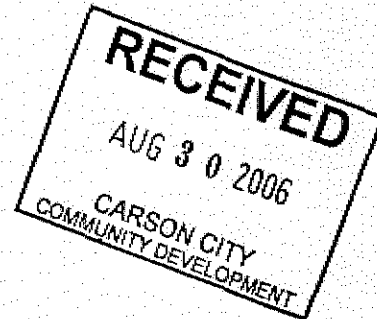


6-9

CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

August 30, 2006

ALTA Resources, LLC.
Mr. Mark C. Nueffer
P.O. Box 905
Genoa, NV 89411



RE: Meeting dated August 29th, 2006

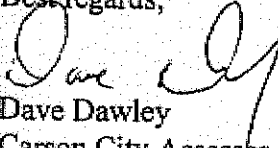
Dear Mr. Nueffer:

This morning you stopped by my office and inquired about whether the addition of higher density housing next to low density zoning decreases property value.

Historically, lower density property values have not been affected. There have been two different developers who have created Planned Unit Developments (PUD) with the same type of density that you are planning, in lower density areas. They are the Millennium @ State Street (PUD) and the new PUD on the corner of South Roop St. and Randell Way. Factors that may affect property values are size and quality of the homes. To date, we have not seen a negative impact on nearby property values.

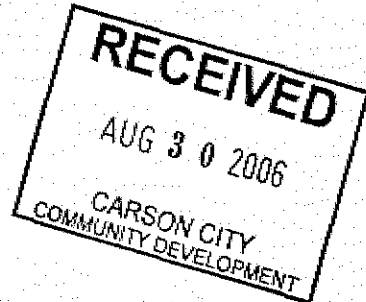
If I can be of further assistance to you, please feel free to contact me at the 775-887-2130.

Best regards,


Dave Dawley
Carson City Assessor



6-9



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

Re: Clear View Ridge
A planned Unit Development

Dear Mr. Sullivan,

I am writing you to support the project that Mark Neuffer of Alta Resources, LLC is proposing on the corner of Roventini and Overland. I think this would be a nice addition to the neighborhood near Heritage Bank of Nevada.

Best regards,

A handwritten signature in cursive script that reads "Rick Chambers".

Rick Chambers
Vice President

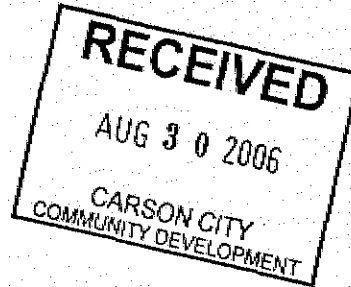
G-9



THE RIBEIRO COMPANIES

August 24, 2006

Mr. Pete Livermore
Carson City Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, Nevada 89701



Re: Clear View Ridge

Dear Mr. Livermore:

This letter is being presented to you in an effort to show our support for the proposed residential project, Clear View Ridge.

This project will be located within the confines of Cochise, Roventini, Voltaire and Overland streets in southwest Carson City and will be comprised of approximately 75 units.

We are presently working on our second retail/office project with the City of Carson and it will be located southeast of Clear View Ridge.

We support this project for many reasons, but mainly due to the need for such a project in Carson City and it's location to commercial and residential areas. This location allows for natural buffer from the retail centers on Clear View and Cochise and the one- acre residential zoning to the west and south.

Should you have any questions regarding this letter please feel free to contact me at 775-825-7979.

Thank You

Ed Yuill
The Ribeiro Companies

Cc. Walt Sullivan/Carson City Planning

JOHNNY RIBEIRO BUILDER, LLC
Commercial Development

THE RIBEIRO COMPANY
Property Management
Commercial Leasing

RIBEIRO MAINTENANCE
Building Maintenance

RIBEIRO LANDSCAPE
Landscape Maintenance

6490 S. McCarran, Bldg. E, Reno, Nevada 89509 • (775) 825-7979 Phone • (775) 825-8272 Fax

General Contractor
0011652A and 0053401

Electrical Contractor
0048469

Landscape Contractor
0034165

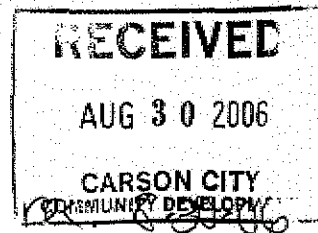
G-9

Dear Planning Commissioner,
 Please accept my late e-mail regarding the proposed building project near Voltaire St. We have recently purchased our property with the hope of one day retiring in a area that is not swarming with people and cars. We currently live in CA and exist in that lifestyle every day. When I look out my window now I see houses, the reason that this house and piece of land that we purchased in NV was so appealing to me and my Husband is because when I looked out the window or sat on the front stoop I saw wide open space and beauty. I am also concerned with the idea of allowing parking on the street. I routinely go by my property and find that there is not enough room for both my car and another car at the same time. I cannot imagine having to be concerned not only with other cars, but also parked cars and children.

We had many options of where we would like to retire to and we picked Carson City because of the opportunity to have a little bit of land and to still have some neighbors close by. The area that exists currently has been able to keep a harmonious balance between rural and city living. I was very proud the day that my Husband and I purchased this piece of property. I was parked down the street from my new "land" and saw quail running across the street, I was so thrilled to see wildlife that I called my Mom to tell her about it. These small type of things are going to be what is missing in the future if this proposal continues to go forth in its' current state. Please do allow Voltaire St. and W. Roventini Way become "the big city", it was not originally planned that way and is not appropriate now.

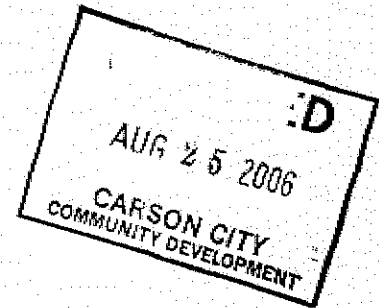
Sincerely,

Dawn Allshouse
 4400 Voltaire St.
 Carson City, NV 89703



G-9

TPUD-06-146



To: Walt Sullivan
Carson City Planning Department

From: Mark Beutner
Resident 470 West Patrick Street
Carson City, Nevada

Re: Planned zoning change

Dear Mr. Sullivan:

I know that you meet many people during the day, but hopefully you will remember me. My name is Mark Beutner and I currently reside at 470 West Patrick Street, near Roland Street. Recently, a neighbor was kind enough to leave me a copy of the agenda for the Carson City Planning Commission's August 30, 2006 meeting. Of particular concern was the zone change being proposed for what is termed, "Clearview Ridge". Forgive me if I do not have the facts entirely correct, because I do not have a copy of the notice before me. But, if I remember correctly, the zoning change would allow the construction of 75 single family dwellings on what appears to be about 4.0 acres give or take.

Assuming that this correct I would like to express within this letter several objections that I have in approving the zoning change.

1. As you know the Casino Fandango has been approved to construct a theater on what used to be the intersection of Voltaire Canyon Road and South Curry. When completed this theater will generate increased southbound traffic onto Clearview at its intersection with South Curry. I realize that the Fandango is proposing major modifications to this intersection, but it would be difficult at best to increase the length of the portion of Clearview that is located west of US 395.

An increase in traffic can also be anticipated for the new shopping center that is to be located at the old Oasis Trailer Park. There are now only two roads that exit this property, these are either Cochise Street or a very short section of Overland Street between the Oasis and Albertsons. With the improvements that were made to pave the portion of Curry that lies west of the Fandango, more and more vehicles pass through Clearview and Curry onto West Overland to avoid the congestion at the traffic light on Clearview. The operation of the new shopping center will add to the traffic load on Overland and on West Clearview.

Now, it is proposed that an additional 75 units be constructed on Cochise and Overland. Assuming 75 units equates at the minimum 75-100 new vehicles for the residents, an additional burden is placed on the street grid framed by Overland-Cochise and Clearview. All of these streets are very limited in length in this portion of Carson City. What be created is a traffic situation similar to that which currently exist on the east portion of Clearview during peak traffic times. Simply put the amount of traffic will exceed the physical limitations of this street during certain parts of the day.

The increase in traffic can not help but increase the response time to emergency services to my house and the surrounding neighborhood. Remember that this area has recently experienced two serious range fires.

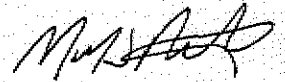
2. While the proposed development is in line with the newly created South Carson Redevelopment District, it is totally out of character with the current rural setting of the neighborhood. Since its creation, this neighborhood has been rural in nature, with abundant open space and many mature trees. Viewed from the basin floor, the hillside is an asset to the community, in that is free of clusters of housing and large structures. Development on the hillside, especially 75 units clustered on 4 acres will impact the valley view shed in a negative manner, replacing open space with cluster housing.
3. It is difficult to understand where the water created by storm events will flow. Replacing pasture with asphalt and concrete decreases the infiltration of rainfall and snowmelt. Given the space limitations, how will the run off from the parking spaces and structures

be channeled and contained, and who will be liable for the damage to the streets and businesses that are located down gradient from the project.

In summary, I contend that the density of this project is ill suited for the existing roads and topography and is not in character with the neighborhood's rural setting, therefore I am against the zoning change.

In postscript, several months ago I requested in writing that I be notified of neighborhood related changes / actions. This request was hand delivered to your office, yet I never received notification in this matter via your office. Therefore please include me on the service list for all public hearings for an area defined by the Fandango- Voltaire Street-Roland Street-and US 395.

Mark Beutner



470 West Patrick Street

Carson City, Nevada 89703

PETITION OPPOSING PROPOSED CLEARVIEW RIDGE PUD

We the undersigned, who are all residents in the neighborhood of the proposed Clearview Ridge project, are opposed to the density of the development as proposed for fear of the detrimental impacts it will create in our neighborhood including:

- Traffic will intensify 6-fold (600%) in the neighborhood
- On-street parking will create potential hazards for "children at play" and will not fit in with the existing surrounding neighborhood
- Noise of music, dogs, vehicles, people, will not be in keeping with the current quiet rural environment of the neighborhood
- Congestion resulting from the densest single family detached residential development currently proposed in all of Carson City
- Lack of transitional densities between the SF1A zoning and the proposed development
- The fact that improved active recreation areas do not exist in the current neighborhood will be exacerbated by the amount of new residents that would occupy the proposed development
- Immediate reduction in property values
- Existing elementary, middle, and high schools do not have room for more students without increasing already high student to teacher ratios.

NAME	ADDRESS	SIGNATURE	DATE
MIKE KECHELY	4488 VOLTAIRE ST.		8-28-06
BEN BRIXEN	4660 VOLTAIRE		8-28-06
Alta Metamary	4460 Voltaire		8-28-06
Kimberly Pilant	4760 Voltaire St.		8-28-06
Tony Pilant	4760 Voltaire St.		8/28/06
Jennine Kechely	4488 Voltaire St.		8/28/06
Andy McNeal	370 W Appian		8/28/06
Susan Anderson	370 W Appian		8/28/06
Greg Wilson	4659 Voltaire		8-28-06
RAYMOND CARROLL	4476 VOLTAIRE		8/28/06
Diane J Curry	- - -		8/28/06
ROBERT BONDURIT	1367 VOLTAIRE ST.		8/28/06
Emily Conroy	400 W. Roventini		8/28/06
Joseph Conroy	400 W. Roventini		8/28/06

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NAME	ADDRESS	SIGNATURE	DATE
Robert Hamlin	4322 Voltaire St	Robert E. Hamlin	8/29/06
Joyce Hamlin	4322 Voltaire St	Joyce M. Hamlin	8-29-06
Jean Bondiott	4867 Voltaire St	Jean Bondiott	8/29/06
James E. Brewer	601 W. Clearview Dr	James E. Brewer	8/29/06
ANA STEWART	601 W CLEARVIEW DR	Adrienne Stewart	8/29/06

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NAME

ADDRESS

SIGNATURE

DATE

TAMMY WILSON 4659 Voltaire St. Sammy Wilson 8/29/06

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NAME

ADDRESS

SIGNATURE

DATE

CRAIG INSCAND 4440 VOLTAIRE *Craig Inscand* 08-28-06

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

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

Planning Comments

1. Building footprints.

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

2. Landscape v. Open Space.

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

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

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

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

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

4. PUE Abandonment?

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

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

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

6. Proposed Variances.

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

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

Proposed Minimum Building Separation

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

Additional Justification

Lot Size.

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

Lot Width and Depth.

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

Setbacks.

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

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

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

By using these setbacks, minimum building separation is:

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

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

Engineering Comments

1. Erosion Control Plan is required.

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

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

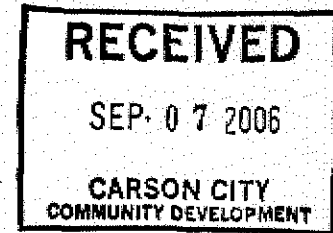
Anticipated construction dates are:

Phase I Construction to start in April of 2007.

Phase II Construction to start in October of 2007.

Phase III Construction to start in April of 2008.

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



August 3, 2006

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

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

Dear Walt:

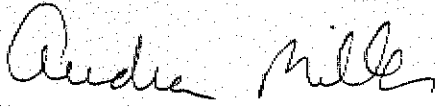
Per the staff comments received by Lumos and Associates, Inc. on July 27, 2006 for the above referenced applications, the following additional information is being provided:

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

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

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

Sincerely,



Audra Miller, Senior Planner
Lumos and Associates, Inc.

AM/
Enc.

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

**SUPPLEMENTAL JUSTIFICATION
FOR
ABANDONMENT APPLICATION
FOR
CLEARVIEW RIDGE**

Roventini, LLC ("Roventini") submitted four applications for abandonment (AB 06-107) to Carson City ("City") requesting five feet of Roventini Way and Overland Street to be abandoned along its parcel lines (APN 09-263-02, 03,04, 05). In order for the City to approve the abandonment applications, Roventini must "explain why the request is being made, if the subject right of way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties." In response to the Community Development Department's comments at the Completeness review meeting, Roventini hereby submits additional justification for its request.

History of the Right-of-Way

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, NE ¼ and comprised five acres. (See Exhibit 1, Patent #23127). 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 recording of the Parcel Map for Alba J. and Eva A. Reese. (See Exhibit 2 Parcel Map.) The parcel map subdivided the original property into the four parcels subject to the abandonment request. Per this parcel map, two strips of land, running east to west along Roventini Way and Overland Street, 30 feet wide were dedicated to the City. Since the right-of-way was expressly reserved in the original patent, it does not appear that the City paid for the right-of-way.

Justification

The existing right-of-way for Roventini Way and Overland Street is 60 feet. Both streets are classified as local streets, and per the City's Code, right-of-way for local streets constructed today is 50 feet. (Section 12.12.6, Table 12.1). The streets, therefore, are oversized. Roventini planned its development as a pedestrian friendly project deemphasizing the automobile. Wider streets actually encourage automobile traffic and increased speed. By abandoning five feet of right-of-way on the north and south side of the project area, it narrows the paved area, which serves to calm vehicular traffic. Additionally, with a smaller right-of-way, the City has less public roads to maintain.

Abandonment of the requested area will not harm or be a threat to public health, safety or welfare, including adjacent property owners. Access to all surrounding properties is maintained. Total roadway section will be 35 feet and is large enough to accommodate two travel lanes.

Public parking is still available on both streets. Roventini will construct sidewalks on Overland Street and Roventini Way, thus improving the areas for pedestrians. Roventini Way and Overland Street are not going to be widened by the City, so additional right-of-way will not have to be obtained in the future from property owners on the north side of Roventini Way or the south side of Overland Street. Property owners on the north side of Roventini Way and south side of Overland Street may actually be able to acquire additional property as well since the abandonment, if approved, will only reduce the right-of-way to 55 feet. The right-of-way is still oversized and an additional five feet may be abandoned and still maintain City standards.

As part of the improvements, Roventini will install curb and gutter along Roventini Way and Overland Street to help manage stormwater runoff along the streets and prevent flooding. There are no existing utilities within this section of right-of-way, so there is no anticipated impacts to utility service as a result of the abandonment.