

**City of Carson City  
Agenda Report**

**Date Submitted:** February 22, 2011

**Agenda Date Requested:** March 3, 2011

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works, Planning Division

**Subject Title:** Action to approve a request for a two-year extension of the Final Map for a Planned Unit Development known as Ross Park, which consists of 23 detached dwelling units on 1.24 acres with 36% of the subject site devoted to open space, located at 4749 Snyder Avenue, APN 009-193-01. (TPUD-07-010) (Lee Plemel)

**Staff Summary:** The current Planned Unit Development approval will expire on March 15, 2011. This request would extend the Final Map March 15, 2013 to allow time for coordination of the project and for the housing market to improve.

**Type of Action Requested:**

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:** ( ) Yes ( X ) No

**Prior Board Action:** Approved the Planned Unit Development Tentative map on February 19, 2009 with a vote of 4 ayes, 0 nays, and 1 absent.

**Recommended Board Action:** I move to approve a request for a two-year extension of the Final Map for a Planned Unit Development known as Ross Park, located at 4749 Snyder Avenue, APN 009-193-01.

**Explanation for Recommended Board Action:** The applicant is submitting his request at least 30 days prior to the final map expiration per the CCMC 17.06. Staff recommends that the Board of Supervisors approve the two-year extension of the Final Map recordation requirement to March 15, 2013.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 17.06 (Final Maps), 18.02.050 (Review), CCMC 17.06.015 (Time Limit for Recording), and CCMC 17.09 (Planned Unit Development).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A


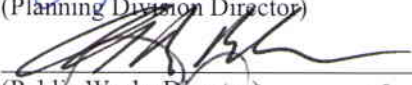


**Funding Source:** N/A

**Alternatives:** 1) Deny request

**Supporting Material:**

- 1) Staff memo
- 2) Request for extension
- 3) PC minutes February 28, 2007
- 4) BOS minutes March 15, 2007
- 5) BOS minutes February 19, 2009
- 6) Signed Notice of Decision

**Prepared By:** Janice Brod, Management Assistant V

**Reviewed By:**  \_\_\_\_\_ Date: 2-22-11  
(Planning Division Director)  
 \_\_\_\_\_ Date: 2-22-11  
(Public Works Director)  
 \_\_\_\_\_ Date: 2/22/11  
(City Manager)  
 \_\_\_\_\_ Date: 2/22/11  
(District Attorney's Office)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



## Carson City Planning Division

108 E. Proctor Street

Carson City, Nevada 89701

(775) 887-2180

[Plandiv@carson.org](mailto:Plandiv@carson.org)

[www.carson.org](http://www.carson.org)

---

**MEMO TO:** Mayor and Board of Supervisors

**FROM:** Planning Division

**DATE:** March 03, 2011

**SUBJECT:** Action to approve a request for a two-year extension of the Tentative Map, known as Ross Park, which consists of 23 single family detached units on 1.24 acres with associated **Variiances** to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to approximately 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to approximately 1.24 acres, located at 4749 Snyder Avenue, APN 009-193-01. (File: TPUD-07-010)

Mark Neuffer, Project Manager, on behalf of Ross Park LLC., is requesting a two year extension for the filing timeframe for Ross Park PUD from March 15, 2011 to March 15, 2013. The project was originally approved in 2007 as a residential Planned Unit Development project. Per the applicant, due to the current economic conditions, the owner does not believe it is prudent to proceed with development at this time. This two-year extension request is the ninth of several such requests, under the adopted ordinance.

At the time of the Planning Commission and BOS review and approval, the applicant had noted that the Ross Park development would provide a unique residential product that was 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 as presented, encompassed a sound approach to residential development, conveniences within walking distance and houses greeting visitors instead of driveways and garage doors are elements incorporated within Ross Park. The project was based on specific design principles: garages in the rear of houses, accessed via alleys. An alley can be an elegant solution to getting the car onto the site without crossing over multiple sidewalk points. Since there is no need for multiple curb cuts on the street, there is also more area for on-street parking and landscaping.

The architectural design of the single family dwelling units proposed for Ross Park PUS was 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.

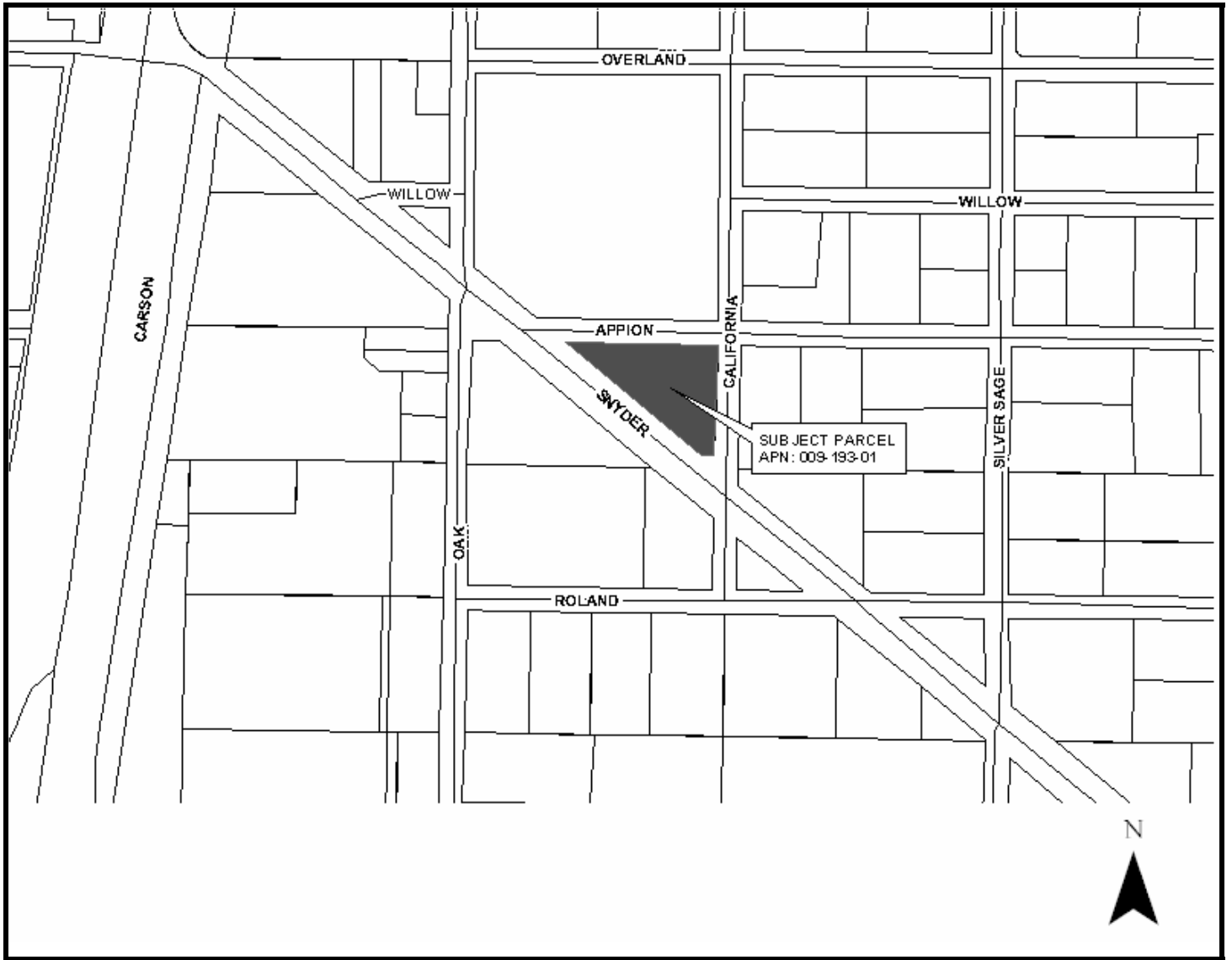
The facades of the proposed structures will have architectural articulation by different exterior paint colors, materials, roof lines and offsetting of the structures. The exterior paint colors, materials and variation of roof lines add to the variations associated with the mix of housing including two floor plans and six conceptual elevation schemes.

The developer has incorporated the following to provide aesthetic relief and visual interest for Ross Park PUD in addition to enhancing the sense of neighborhood. Stamped concrete is placed throughout the development. A change in texture is a visual and visceral signal to both driver and pedestrian of the appropriate boundaries for each at a particular location.

It is the recommendation of staff that the BOS approve a two-year extension for Ross Park PUD. If this extension is approved the new expiration date for recordation of a Final Map for Ross Park PUD will be March 15, 2013.

### **RECOMMENDATION**

Recommended Motion: "I move to approve a request for a two-year extension of the Final Map for a Planned Unit Development known as Ross Park, located at 4749 Snyder Avenue, APN 009-193-01"





February 3, 2011

Ms. Jennifer Pruitt, AICP, LEED

Senior Planner

Carson City Community Development

2621 Northgate Drive, Suite 62

Carson City, Nevada 89706

**RECEIVED**

FEB 04 2011

CARSON CITY  
PLANNING DIVISION

**Re: Ross Park TPUD 07-010**

Dear Jennifer,

Please consider this letter as the formal request on behalf of the Owner for a two year extension to record the final map for Ross Park TPUD 07-010. The tentative map is scheduled to expire on March 15, 2011. The Owner is hereby requesting a two year extension pursuant to Carson City Development Code 17.09.055. Due to the current economic conditions, the Owner does not believe it is prudent to proceed with development at this time and that the two year extension will allow time for economic conditions to improve. Please place this request on the next available Board of Supervisors agenda for consideration.

Thank you.

Sincerely,

*Mark*

Mark Neuffer, Project Manager for Ross Park

P.O. Box 905

Genoa, Nevada 89411

775-720-9087

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 6**

Mr. Sullivan described the detailed review provided by each of the involved Development Services Department divisions and the Fire Department as part of the major project review process. In response to a question, Mr. Sullivan advised that all requirements of Title 18 would have to be met in order for a developer to not be required to submit a special use permit application. In such a case, staff would have purview over approval of the development. In response to a further question, Mr. Sullivan advised that staff would not have any discretion to bring a project before the commission in such a case. He acknowledged the appeal process associated with administrative hearings. He further acknowledged that none of the proposals represented by the subject agenda item obviate the public's due process.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Mr. Sullivan advised that, pursuant to the Carson City Municipal Code, appeals of administrative decisions are made to the commission. The commission's decision can be appealed to the Board of Supervisors, which decision can be civilly appealed. Mr. Sullivan recalled an example which prompted staff to develop the streamlined procedures. **Commissioner Mullet moved to recommend to the Board of Supervisors approval of zoning code amendment, ZCA-07-018, making variance changes to the Carson City Municipal Code, Title 18, Zoning, relating to minor variances, commercial uses over 50,000 square feet, the refund of growth management allocation fees, in certain circumstances, and clarifying process requirements for wireless communication facilities, as stated on the agenda, based on the findings contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.** Chairperson Peery recessed the meeting at 5:11 p.m. and reconvened at 5:23 p.m.

**F-6. TPUD-07-010 ACTION TO CONSIDER THE FOLLOWING: TENTATIVE PLANNED UNIT DEVELOPMENT APPLICATION KNOWN AS ROSS PARK PUD FROM RANDALL LONG OF LUMOS & ASSOCIATES (PROPERTY OWNER: ROSS PARK, LLC), TO ALLOW 23 SINGLE-FAMILY, DETACHED UNITS ON 1.24 ACRES WITH ASSOCIATED VARIANCES TO ALLOW A REDUCTION OF THE REQUIRED 20-FOOT PERIPHERY PUD SETBACK, A REDUCTION OF REQUIRED MFA SETBACKS, A REDUCTION OF THE MFA STANDARD LOT AREA FROM 6,000 SQUARE FEET TO 750 SQUARE FEET, A REDUCTION OF THE MFA REQUIRED LOT WIDTH OF 60 FEET TO A LOT WIDTH OF 25 FEET, AND A REDUCTION OF THE MINIMUM PUD SITE AREA FROM FIVE ACRES TO 1.24 ACRES, AND AN ABANDONMENT OF A FIVE-FOOT RIGHT-OF-WAY, APPROXIMATELY 290 FEET IN LENGTH, OF CALIFORNIA STREET AND A FIVE-FOOT RIGHT-OF-WAY, APPROXIMATELY 350 FEET IN LENGTH, OF EAST APPION WAY, AND A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A) TO MULTI-FAMILY APARTMENT - PLANNED UNIT DEVELOPMENT (MFA - PUD), ON PROPERTY CURRENTLY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 4749 SNYDER AVENUE, APN 009-193-01 (5:23:17) - Chairperson Peery introduced this item. Ms. Pruitt proposed a presentation format, and reviewed the staff report. Mr. Plemel reviewed the issues pertinent to the comprehensive master plan. He oriented the commissioners to the subject property using a displayed land use map. He noted that the master plan identifies future conditions implemented through zoning or rezoning. He further noted that the area is predominantly zoned single family one acre. Mr. Plemel advised that the master plan designation is not an entitlement. Rezoning occurs at the appropriate time to obtain property entitlements. Mr. Plemel noted an example, which he pointed out, of a recent rezoning in the vicinity approved by this commission and the Board of Supervisors, consistent with the master plan and in anticipation of future rezoning of surrounding properties.**



**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 7**

Mr. Plemel noted that most residential areas in Carson City are consistent with the master plan, and changes are not anticipated. He referred specifically to the area east of Silver Sage Drive, designated as low density residential, and advised there are specific master plan policies for the designation to remain at one-acre residential. He advised of increased interest in property rezoning in the vicinity of the freeway bypass, and suggested this should be a surprise to no one. He reminded the commissioners that, during the extensive Envision Carson City master planning process, staff noticed property owners of proposed changes to master plan designations. There were, therefore, numerous opportunities at public hearings before this commission and the Board of Supervisors for property owners to present requests for zoning redesignations. Mr. Plemel noted an additional policy in the master plan to make infill development easier to accomplish outside the PUD process. This will require code revisions. The subject project, at the proposed density, is required to follow the PUD process under the current code.

Mr. Plemel noted that the proposed development exhibits the characteristics of desired projects in the high density residential land use designation of the master plan. He further noted that specific numerous policies were very well covered by Ms. Pruitt in the staff report. From a long range planning perspective, Mr. Plemel advised that the project is ideally suited in the type of development, the density, location, building mass, circulation and access, and parks, open space, and pathways, as identified for the high density land use category. He expressed the belief the project is consistent with the Carson City Master Plan.

Ms. Pruitt referred to the boundary treatment and revised tentative map sections of the staff report, at pages 15 and 16. With regard to the boundary treatment, she noted the parcel is three sided, including a northern, southern, and eastern boundary. She explained staff's recommendation to increase landscape proposed for the eastern boundary. She advised that architectural features have been addressed "quite nicely" by the applicant. She further advised that an increased setback is not an option, in this case, nor is it feasible with the subject site. With regard to massing, she advised that the appearance from the street will be a two-story structure and two and a half stories from the interior access. She noted there was no condition of approval pertinent to the boundary treatment. She requested the applicant to stipulate a willingness to continue to work with staff to develop a solution regarding the landscape treatment along the eastern boundary to satisfy the sensitivity issue noted on page 15 of the staff report. With regard to the revised tentative map, she noted condition of approval #14 requiring the applicant to include all exterior elements of the proposed structures within the footprint. She advised that both the boundary treatment and the revised tentative map issues had been discussed with the applicant.

Ms. Pruitt noted the comments from various City departments, the School District, and State agencies included as part of the staff report. She further noted the applicants had made the required findings necessary to grant approval, the 54 conditions of approval for the planned unit development, and the 5 conditions of approval for the right-of-way abandonment. She advised of concerns, on the part of the applicant, over three conditions of approval. She read condition of approval 1 into the record and advised it is a standard policy. The applicant has been assured that the condition of approval does not subject the applicant to any further processes than those regularly associated with a tentative map. Ms. Pruitt advised that the applicant had requested clarification of condition of approval 24, which she read into the record. She further advised that Deputy City Engineer Jeff Sharp had provided written clarification regarding the specific improvements required of the applicant. Ms. Pruitt read condition of approval 53 into the record, and advised that the condition is a standard part of the City's development standards. Staff recently began including this particular condition for projects which come before this commission and will be forwarded to the Board of Supervisors. Ms. Pruitt explained the provisions of the condition of approval.

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 8**

(5:50:23) Lumos & Associates Engineer Randall Long, representing Ross Park, LLC, advised of having reviewed the staff report. With the clarification provided by Ms. Pruitt of conditions of approval 1, 24, and 53, and a stipulation to work with staff to enhance landscape treatment along the eastern border, Mr. Long concurred with the conditions of approval. He narrated a PowerPoint presentation of the project.

(5:57:46) Jeff Frame, of Frame Architecture, Inc. narrated that portion of the PowerPoint presentation pertinent to proposed design of the structures.

(6:04:10) Mr. Long noted that architecture also brings its own infrastructure and improvements to a community and, in conjunction with the PowerPoint presentation, reviewed the requirements for water and sewer line extensions. He referred to the staff report, and expressed appreciation for the time and effort invested by City staff. He reviewed each of the applications.

In response to a question regarding parking on Appion Way and California Street, Ms. Pruitt advised of conversations with Fire Department representatives regarding their written comments included as part of the staff report. She further advised that the street improvements, as proposed by the applicant, will allow for street parking. She clarified that the Fire Department's written comments are specific to the interior alleyway. In response to a question, Mr. Long advised that the consequences for parking violations will be defined in the CC&Rs. He noted that the City's standards over long-term parking would be enforced at all times. Commissioner Bisbee expressed concern that anticipating only two vehicles per household amounts to "kidding ourselves." She commended the "beautiful project." Mr. Long expressed the belief that the City's current laws are part of the parking solution. The developers are taking an additional step to address violations internally as well. Mr. Sullivan advised that the same concern was expressed by the Board of Supervisors with regard to a project on Curry Street. The same, basic solution was presented to the Board of Supervisors, i.e., that long-term resident parking on City streets would be addressed as a violation of the CC&Rs. Commissioner Bisbee suggested that if the consequences are not "painful," residents may consider a nominal fine as a parking fee. Mr. Long advised of the intention to make the consequence "stiff enough that it's more than a parking fee in addition to the City's current law." He anticipates that potential home buyers will be made to understand the limited available parking and the associated requirements.

In response to a question, Mr. Long advised that homeowners association fees will cover maintenance of open space, the road, long-term existence of the sewer, the exterior of the structures, and the fences around the courtyards. He provided background information on research conducted into other homeowners association fees and subsequent development of the subject fee. In response to a further question, he estimated the average purchase price of each unit to be around \$300,000.

Vice Chairperson Kimbrough expressed concern over the homeowners association enforcing rules on City property. (6:18:13) Attorney Joan Wright, of the Allison, MacKenzie law firm, advised that the CC&Rs will be modified with all the provisions identified by staff. She further advised that the homeowners association will not attempt to enforce City ordinances. There will be a contractual provision to fine violators and require them to pay. Ms. Wright referred to NRS 116, pertinent to planned unit developments, and advised that the homeowners association will have enforcement rights. She reminded the commissioners there are 46 parking spaces on site and 27 on street. In response to a question, Mr. Long pointed out, on a displayed site plan, two main areas for snow storage. He acknowledged that the landscape

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 9**

plan is still in the process of being developed. Vice Chairperson Kimbrough suggested a traffic calming device at Appion Way. He commented on the proximity of the development to the Fire Station and to Ross Gold Park.

Commissioner Semmens commended the layout, and expressed concern over emergency services access. Mr. Long advised of having spent a great deal of time with Assistant Fire Chief / Fire Marshal Bruce Van Cleemput. He explained that the units had been "pushed back" to provide for the fire truck turning radius. He pointed out an ungated emergency access and evacuation points on a displayed site plan. Commissioner Semmens expressed concern over the interior units, and suggested deleting one unit to make room for emergency and service vehicle access. Mr. Long pointed out that the access is 24 feet wide; that two vehicles could certainly pass even if one vehicle was parked to one side. Mr. Long acknowledged there is no parking on Snyder Avenue due to the bike lane. In response to a question, he described and pointed out, on the displayed site plan, access to the units along Snyder Avenue, to California Street and to Appion Way. He responded to additional questions regarding parking enforcement provisions in the CC&Rs, required street improvements, and provisions for pets in the CC&Rs.

Chairperson Peery opened this item to public comment. (6:29:26) Joe Carter expressed concern over the finished quality of the project and requested a performance bond. He expressed additional concern over the variances in that they are "pretty significant."

(6:30:17) Tom Ashley, a resident east of California Street, expressed agreement with Mr. Carter's concerns. He expressed concern over Appion Way being shortened, suggested that "CC&Rs are made to be broken," and expressed concern over parking along Appion Way. He suggested reducing the number of units to provide for "more parking inside the structure to accommodate the excess of the parking." He expressed the opinion that parking will take place on Appion Way since it will be prohibited on Snyder Avenue. He suggested the commissioners consider this issue carefully.

(6:32:33) Santos Corral advised of having lived in Carson City since 1975 "on Appion and California Street." He expressed support for growth and commended the project. He expressed concern over parking to accommodate 23 dwelling units and guests. He requested that the number of units be reduced, and expressed the opinion that 23 units on one acre "is a lot."

(6:34:20) Jim Godec, of 4830 Silver Sage Drive, advised he has been a resident and business owner in Carson City for over 20 years. He further advised of having led a petition drive, approximately seven years ago, against a zone change proposed for Snyder Avenue. He advised that 18 townhouses were subsequently constructed on 1.8 acres. He noted the subject zoning change requesting construction of 23 units on 1.3 acres is "considerably higher density." He expressed understanding for the principles of the comprehensive master plan, and noted the single-family, one acre zoning predominant in the subject area. He expressed concern over a high density development next to single-family, one acre zoning. He agreed with previously expressed concerns over parking. He requested commission consideration to reduce the number of units to a more medium density development.

(6:40:08) Lisa Clark advised she lives directly across the street from the proposed project, and expressed concern over parking. She expressed opposition to 23 units, and a preference for "reigning in developers so we don't cram so much into our acres." She suggested fewer variances would be needed if the number of units was reduced, and that parking and street improvements may not be an issue.

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 10**

(6:40:24) Tom Ashley reiterated the request to reduce the number of units.

(6:41:49) Francis Ashley commended the Planning Division staff and the project. She suggested extending the proposed zoning revision through to other, adjacent properties.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. Ms. Pruitt requested Mr. Long to clarify the improvements proposed for Appion Way and California Street. She advised that, as part of the project, the applicant will be required to either construct the improvements or to bond pursuant to pertinent provisions of the Carson City Municipal Code.

(6:44:31) Mr. Long clarified that frontage improvements on California Street and Snyder Avenue, adjacent to the subject property, will include 27 feet of pavement, curb, gutter, sidewalk, and landscape. With regard to concerns over parking, he advised that the proposed design meets the City's current code requirements, as identified in the staff report. With regard to density, he expressed the belief that the development "meets the adjacent residents half way at 19 units per acre as opposed to the allowable ... of 36." He expressed the further belief that design of the proposed single-family detached units with side yards, as opposed to an attached multi-family apartment project, evidences sensitivity to transition issues.

Commissioner Semmens inquired as to the possibility of reducing the number of units from 23 to 20, deleting unit number 1 and "making that internal parking and taking units 18 and 19 which are on the inside curve which are outset instead of inset and putting internal parking in there for public safety, visitors, whoever it happens to be." He expressed the opinion that the same goal is accomplished by the development, but parking and other issues of concern would be alleviated. Mr. Long advised that 14 to 16 months had been invested in the subject design to meet the City's current code requirements with regard to parking. The economics of 1400 lineal feet of water, curb, gutter, sidewalk, storm drain improvements, for the benefit of the public will not be substantiated by less than 22 units. Mr. Long reiterated that density reduction is evident in design of the single-family detached units with open space.

Vice Chairperson Kimbrough suggested the City could install two-hour parking signs in an effort to eliminate the possibility of long-term parking. He noted that such an effort "usually takes pressure from the neighborhood rather than the developer." He further suggested that a red zone on California Street and Appion Way would "eliminate the whole front which is probably the most sought after." He encouraged alternative methods for addressing the potential parking problems.

Commissioner Vance recalled that most planned unit developments have some sort of internal guest parking. Ms. Pruitt advised that the code requirements for planned unit developments were changed as of last year. In addition, there are many streets associated with PUDs which are substandard and would not accommodate parking. Such PUDs are, therefore, required to provide on-site guest parking. Ms. Pruitt noted the uniqueness of the subject PUD in that it is bordered on all sides by public streets. She reiterated that parking standards for PUDs were changed last year, and that PUDs are required to provide on-site parking where substandard streets are associated. She acknowledged that Planning Division staff would not have recommended approval of the project if the proposed parking did not meet code requirements. She noted the many aspects of the project design, including oversized garages, 200+ square feet of storage area with the structure adjacent to the garage. This accommodates personal belongings which, in many instances, are stored in garages thereby displacing vehicles. In reference to other PUDs in the community,

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 28, 2007 Meeting**  
**Page 11**

Ms. Pruitt noted some which have been approved with standard one-car garages. Mr. Sullivan recalled the last PUD approved, Mills Landing, wherein streets were narrow and extra parking was, therefore, required. He acknowledged there was no legal authority to require the developer to provide more than two parking spaces per unit. He anticipates that the same parking issue will be of substantial concern to the Board of Supervisors and will be addressed accordingly. He expressed appreciation for the suggestions offered by Vice Chairperson Kimbrough. Commissioner Semmens reiterated the suggestion to delete three units.

Chairperson Peery called for additional comments or questions and, when none were forthcoming, entertained a motion. Commissioner Mullet suggested that the developer work with the City on installing some kind of signage to address the parking concerns. **Commissioner Mullet moved to recommend to the Board of Supervisors approval of tentative planned unit development application, known as Ross Park, from Lumos and Associates, property owner Ross Park LLC, to allow a development known as Ross Park PUD, consisting of 23 single-family detached units on 1.24 acres, with associated variances to allow a reduction of the required 20-foot periphery PUD setback, a reduction of required MFA setback, a reduction of the MFA standard lot area from 6,000 square feet to approximately 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, a reduction of the minimum PUD site area from five acres to 1.24 acres, and abandonment of a five-foot right-of-way, approximately 290 feet in length along California Street and a five-foot right-of-way, approximately 350 feet in length along East Appion Way, a zoning map amendment to change the zoning from single-family, one acre, SF1A, to multi-family apartment - planned unit development, MFA-PUD, on property currently zoned single-family, one acre, SF1A, located at 4749 Snyder Avenue, APN 009-193-01, based on 12 findings and subject to the recommended conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 4-3.** Chairperson Peery conducted a roll call vote, as follows: Semmens - nay; Reynolds - aye; Kimbrough - aye; Peery - aye; Mullet - aye; Vance - nay; Bisbee - nay.

**F-7. MISC-06-243 ACTION TO CONSIDER AN APPEAL FROM ROB HARDEN, MKT CEO, GOODWILL INDUSTRIES - MANASOTA, INC., OF A STAFF DECISION PROHIBITING SECOND-HAND BUSINESSES IN THE RETAIL COMMERCIAL (RC) ZONING DISTRICT (7:03:06)** - Chairperson Peery introduced this item. Mr. Sullivan provided background information on this item, reviewed the staff report and the attachments. He requested direction of the commission, and reviewed the two motions included in the staff report. He noted additional information which had been provided to the commissioners and staff prior to the start of the meeting.

Mr. Sullivan acknowledged that the business license division doesn't consider whether a business is allowed in a certain zoning district; the Planning Division is responsible for this. In response to a question, Mr. Sullivan advised that the business license application indicates a rehabilitation center with sales. He acknowledged that the current business license is in a general commercial zoning district. In response to a further question, he advised that the subject business is similar to retail commercial. He acknowledged that such a business would not be allowed in the retail commercial zoning district.

(7:11:55) Goodwill Industries CEO Rob Harden reviewed information pertinent to the mission and business of Goodwill Industries. He described Goodwill Industries as a vocational training center, and expressed the belief that the business should be allowed in the retail commercial zoning district. He displayed a list of 132 names indicating donors who "donate because ... Goodwill Industries is a vocational training center." He listed items sold by Goodwill Industries, and advised that Carson City is the only community

CARSON CITY BOARD OF SUPERVISORS

Minutes of the March 15, 2007, Meeting

Page 9

Discussion between Mayor Teixeira and City Manager Ritter indicated that Ms. Ritter owns kayaks but had not gone down the Canyon. Discussion also indicated that you should canoe/kayak with a partner and that individuals will leave their vehicles at both ends in order to enter the River at one location and have transportation back to the City. Shuttle services may be provided in the future. Additional comments were solicited but none were given.

Supervisor Livermore disclosed that Kevin Hill is looking at the opportunity to obtain Question 1 funds and that the soft costs will be shared by Carson City and Lyon County. The project is the only concept that he is aware of that is being coordinated by two Counties. For that reason State Lands is considering grant funding from Question 1 monies.

Supervisor Livermore moved to approve a Master Plan Amendment application from the Carson City Parks and Recreation Department amending the Unified Pathways Master Plan Element to incorporate the Carson River Aquatic Trail Master Plan, relocate a pathway identified on Arrowhead Drive to the south side of the Airport property, and make technical corrections including minor text and map revisions, File MPA 07-008. Supervisor Williamson seconded the motion. Motion carried 4-0.

RECESS: A recess was declared at 9:56 a.m. A quorum of the Board was present when Mayor Teixeira reconvened the meeting at 10:04 a.m. Supervisor Aldean was absent as previously indicated.

**C. ACTION TO APPROVE THE FOLLOWING: TENTATIVE PLANNED UNIT DEVELOPMENT APPLICATION KNOWN AS ROSS PARK PUD FROM RANDALL LONG OF LUMOS AND ASSOCIATES (PROPERTY OWNER: ROSS PARK, LLC), TO ALLOW 23 SINGLE FAMILY DETACHED UNITS ON 1.24 ACRES WITH ASSOCIATED VARIANCES TO ALLOW A REDUCTION OF THE REQUIRED 20 FOOT PERIPHERY PUD SETBACK, A REDUCTION OF REQUIRED MFA SETBACKS, A REDUCTION OF THE MFA STANDARD LOT AREA FROM 6,000 SQUARE FEET TO 750 SQUARE FEET, A REDUCTION OF THE MFA REQUIRED LOT WIDTH OF 60 FEET TO A LOT WIDTH OF 25 FEET, AND A REDUCTION OF THE MINIMUM PUD SITE AREA FROM FIVE ACRES TO 1.24 ACRES AND AN ABANDONMENT OF A FIVE FOOT RIGHT-OF-WAY APPROXIMATELY 290 FEET IN LENGTH OF CALIFORNIA AVENUE AND A FIVE FOOT RIGHT-OF-WAY APPROXIMATELY 350 FEET IN LENGTH OF EAST APPION WAY AND A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A) TO MULTI-FAMILY APARTMENT - PLANNED UNIT DEVELOPMENT (MFA-PUD) ON PROPERTY CURRENTLY ZONED SINGLE FAMILY ONE ACRE (SF1A) LOCATED AT 4749 SNYDER AVENUE, APN 009-193-01. (FILE TPUD-07-010163) (9:02:57) - Lumos and Associates Representative Randall Long, Architect Jeff Frame, Deputy City Engineer Jeff Sharp, Public Works Director Andrew Burnham, Applicant's Attorney Joan Wright, Senior Planner Jennifer Pruitt - Mr. Long agreed with the "huge" staff report with stipulations. They agree with the Planning Commission's comments regarding additional landscaping on California and to agree to address parking requirements under Condition 46 of the CC&Rs. Otherwise, they agree to all of the conditions in the staff report and request that the approval be subject to those verifications. A power point program was used to explain the project including the location, how development occurred, examples**

CARSON CITY BOARD OF SUPERVISORS

Minutes of the March 15, 2007, Meeting

Page 10

illustrating the concepts that are found in the surrounding area, structure designs, and the site plan. Discussion pointed out that the Homeowners Association will handle the streets including their maintenance and snow plowing. Mr. Long continued with his power point and explanation of the pedestrian entry way, the breezeway linkage to the private drives and common areas, the amenities including the open space park area, landscaping, and the 30-foot buffer. Mayor Teixeira pointed out that the developer will obtain the right-of-way encroachment permit from NDOT for the use of the buffer area. Once the area is planted, the homeowners' association will maintain the landscaping. Mr. Frame also agreed that this is not a stipulation. The size and design of the structures were explained. Discussion indicated that the ten feet between structures is considered the courtyard area. It will have a six-foot fence. Mr. Sullivan indicated that if the current developer flips the property, the new developer will be required to construct the project as described unless the Planning Commission approves the revisions/modifications. Mr. Frame continued his explanation of the structures.

Mr. Sullivan indicated that staff will support the Applicant's request for a right-of-way encroachment permit on Snyder. Justification for the support was provided. Mr. Sharp explained staff's recommendation that the Applicant pursue having parking along Snyder. NDOT will have to approve this program. Staff will support the Applicant's permit request before NDOT. The plan provides on-street parking on California and Appion. The Applicant has agreed to make improvements to Appion. Appion is in bad shape. The street was previously dedicated to the City. Mr. Long explained that verbal communications with NDOT have indicated that NDOT is opposed to allowing parking along Snyder. Mayor Teixeira asked that they obtain the objection in writing. Mr. Burnham explained discussions that have been going on with NDOT regarding the street. The current plan is to have the City write the permits for NDOT. They will sign the permits and defer to the City's requests. The agreement regarding this program will be considered by RTC in May and the Board by June. Mayor Teixeira indicated that the program will depend on the minute details. He questioned the reasons for doing it if the City does not gain anything. The City has already mortgaged its gas tax. Mr. Burnham indicated that NDOT recognizes that the gas tax is being used for the freeway. They have allegedly said that we are paid in full and can stop paying. An agreement to this effect has not "come forward" as yet. Mayor Teixeira questioned NDOT's reasons for objecting to the plan as the developer will upgrade the area and maintain the landscaping. NDOT does not have the funds to do it. Mr. Burnham agreed. Mr. Sharp explained that the NDOT right-of-way is 100 feet wide. The roadway does not require a lot of space. There is lots of room for parking. Mayor Teixeira pointed out that the objection is similar to the plan to put parking along William Street in an area that was located in Mills Park. NDOT originally had objections to that concept.

Mr. Long indicated that the plan exceeds the open space requirement. He then continued his explanation of the site amenities and highlighted the key elements of the CC&Rs. Discussion indicated that the Association will have the right to tow vehicles parked on the streets. Ms. Wright explained that the CC&Rs will contain language that allows the Association to have the vehicles towed. The vehicle's owner will be responsible for the costs incurred to do so. Justification for prohibiting parking on the project's streets were explained. Adequate parking is available on California and Appion. She emphasized that the CC&Rs are strong. Supervisor Livermore noted that there are 27 parking spaces on California and Appion. He wondered how long it will be before the residents begin to use the parking at Ross Gold Park for their

CARSON CITY BOARD OF SUPERVISORS

Minutes of the March 15, 2007, Meeting

Page 11

personal use. He asked that the CC&Rs include a prohibition against parking at the park. Justification for his concern was provided by explaining the problems encountered at Palo Verde. Ms. Wright agreed to add the prohibition. She felt that the City could control the parking at Ross Gold Park. They do not believe that they have a parking problem as they meet the Code requirements. She, again, agreed to attempt to expand the parking restrictions to include Ross Gold Park. Supervisor Staub supported Supervisor Livermore's comments and concern due to his belief that when the two-car garage is full of toys/other items, people will seek additional parking areas, i.e., Ross Gold Park. Ms. Wright indicated that the CC&Rs can mention no residential parking on California and Appion as well as at Ross Gold Park. She felt that the City already has signs prohibiting overnight parking at the park. Mayor Teixeira also supported emphasizing the prohibition in the CC&Rs. He pointed out that the park is located across from the proposed development. The children will use the park for recreational purposes. It is an asset to the developer/development. He also hoped that the PUD owners do not restrict the recreational park users' parking ability. Ms. Wright concurred that it is an asset. Both Ms. Pruitt and Ms. Wright pointed out that the CC&Rs indicate the residents are to park in their garages. Supervisor Livermore explained that the City has received petitions indicating park users are parking in front of residences. There are 35 to 50 parking spaces at the park. The developer does not want the residents to use it for private purposes. Supervisor Williamson pointed out the desire to have the park be used. She felt that the residents of the development may want to use the barbeque facilities as their onsite facilities are limited. They may also have visitors who want to use the park. Comments indicated that there is no issue with uses of this type. The intent is to stop the residents' acquisition of the parking at the park for private purposes.

Mr. Long continued his summary of the CC&Rs indicating the landscaping easements, mandating that the units be owner occupied, and the dues. A land use map was used to illustrate the surrounding uses. Additional questions from the Board were solicited but none made.

Public comments were solicited. None were given. The Planning Commission had approved the application on a 4-3 vote. Ms. Pruitt felt that the Commissioners who opposed the PUD were concerned about the parking even though the project will meet Code requirements for parking. The surrounding neighbors were notified about the project. A few had looked at the plans. Their issues were primarily the parking and density of the project. Additional comments were again solicited but none given.

Supervisor Staub moved to approve a Tentative Map Planned Unit Development application known as Ross Park from Randall Long, Lumos and Associates, Inc., property owner Ross Park, LLC, consisting of 23 single family dwelling units and common open space on 1.24 acres located at 4749 Snyder Avenue, Assessor's Parcel Number 009-193-01 based upon 12 findings and subject to the recommended conditions of approval contained in the staff report and modification of Condition of Approval No. 24 and two stipulations made by the applicant and this motion shall also include the Applicant's agreement to address additional landscaping up along California Street and their agreement to address the parking comments under Condition No. 46 of the CC&Rs. Supervisor Livermore seconded the motion. The motion was voted by roll call with the following result: Supervisor Williamson - Yes; Mayor Teixeira - will go last; Supervisor Staub - Yes; Supervisor Livermore - Yes; Mayor Teixeira - disclosed having talked at length on not only this project but the prior project; could not understand why we can't even get just a little bit of, and you



CARSON CITY BOARD OF SUPERVISORS

Minutes of the March 15, 2007, Meeting

Page 12

know Joan, I'd vote-, I told you to take it to the developer, give some guest parking, but I guess that this is out of their vocabulary, so once again I will vote no on the project, the motion passes 3-1. Clarification indicated that the zone change ordinance which is part of this application will be numbered 108.

(9:47:13) Following discussion of the motion and the need for additional actions, Supervisor Staub moved to consider the following Tentative Planned Unit Development application known as Ross Park PUD from Randall Long of Lumos and Associates, property owner: Ross Park, LLC, to allow 23 single family detached units on 1.24 acres with associated variances to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to 1.24 acres and an abandonment of a five-foot right-of-way approximately 290 feet in length of California Avenue and a five-foot right-of-way approximately 350 feet in length of East Appion Way and a zoning map amendment to change the zoning from Single Family One Acre, SF1A, to Multi-Family Apartment - Planned Unit Development, MFA-PUD, on property currently zoned Single Family One Acre, SF1A, located at 4749 Snyder Avenue, APN 009-193-01, with the additions that the Applicant agrees to additional landscaping along California Street and agrees to address the parking comments under Condition 46 of the CC&Rs. Following a request for an amendment, Supervisor Staub amended his motion to approve the Tentative Planned Unit Development as indicated. Supervisor Livermore seconded the motion. Motion carried 3-1 with Mayor Teixeira voting Naye. Clarification also indicated that the zone change ordinance contained within this motion will be numbered 108.

**7. PARKS AND RECREATION - OPEN SPACE - Manager Juan Guzman**

**A. DISCUSSION AND PRESENTATION REGARDING THE SHEEP AND FUELS REDUCTION PROJECT ALONG THE CARSON CITY WEST WILDLAND INTERFACE AREA PLANNED FOR SPRING 2007 (9:46:05)** - Open Space Assistant Ann Bollinger reminded the Board of last year's fuel reduction project. (9:50:27) Ms. Bollinger continued her explanation of the proposed fuel reduction plan and the locations. Although the public is encouraged to come and look at the sheep, they were urged to leave their dogs at home. Justification for the request was limned. Discussion indicated that staff has discussed potential programs regarding the sheep. The Forest Service is very interested in having the informational programs. Discussion also noted that the cheat grass started growing due to the warm weather. The sheep, however, are not ready to be placed on the hillsides. The Forest Service cannot bring in the water tanks until the 24th. Depending on the environment, the sheep may arrive on the 28th. They will be removed when they stop eating the grasses. The grasses include both perennial species as well as cheat grass. Mayor Teixeira thanked her for the report and welcomed the sheep. No formal action was required or taken.

**B. ACTION TO APPROVE THE OPEN SPACE WORK PROGRAM CONTAINING PROJECTS AND OPEN SPACE ACQUISITION PRIORITIES FOR CALENDAR YEAR 2007 (9:55:03)** - Mr. Guzman's introduction included an indication of items which will be brought to the Board in the future. Mayor Teixeira requested that a report covering the ten years of activities, acquisitions, costs,

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the February 19, 2009 Meeting**  
**Page 14**

report, and to authorize the mayor to sign the order of abandonment subject to the clerical corrections noted on the record. Supervisor Livermore seconded the motion. Motion carried 4-0.

**11(B) ACTION TO APPROVE AN EXTENSION OF ONE YEAR FOR FILING OF A FINAL MAP FOR THE PLANNED UNIT DEVELOPMENT KNOWN AS ROSS PARK PUD, LOCATED AT 4749 SNYDER AVENUE, APN 009-193-01 (TPUD-07-010)** (11:50:21) - Mr. Plemel introduced this item, provided background information on the planned unit development, and reviewed the agenda report. He advised that current legislation is being considered to allow counties and cities to extend the deadline for filing final maps to four years. He further advised of numerous tentative maps in Carson City which are scheduled to expire at the end of 2009. He introduced Lumos & Associates Project Engineer Randall Long, who was present in the meeting room. Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Livermore moved to approve an extension of one year for filing of a final map, from March 15, 2009 to March 15, 2010, for a planned unit development known as Ross Park PUD, located at 4749 Snyder Avenue, APN 009-193-01 (TPUD-07-010).** Supervisor Aldean seconded the motion. Motion carried 4-0.

**RECESS AS BOARD OF SUPERVISORS** (12:30:49) - Mayor Crowell recessed the Board at 12:30 p.m.

**REDEVELOPMENT AUTHORITY**

**CALL TO ORDER AND ROLL CALL** (12:31:13) - Chairperson *Pro Tem* Aldean called the Redevelopment Authority to order at 12:31 p.m., and recessed the meeting to provide Business Development Manager Joe McCarthy and Deputy Business Development Manager Tammy Westergard an opportunity to set up their presentation. Chairperson *Pro Tem* Aldean reconvened the meeting at 12:34.

**ACTION ON APPROVAL OF MINUTES - January 15, 2009** (12:34:48) - Chairperson *Pro Tem* Aldean requested a revision to item 8(B). Member Livermore moved to approve the minutes, as revised. Member Crowell seconded the motion. Motion carried 4-0.

**12. OFFICE OF BUSINESS DEVELOPMENT - DISCUSSION AND POSSIBLE ACTION TO ADOPT REDEVELOPMENT INCENTIVE PROGRAMS, ALONG WITH POLICIES, PROCEDURES, AND INTERNAL BUSINESS PRACTICES, MISSION STATEMENTS, OBJECTIVES, MEASUREMENT INDICATORS, APPLICATION PROCESSES, FLOWCHARTS, AND REPORTING REQUIREMENTS** (12:35:45) - Chairperson *Pro Tem* Aldean introduced this item. Business Development Manager Joe McCarthy responded to questions regarding amendments made to the incentive program policies, procedures, and application materials following the February 11, 2009 redevelopment authority citizens committee ("RACC") meeting. In response to a comment, Chairperson *Pro Tem* Aldean noted there were two members of the RACC present in the meeting room.

Mr. McCarthy provided background information on this item, and reviewed the agenda materials in conjunction with a PowerPoint presentation. In response to a question, Ms. Bruketta advised that Board of Supervisors approval is required whenever there is "construction involved." Chairperson *Pro Tem* Aldean explained the distinctions between the pre-development incentive and the property improvement and assistance programs. Mr. McCarthy advised that "both programs are project-specific," and that the Redevelopment Authority will have oversight of both. Chairperson *Pro Tem* Aldean pointed out a necessary revision to ensure consistency. In response to a question, Mr. McCarthy provided a hypothetical



RECEIVED  
JUN 01 2007  
CARSON CITY  
PLANNING DIVISION

# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL  
DEVELOPMENT SERVICES

★ CLERK ★  
**FILED**  
Time 4:16p

MAY 22 2007

By K. King  
Deputy  
Carson City, Nevada

## BOARD OF SUPERVISORS

March 15, 2007 - Tentative Map & Right-Of-Way Abandonment  
April 5, 2007 - Zoning Map Amendment

## NOTICE OF DECISION

A request for approval of an application for a Tentative Planned Unit Development known as Ross Park PUD from Randall Long of Lumos & Associates (property owner: Ross Park LLC) to allow 23 single family detached units on 1.24 acres with associated **Variances** to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from 5 acres to 1.24 acres and an Abandonment of a 5 foot right-of-way approximately 290 feet in length of California Avenue and a 5 foot right-of-way approximately 350 feet in length of E. Appion Way and a **Zoning Map Amendment** to change the zoning from Single Family One Acre (SF1A) to Multi-Family Apartment-Planned Unit Development (MFA-PUD) on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01.

The Board of Supervisors conducted a public hearing on March 15, 2007, in conformance with City and State legal requirements, and approved the Tentative Planned Unit Development (File TPUD-07-010) based on the findings contained in the staff report and subject to the following 54 conditions of approval, 2 stipulations; approval of Right-Of-Way Abandonment (AB-07-011) based on findings contained in the staff report and subject to the following 5 conditions of approval; and approval of first reading of the Zoning Map Amendment (ZMA-07-009) based on the findings in the staff report.

The Board of Supervisors conducted a public hearing on April 5, 2007, in conformance with City and State legal requirements, and approved the Second Reading of the Zoning Map Amendment (ZMA-07-009) based on the findings in the staff report.

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706  
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us



**CONDITIONS OF APPROVAL:**

**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. Final improvement plans for the development must be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
5. The applicant must 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. 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.
7. The applicant must obtain a dust control and storm water 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:**

8. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer prior to improvement plan submittal.
9. The map shall contain the following note: "A blanket PUD 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."

10. All streets shall include streetlights, per City standards. All internal lighting must be designed at a pedestrian scale and shall be reviewed and approved by the Planning Division.
11. Maintenance of on-site improvements including alleyways, 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. This notation will be included in the home owners CC&R's.
12. 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.
13. The map shall reflect that any common landscaped areas, including those within the right-of-way, are to be maintained by the homeowners association and not by Carson City.
14. The revised tentative map must reflect all exterior landings, porches, cantilevers, etc. The tentative map shall accurately follow all components of the structure. If the property line is to be the footprint of the structure, it must accurately follow all components of the structure.
15. Show all necessary right-of-way dedication at the property corners in order to accommodate the intersection radii at back of sidewalk.
16. Provide a proposed cross-section for Snyder Avenue improvements.
17. Show intended locations of street lights.
18. Show locations of mailboxes. Mail cluster boxes shall be dispersed throughout the project. The locations shall be approved by the Engineering Division, Planning Division and the United States Postal Service.

**The following shall be completed prior to final map:**

19. Prior to submittal of any final map or parcel maps, Development Engineering shall review and approve all on-site and off-site improvements.
20. A "will serve" letter from the water and wastewater utilities must be provided to the Nevada Health Division prior to approval of a final map.
21. 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 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 10% of the engineer's estimate to secure the developer's 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:**

22. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
23. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on sub-grade strength values determined by Resistance 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.
24. Complete reconstruction is required on Appion Way and California Street due to the poor condition of existing roadways. This will require removal of all existing pavement and may require removal of existing gravel base if it does not meet Type 2, Class B specifications. The new street section shall be graded with 2% standard crown located at the right-of-way centerline.

The required Appion Way frontage improvements shall consist of urban half-street improvements south of the right-of-way centerline, and rural half-street improvements north of centerline. The urban improvements shall consist of 17' pavement with curb, gutter and sidewalk. This will accommodate on-street parking and an eastbound travel lane. The rural improvements shall consist of 10' of pavement with a 4' gravel shoulder. This will accommodate the westbound travel lane.

The required California Street frontage improvements shall consist of urban half-street improvements west of the right-of-way centerline, and rural half-street improvements east of centerline. The urban improvements shall consist of 17' pavement with curb, gutter and sidewalk. This will accommodate on-street parking and a southbound travel lane. The rural improvements shall consist of 10' of pavement with a 4' gravel shoulder. This will accommodate the northbound travel lane.

25. Accessible curb ramps are required at driveways and intersections to meet current ADA standards.
26. Improvements to Snyder Avenue will require NDOT approval.

27. 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.
28. 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.
29. Water mains shall be extended along all street frontages in accordance with CCDS 15.1.1. In addition, off-site extension of water main (approximately 350 feet) is required along California Street to connect to existing water main at Willow Street.
30. Private sewer mains may be located within the private alleyways, with maintenance responsibility solely by the homeowners association.

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

31. 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-07-010)."
32. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.
33. All final maps must be substantially in accordance to the Director's satisfaction with the approved tentative map.
34. All other departments and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.
35. A copy of the signed Notice of Decision.
36. 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:**

37. All disturbed areas are required to have a palliative applied for dust control. Any and all grading must comply with State and City regulations.
38. Building permits for home construction shall not be issued until streets and

infrastructure improvements are deemed substantially complete by the City Engineer.

39. Hours of construction shall be limited from 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.
40. 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 with 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.
41. No parking is allowed on any private street/alleyway and enforced by the development's homeowners association through the CC&R's.
42. Placement of all utilities, including AT&T Cablevision shall be underground within the subdivision. Any existing overhead facilities must be relocated prior to the submittal of a parcel map or preferably final maps.
43. The maximum number of residential lots is 23 for Ross Park. Any increase will require a new tentative map.
44. Application TPUD-07-010 is subject to the approval of application AB-07-011 and application ZMA-07-009.
45. Building plans for individual units shall be in substantial compliance with plans submitted with the tentative PUD application.
46. 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.
47. All fencing shall meet the requirements of CCMC Development Standards Division 1.
48. All lot areas and lot widths shall meet the Planned Unit Development and Zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
49. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the Planning Division from the Health and Fire



Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps, and shall include approval by the Fire Department of all hydrant locations.

50. Prior to submittal of the final map the applicant must consult with Carson City School District regarding a centralized school bus stop location and provide said information to the Planning Division at the submittal of the final map.
51. The Unified Pathways Master Plan identifies Snyder Avenue as a proposed bicycle lane facility.

As a result, The Parks and Recreation Department would request that the Planning Commission require the developer to provide a 5 foot wide on-street bicycle lane with the development's required half-street frontage improvements.

52. The residential units within the development will be subject to the collection of Residential Construction Tax. These funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.
53. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. The exterior building elevations will be subject to the review and approval of the Planning Division.
54. Ross Park will utilize lighting options which include Sierra Pacific street lights. The lighting fixtures include a variety of designs which Sierra Pacific designs, installs, operates and maintains. All fixtures will incorporate cut-off options supporting the "Dark Skies" initiative.

Stipulations:

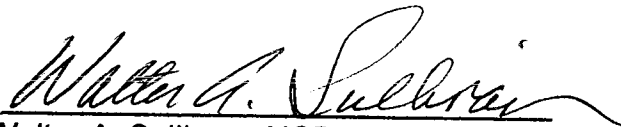
1. The applicant will work with the Planning Division staff to improve the street landscaping treatment on the eastern boundary of Ross Park, which will result in an increased sensitivity to the rural property to the east.
2. The applicant will work with the Planning Division staff and Engineering Division staff to address the potential impacts of the residents of the Ross Park's **inappropriate** use of street parking on East Appion Way and California Street **through the CC&R's**.

**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. 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 Division. 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.
3. 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.
4. This abandonment is for :  
  
APN: 009-193-01:
  - The total of the proposed East Appion Way abandonment is approximately 1,877 square feet more or less.  
APN: 009-193-01:
  - The total area of the proposed California Street abandonment is approximately 1,372 square feet more or less.
5. Public utility easements will be maintained over the subject right-of-way for the continued provision and maintenance of existing utilities or until additional written information is provided to document otherwise.


These decisions were made on a vote of 3 ayes, 1 nay, 1 absent/abstain.

  
Walter A. Sullivan, AICP  
Planning Director

Mailed 5/23/07, By RWIT

Notice of Decision  
March 15, 2007 - Tentative PUD Map & Right-of-Way Abandonment  
April 5, 2007 - Zoning Map Amendment

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION  
WITHIN TEN DAYS OF RECEIPT.**

  
Ernest R. Flores  
**APPLICANT and/or OWNER SIGNATURE**

5/29/07  
**DATE**

Ernest R. Flores  
**(Applicant and/or Owner Printed Name)**

**RETURN TO:**

**Carson City Planning Division  
2601 Northgate Lane, Suite 62  
Carson City, NV 89706**