

11/12/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

Dear Ms. Pansky:

I am writing regarding the proposed luxury apartment project on GS Richards Blvd in the Silver Oak Commercial Center. I have viewed the plans for the development and have the opinion that when finished, it will provide a needed housing product for Carson City.

The Carson City Planning Commission approved this project with the consent of all City departments and the support of the traffic and transportation managers. This proposed development may spur additional commercial development projects on the vacant parcels which can only add to our property values, not detract. As it now exists, we have an unfinished development that could benefit from additional neighborhood and community commercial uses.

As a resident of Silver Oak, I disagree with the appellants position on this matter and ask that you please affirm the issuance of the special use permit at the appeal hearing on December 17, 2015.

Please share my comments with the mayor and the supervisors.

Regards,

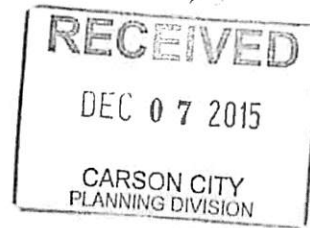
Alexi and Keri Lanza  
2548 Snowflake Drive  
Carson City, NV 89703

(725) 722-3338

**LATE MATERIAL**  
MEETING DATE 12/17/15  
ITEM # 16

12/1/15

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



Dear Susan:

I live in the Silver Oak HOA and have received information about a neighboring area's Class A Apartment project. I wanted to reach out to you and let you know that I initially heard some information that was not accurate as far as the project being "High Density" and will "Destroy Property Values". My brief research has led me to believe this project could help revitalize the failed commercial surroundings to our Planned Unit Development. If we could get successful occupants in the commercial areas, that guard the entrance to our community, I am positive this will increase our values. Furthermore this project is substantially less dense than Carson City allows for multifamily projects, almost 40% less dense. I think the writers of the letter are expressing opinions and trying to make them seem like facts.

I have included a copy of the letter I received that is very confusing and appears to come from a member of our HOA. When I looked into this a little further I realize that the writers of this letter do not even live within our HOA. I find their letter disingenuous for trying to appear like they are members like us, but DO NOT pay into the HOA, nor live within its boundaries.

Lastly, I work for the State and have many co-workers who would love to have a nice, secure place to live that is in a great location. Many of these co-workers end up living in Reno and working in Carson due to the shortage of desirable places to live, similar to this project. I hope that you will see through the misinformation too and vote to accept the Planning Commission's approval!

Dawn Michel  
1203 Flintwood Dr.  
Carson City, NV 89703

775-225-5588

LATE MATERIAL  
MEETING DATE  
ITEM #

Dear Fellow neighbors in Silver Oak

As many of you may be aware a special use permit was granted to property owners, Turner and Richards at the Planning commission meeting on September 30, 2015 to construct a high density apartment complex on GS Richards Blvd adjacent to Ivy Baldwin Circle on 2 parcels approximately 3-4 acres. This is a proposed 90 unit complex composed of 60 one bedroom apartments and 30 two bedroom apartments. The complex is composed of 5 separate buildings with a pool/playground adjacent to the roundabout.

We attended that meeting and spoke out in opposition to this project. There were 6 of us at this meeting and also 3 letters of opposition written. Unfortunately, our voices were not heard and the Planning Commission voted 5-2 to grant a special use permit on the advice of the Planning Department. We live at 3480 GS Richards Blvd in a mixed use building. The area we live in is the Silver Oak Commercial Village. The use of this property has a land use designated within the RC-PUD, The RC zoning includes retail and commercial with mixed use an acceptable usage as long as the property is predominately commercial/retail, which we are. Multi-family use is not an allowable use, but must be sought as an amendment to the PUD; not a special use permit. We are not directly adjacent to the property where the 90 units are to be constructed but we feel very strongly that Silver Oak has a plan in place and when it is not adhered to it can negatively impact each and every one of our neighbors.

Our Planned Unit Development (PUD) known as Silver Oaks was conceived almost 20 years ago. It was originally the Harutoonian Ranch and consisted of 651 acres. Much time and consideration went into this project. It provides for 1181 residential units, a commercial village, a larger commercial site (the former K-Mart site) and provided in excess of 45% open space with the golf course. Currently the development is more than 50% developed. The PUD zonings districts of this original plan have been adhered to and what we have is very nice neighborhood, one that we are glad to live in and be a part of. Each and every one of us has been good neighbors. We are very fortunate to have wide sidewalks, cul du sacs, walking paths, a lovely playground for the children even with tennis courts, and lots of open spaces. As property owners we have maintained and landscaped our properties making this development one of Carson City's nicest. Our property values have remained high.

Our opposition to this proposed project was based on a few major points.

1. The apartment complex goes against the PUD's designated land use in the Commercial Village. If the property owners desire a change of use for their 2 parcel, our PUD has a way to allow for change. If the majority of property owners desire this type of change then we can amend the PUD. We believe this is the responsibility of our PUD, not the City's Planning Commission. If this project is allowed then other undeveloped properties within the PUD will be able to apply for similar concessions. Possibly this could be a desirable direction. We certainly cannot say. We believe it should be our right to consider the future of development. We are not against change in any way. But if change is desirable than let it be in a logical, considerate way that takes into account the effects on the adjacent property owners, the increase of traffic, the increased projected density and the continued compatibility to protect our property values.
2. We are in opposition to the density of this project. There was discussion at this meeting of allowing 30 units to the acre. This is the density of newer apartment complexes in Reno. We feel we are not Reno and may not want to be like Reno. If some form of multi-family is a desired usage within our development than it should be a part of a

mixed use project as allowed. It could be an opportunity to develop apartments of a larger size (than the proposed 700-900 sq ft). The possibilities of what could be allowed are endless. Again with considered planning we believe there are compromises out there.

3. We are in opposition to the design of the project. There is nothing compatible in the design to the surrounding structures. It appears to achieve maximum density rather than consider aesthetics. Our commercial neighbors have spent large sums of money to build attractive sites and we believe that something that enhances the area rather than detract should be built.

We have filed an appeal and have asked that this proposal be heard before our elected officials. We believe that our PUD is relevant and should not be ignored as the Planning Department and Planning Commission believe. But if we are going to achieve positive results, then there must be a louder voice than just the 6 attendees and 3 letters. We need your help. If you believe like we do that our development is successful and we want to stay within our vision and make changes in the corrected method of amendments then please help. These are the ways that you can help;

1. Contact each member of the Board of Supervisors or at least a few. They are the elected officials that we voted for. They all took their position to represent us. Let them know that you believe in the integrity of our planned unit development and want the special use permit granted to Turner and Richards revoked. Our supervisors are:
  - a. Karen Abowd – (775)283-7582
  - b. Lori Bagwell – (775)283-7144
  - c. Jim Shirk – (775)720-5761
  - d. Brad Bonkowski – (775)283-7073
  - e. Mayor Robert Crowell – (775)283-7550
2. Write a letter to the Carson City Planning Department at 108 E Proctor Street, Carson City, NV, 89701. Susan Dorr-Pansky, (775) 283-7076 is the planner for this project. She authored the findings and recommendation for approval for the Planning Commission. Let her know your thoughts. The letters will be included in the packet sent to the Board of Supervisors pertaining to this issue. We have included a form for you to use. Feel free to add to it if you so desire.
3. Attend the Board of Supervisors meeting when they consider action of this item. Their meetings are long but if you call the City at they will give you an approximate time that this item will be discussed. We are tentatively scheduled for the appeal on **December 17<sup>th</sup>, 2015 at the Board of Supervisors Meeting, Carson City Community Center. Please check the paper or call the Planning Department to be sure.**

We thank you in advance for your support of good planning in Carson City. We cannot do this alone. It is very important to let the Board of Supervisors and our Mayor hear from each of us in some way. Every voice is important.

Richard and Brenda Wipfli

Robert and Pam Bauter



Date:

Carson City Board of Supervisors

RE: Silver Oak apartment building special use permit

Dear Supervisors

We have, through no easy effort, been advised of the attempt by Mr. Turner and Mr. Richards to make a significant change in the Silver Oak PUD by constructing a high density 3-story apartment complex in the Silver Oak Village. This is not an acceptable zoning in this area within our PUD. The architectural character and density of the entire project is not compatible with our existing structures and design of Silver Oak. If change of usage is desired than property owners have a way to effect change through an amendment to our existing PUD. This proposed Special Use Permit is not in keeping with the Silver Oak project that was approved approximately 20 years ago.

We live in the vicinity of this proposed project. As property owners in Silver Oak, please do not allow a project that destroys the values and character of the Silver Oak Planned Unit Development to be approved. So far, even though the residents are precluded from participating in the Association, the project is one of the nicest quality areas in Carson City. There is no reason to change that for an incompatible 3 story apartment buildings which promotes high density, poor aesthetics and compromises adjacent property values. Please revoke the special use permit that was granted by the Planning Commission on September 20, 2015.

Sincerely,

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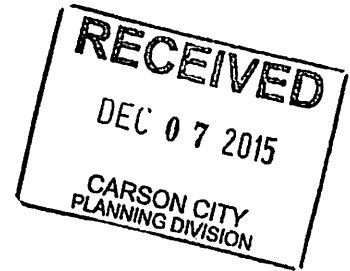
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address

December 2, 2015

Susan Dorr Pansky, AICP  
Planning Manager  
Carson City Community Development, Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



Dear Susan:

I am writing regarding the proposed apartment project on GS Richards Blvd in the Silver Oak Commercial Center.

I think this is something that is needed very badly in Carson City. I am a young professional engineer that has just started my career at the Nevada Department of Transportation here in Carson City. I had a hard time finding a nice place to live in Carson City. Since I could not find anything, I ended up moving to South Reno. A place like this would have been perfect for myself.

I would consider moving into this place if it is built. I am not a fan of commuting and would love to live in a nice place close to my job.

Regards,

Tim Rudnick  
10625 Eagle Falls Way  
Reno, NV

A handwritten signature in black ink, appearing to read "Tim Rudnick".



## Stockton & Associates

REAL ESTATE APPRAISERS AND CONSULTANTS

316 California Avenue #575  
Reno, Nevada 89509  
(775) 742-7212  
Fax (775) 746-0169

December 8, 2015

Robert McFadden  
500 Mountain Street  
Carson City, Nevada 89703



Re: Impacts of Apartment Land Use on Commercially Zoned Properties

Dear Mr. McFadden:

This letter is being prepared to address your concerns regarding the impacts of apartment land use to commercially zoned properties. As we discussed earlier, I have over ten years of experience as an appraiser in the Northern Nevada market, including four years as the lead appraiser for the Washoe County Assessor's Office in the South Meadows Submarket of Reno. Similar to the Silver Oak Community, much of the South Meadows is zoned as a planned development. The purpose of planned developments are to create consistent, compatible development themes among the various land use designations and allow for future flexibility in actual project siting.

The application of this mixed use concept is apparent when one examines how the South Meadows was developed. Retail uses are generally located on arterial roads close to the Interstate 580 interchanges, while office and multi-family use begins just outside of these retail nodes. For example, the Vintage at South Meadows is a 388 unit apartment complex that is next to office uses centered on Gateway Drive and South Meadows Parkway. In fact, a new dental office is currently being constructed on the adjacent parcel to the southwest. Another example of apartment and office uses coexisting are the Horizons at South Meadows apartments located on the southeast corner of Double R Boulevard and Double Diamond Parkway. Office buildings exist on adjacent parcels to the north and south and many share access to Double Diamond Parkway.

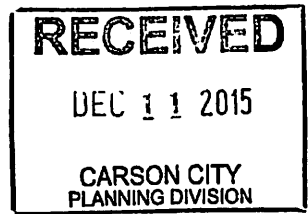
The previous examples are used to illustrate how office and apartment uses are compatible in a planned use community. It has been my experience that this is a common occurrence, and I think the proposed apartments would complement the office buildings on GS Richards Boulevard. It is my opinion that a diminution of value due to the proposed apartment development would be difficult to substantiate.

If you require further information or would like to discuss this matter further, please do not hesitate to contact me at (775) 742-7212.

Sincerely,  
STOCKTON & ASSOCIATES LLC

*Howard Stockton*

Howard N Stockton  
Nevada Certified General Appraiser  
License Number: A.0206455-CG (exp. 11/30/2017)



December 11, 2015

Mayor Robert Crowell  
Carson City Board of Supervisors  
201 N. Carson Street, Suite 2  
Carson city, Nevada 89701

Re: SUP-15-077

Dear Mayor and Board of Supervisors:

I had previously begun a letter detailing the issues which I believed needed to be addressed relative to the proposed Special Use Permit for an apartment building in the Silver Oak Commercial Village. I did share the substance of that letter with Richard and Brenda Wipfli as well as your Planning Staff. This letter will repeat some of that information and the policy issues behind that earlier letter and I apologize for any duplication that may occur.

This letter is written relative to the above-referenced Special Use Permit matter involving a proposed ninety unit apartment complex to be located on two parcels within the Silver Oak Planned Unit Development with a land use category of RC-PUD. The operative document that governs the development within the area of the subject property is the Silver Oak PUD, as amended. Realize that this Silver Oak PUD has been amended on previous occasions regarding specific aspects of PUD's original approval where the community and the governing body believed that an amendment was in order (see attached Exhibit "A").

The Development Agreement for the Silver Oak PUD, as amended, is specific that all the matters submitted as part of the ORIGINAL application for the PUD, and its amendments are also a part of the Silver Oak PUD. That original Master Plan Amendment that created the Silver Oak Planned Unit Development was adopted in accordance with NRS Chapter 278A and among many of the provisions of that Chapter, NRS 278A.090 provides that:

Each ordinance enacted pursuant to the provisions of this chapter must set forth the standards and conditions by which a proposed planned unit development is evaluated.

The Ordinance which approved the original Silver Oak Planned Unit Development in 1993 was explicit in incorporating into that approval the entirety of the application that



was submitted for the PUD. That application contained among many other documents Design Guidelines, street patterns, drainage paths and easements and any number of other “details” that distinguish a Planned Unit Development from the more generic subdivision of land. The rationale for this distinction is that a PUD is essentially a carve out of a portion of land within a community, controlled by a landowner who seeks to develop that land in an efficient, comprehensive manner with a compatible design that is not necessarily part of the various provisions of an overall community master plan. A PUD is essentially a detailed master plan within the community’s larger master plan.

Once approved, it is the PUD that dictates the development plan within the approved boundaries of the PUD area and in accordance with all of the various documents that comprise that PUD approval, including all developer commitments, applications and submittals that were part of that original plan. If there is a need to change a specific detail of that PUD approval, the appropriate vehicle is an Amendment to the Planned Unit Development not the utilization of a Special Use Permit which might otherwise be available under the community’s general Master Plan or zoning documents.

To do so, as proposed here, would allow a change in land use (zoning) which was not contemplated in the original PUD approval and which result in a “spot zoning” which, under any circumstance, is a poor planning practice. If the proposed change to existing PUD is compelling enough and has the support of the community that comprises the PUD where those representations were made, then the appropriate procedure is to amend the PUD. Allowing such a change to the details of a PUD approval via a special use permit deprives the community, particularly the residents within the PUD, many of who have significant investment-backed expectations, to fully consider and provide input as to the propriety of the change, in the context of the PUD.

At this point in the development of Silver Oak, it is not the Carson City Master plan that is the operative document relating to the subject property, but rather the Silver Oak PUD and its’ Design Guidelines, CC&Rs and related submittals showing everything from streetscapes to acceptable architectural styles which were all part of the original approval and referenced in the Ordinance approving the project. A change in the specific details of those many operative documents may not be accomplished through the approval of a special use permit in contravention of the existing PUD.

Somewhere in the consideration of this matter, the underlying details found in the operative Silver Oak documents have been swept under the rug which is odd given the fact that this PUD has been amended four previous times since 1993. The PUD amendment process remains the appropriate avenue for considering changes to the Silver Oak PUD.

With respect to this specific SUP application and as an individual familiar with the original application, there NEVER was a discussion of apartments as a contemplated component land use in Silver Oak—period. There was however always a discussion of “mixed uses” in the Commercial Village but the Carson City land use categories at that time did not provide for a mixed use district.

It is inappropriate and not in accord with the Silver Oak PUD to entirely supplant the RC-PUD land use category with a singular conditional use that acts as a spot rezoning of a specific parcels within an existing PUD. The proposal before you is in its' entirety an apartment project not a Retail Commercial-PUD use with an apartment component. Can a residential use be a part of the land uses for that category? I believe that it absolutely can, but it cannot be the ONLY land use in that otherwise RC-PUD land use designation.

The Silver Oak PUD has voluminous information and detail as to its general design guidelines regarding the character of the nearly 700 acre "community". Approval of this apartment project without a formal amendment of the exiting PUD would be wholly inappropriate and a "slap in the face" to the current Silver Oak residents and homeowners many of whom have expectations of future development representation upon which they expended significant amounts of money.

What is being proposed violates the intent of planned unit development as a general premise in any community, and specifically where there is an approved, existing PUD with the detail that was provided through all of the prior approvals and amendments to the Silver Oak PUD and the Development Agreement. If the Applicant believes that they have the "better mousetrap" they must be required to proceed through the appropriate PUD Amendment process. The proposed project simply does not conform to the various documents comprising the Silver Oak PUD, specifically the Design Guidelines, density, lot coverage and compatibility with the design theme and original approval of the Silver Oak PUD.

Carson City's Code of Ordinances at Section 18.02.075 provides for the procedure for "zoning code amendments", which is the section that the applicant has pursued. This section of the Code is specific to the "zoning map" or "zoning code" amendment. In this matter the application addresses only an RC zone without consideration of the additional PUD designation that tracks back to the original approval in 1993. That deletion goes to the very heart of this application and the underlying Planned Unit Development as addressed herein.

Notwithstanding what has been an inappropriate characterization of the matter as a special use permit, the applicant has the burden of proof on all of the questions of fact including the physical use of land and zoning existing in the general vicinity over the past 5 years and the specifics of subsection 5.a. which require the following:

- (1) How the proposal will impact the immediate vicinity?
- (2) How the proposal supports goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
- (3) If the proposed amendment will impact properties within that use district
- (4) Any impacts on public services and facilities.

In the present instance, applicant did not address the Silver Oak Planned Unit Development but rather dealt with the general masterplan for Carson City. That is the difference between a land use district of RC and one of RC-PUD. In the existing district of RC-PUD you must look at whether this proposal fits within the PUD that is the overlying plan and not the city's general plan. Beginning in 1993 the Silver Oak PUD became the operative document within the land encompassed in the approval. To change that plan requires a master plan amendment not a special use permit.

The Applicant has provided no evidence that the proposed development would "further or be in keeping and not contrary to the goals" of the Silver Oak PUD—which is the operative "Master Plan" for the property in question. Without amending the current PUD approval, the Applicant must be able to show that the project relates to the land use plan and the various attendant elements including Design Guidelines and the CC&Rs which are applicable to the property and which were a part of the original and subsequent approvals of the Silver Oak PUD and Development Agreement.

Other than unsupported statements of the Applicant's representative about lack of impact to adjoining property values, there is no question that the proposed apartment buildings will be detrimental to the "vicinity and general neighborhood" and the owners with existing investments in that vicinity.

The decision approving the original Silver Oak PUD specifically provides at Condition 14 that "all development shall be in accord with the planned unit development application." The proposed project is not in accord with the original project submittal or any subsequent amendments... No "stand-alone" apartments were ever considered anywhere within the PUD and were not, part of the Silver Oak planned unit development application.

This proposal will have an adverse effect on the adjoining properties as testified to at the Planning Commission hearing. The proposed project does not comply with design theme, project layout with buffering of densities, and the Design Guidelines which were all a part of the PUD application. Those Design Guidelines in Section 1.1 provide that the architectural character to be followed is to be French Country, English Cottage, Craftsman and Prairie style with allowed interpretation and variation of those styles. The proposed apartment building is in no way reflective of those styles or any interpretation of those styles.

In Ordinance 1995-5, Bill No. 105 approved by the Board of Supervisors in February of 1995, the Board reiterated that the "permitted uses of the land, the density or intensity of the land use and the maximum height and size of any proposed buildings are provided for in the approved Silver Oak PUD map, the conditions of the Map and the Development Agreement."

The Board of Supervisors in approving the 2<sup>nd</sup> Addendum to the Development Agreement incorporated the 2<sup>nd</sup> Addendum and the Original Development Agreement

specifically citing the SF12,000 PUD, RC-PUD, TC-PUD, RO-PUD and NB-PUD zoning designations with accessory uses customarily incidental thereto. At that time it went on to provide for the limitation to 1181 single family units, later increased by another Amendment to the PUD and the Development Agreement to a total of 1205.

The 1998 Amendment provided that the Design Guidelines and standards included in that application "assure a quality development, creates a community theme and integrate the proposed overall development approach with the new Master plan for community wide elements, residential areas, commercial/office areas, drainage and open space and parks and landscape easements." This proposed apartment project is in direct conflict with these earlier approvals which govern land use within the Silver Oak Planned Unit Development.

As part of the conditions relating to development of the Silver Oak Project, in December of 1993 the developer of Silver Oak executed an acknowledgment of conditions for the Planned Unit Development, including the project application and related studies, design guidelines, CC&Rs and the conditions agreed to at the public hearing approving the Silver Oak Project. Those conditions included reference to the development matrix as to the unit type and the maximum allowable density which were related to the standards of development for both residential cluster areas and standard residential development areas. Stipulations for the Residential/Office-PUD and adjacent properties was for "unified looking" structures.

The requirement of the Applicant to consider adapting the project to existing improvements in the vicinity is nowhere to be found in this application or the Planning Commission approval. The proposal is devoid of any effort to create the intended mixed use of RC-PUD land uses within the context of the Silver Oak PUD which, again, is the operative planning document in this area of Carson City.

The current land use category for this property is RC-PUD as set forth in the approval—all land use designations are followed with the note of PUD for a very intentional and specific reason. The PUD designation for land uses is what ties the SILVER OAK 650+/- acres together as an integrated plan with commonality other than just connecting streets and paths. Contrary to the statements of the applicant's representative, the SILVER OAK PUD does not provide for multifamily housing in any areas other than the designated Cluster Areas within the PUD.

Again, the response of the Applicant to Question 2 relating to multifamily housing is in error since multifamily was never intended for the project except in the cluster areas and as an "ancillary use" thereto in those land use areas such as RC-PUD where there exists a predominant use of Retail or Commercial with ancillary residential—not as an abandonment of the underlying land use designation and a spot re-zoning based upon a special use permit approval.

A retail office, commercial project with some provision for residential units would fit the RC-PUD designation, as long as the overall project density issue is resolved and it

complies with the Silver Oak Design Guidelines. However, to have an allowed conditional use be the only use within a zone designated RC-PUD violates the terms and requirements of the SILVER OAK PUD. To allow this use without amending the PUD is inconsistent with the "cohesive and integrated" planning envisioned and required in the original approval and the subsequent amendments. If the proposed project is that compelling the Applicant must apply for an amendment to the existing PUD approval and get the changes that they desire through that process, not through a backdoor attempt to rezone a portion of the project by special use permit.

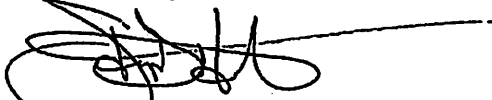
In considering this matter, the Board must initially determine if this application for a special use permit is allowed at all. If you decide that this process is appropriate, similar applications will then be equally applicable to every other property in the Silver Oak Commercial Village, without regard to density, intensity of use or architectural design. Perhaps, if you visualize what that would look like, you will agree that the project, as presented, is neither appropriate nor allowed and does not satisfy the requirements of a conditional use in a RC-PUD land use district.

The Board should direct this property owner to either bring forth an Amendment to the PUD or to work with the neighbors to design a compatible project that incorporates the RC-PUD uses together with a mix of residential units with an acceptable architectural design.

Contrary to the representations made to the Planning Commission, it is not the roof styles or the "different look" that will attract the "market" but rather the integrated different uses in a properly planned project with those "market" driven services readily available within the development and the immediate surrounding area that will attract the market.

This project, in its current configuration is wholly inappropriate within the Silver Oak Planned Unit Development.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stephen D. Hartman', with a long horizontal line extending to the right.

Stephen D. Hartman



APPLICATION FOR:

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# SILVER OAK

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## MASTERPLAN AMENDMENT AND CHANGE OF LAND USE AND APPLICATION FOR PLANNED UNIT DEVELOPMENT

July 20, 1993

**APPLICANT:**

GTS PARTNERS, INC.  
150 Plantation Drive  
Carson City, Nevada 89706

**RECORD OWNER:**

SILVER OAK DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP  
P.O. Box 4  
Carson City, Nevada 89702

**PREPARED BY:**

THIEL, WINCHELL and ASSOCIATES  
ENGINEERING · SURVEYING · LAND USE PLANNING · WATER RIGHTS  
34 Lakes Blvd.  
Dayton, Nevada 89403  
(702) 246-7300

GL SZABO & ASSOCIATES  
LAND PLANNING · ARCHITECTURAL · LANDSCAPE ARCHITECTURAL  
66 Alviso Drive  
Camarillo, California 93010  
(805) 389-8913

H7SLVROK.AMB

## INTRODUCTION

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The property which is the subject of this Application consists of approximately 683 acres of real property. The property is located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south, and the Eagle Valley Children's Home on the north. Presently the land is vacant but is occasionally utilized for cattle grazing.

In the Spring of 1993 a local investor group acquired the property and have been working with the neighbors, City staff and their development team to determine the most effective and acceptable project plan for Carson City. The plan has incorporated the stated community goals of a golf facility, density within the range of existing zoning, increased commercial emphasis due to Carson's value tax revenue demands efficient circulation to the Community College and a compatible transition to existing neighborhoods surrounding the property. In addition, this project will begin the development and "improved" open space system. The northwesterly portion of Carson City is essentially devoid of these open space areas at this time.

The project utilizes the planned unit development (PUD) form of development to provide as much flexibility and creativity as is reasonably necessary and yet show with a high level of certainty the anticipated final plan "lay-out."

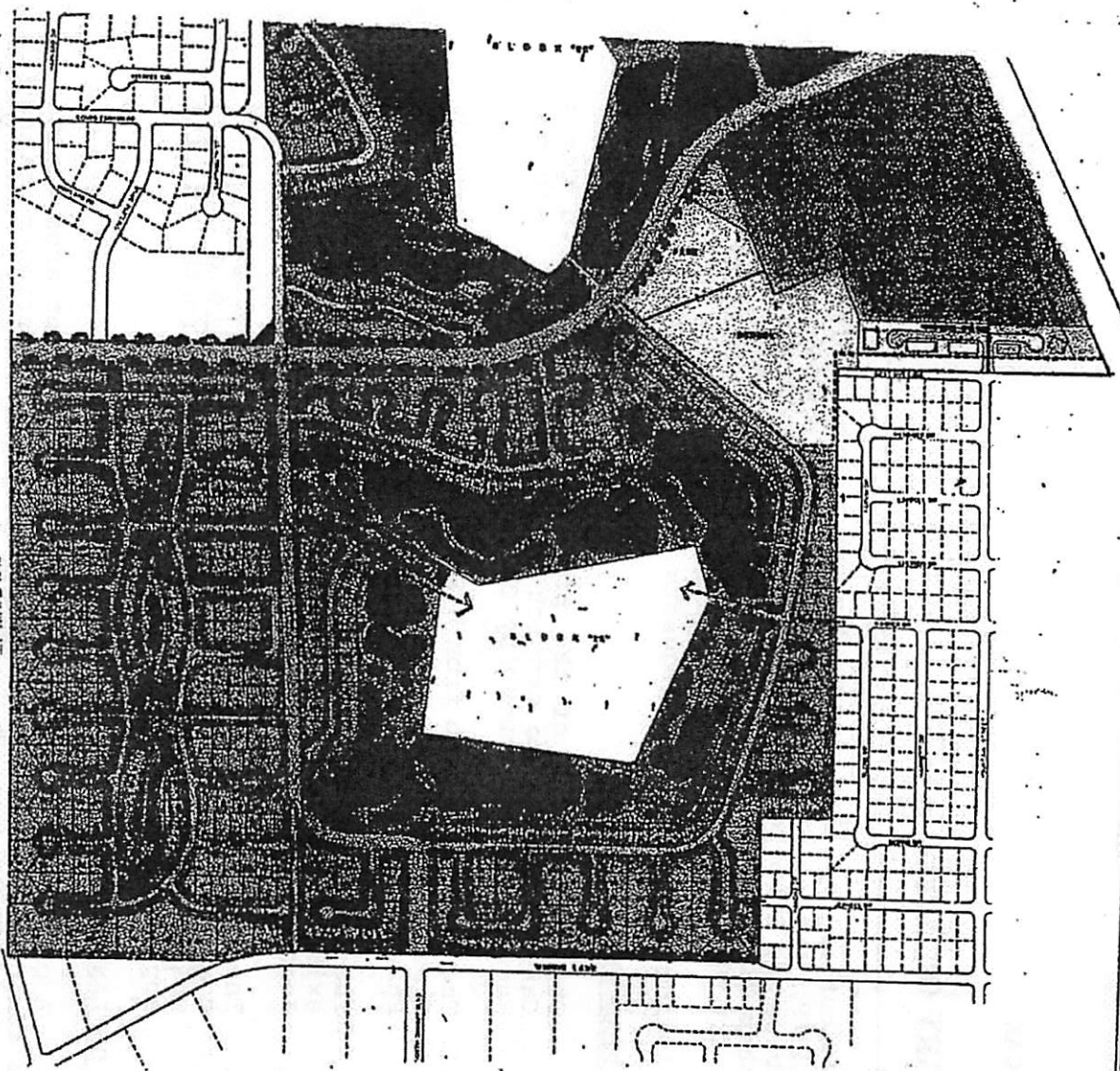
The SILVER OAK planned unit development plan for this project attempts to blend the need for fiscally sound development consistent with local governmental practices and the need to stay within existing parameters for density, neighbor style, west side characteristics and to create community theme elements and neighborhoods or villages establishing a unique identity within the project boundaries and creating a quality development for all of Carson City.

# DATA

SITE AREA	ACRES	%
<b>SITE AREA</b>	<b>683±</b>	<b>100%</b>
<b>OPEN SPACE</b>	<b>308.3</b>	<b>45%</b>
THE HILL	71.8	
GOLF COURSE	18.3	
LANDSCAPE	40.6	
AREAS, BUFFERS		
FED WALKWAYS		
PERIPHERAL (INCLUDES BLDG SETBACK, ETC)	115	(MAP)
<b>COMMERCIAL</b>	<b>78.9</b>	<b>11.0%</b>
RETAIL COMMERCIAL	30.0	
TOURIST COMMERCIAL	7.5	
VILLAGE RETAIL	11.0	
GENERAL COMMERCIAL	10.1	
SILVER OAK OFFICE	15	
OFFICE PARK	25	
COMMERCIAL	23	
<b>PARK/SCHOOL SITE</b>	<b>13.6</b>	<b>2%</b>
<b>RESIDENTIAL</b>	<b>275.2</b>	<b>33%</b>
SINGLE FAMILY	165.8	
CLUSTER DWELLINGS	32.4	
<b>ROADWAYS</b>	<b>59.9</b>	<b>9%</b>
<b>UNITS</b>		
TOTAL PROPOSED	1181	
SINGLE FAMILY UNITS	718	
CLUSTER @ 10 UNITS/ACRE	463	
BLOCK 100*	160	20.5 ACRES
BLOCK 100*	145	18.7 ACRES
BLOCK 100*	57	11.7 ACRES
BLOCK 100*	66	8.5 ACRES

**LEGEND**  
 PEDESTRIAN/BICYCLE PATHS  
 RESTROOM/SNACK BAR  
 BELL SITE

**STREET NAMES**  
 A WINE CREEK COURT  
 B SILVER BARK COURT  
 C SILVER BARK COURT  
 D SILVER BARK COURT  
 E SILVER BARK COURT  
 F WOLF SPRING COURT



**THIEL, WINCHELL & ASSOC., INC.**  
 CIVIL ENGINEERS WATER ENGINEERS  
 LAND ARCHITECTS LAND USE PLANNERS

**GSZABO**  
 ASSOCIATES  
 LAND PLANNING & DESIGN

## SUMMARY OF APPLICATION

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The Application by the SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, has various components. There is an Application for a Tentative Map Planned Unit Development for the Project. Requests for Master Plan Amendments; a Request for Change of Land Use; a Request for Variance and a Request for Special Use Permit.

The following summarizes the requests of the applicant:

### MASTER PLAN AMENDMENTS:

1. The realignment of the proposed Graves Lane to Combs Canyon roadway to connect with West Nye Lane near the Western Nevada Community College.
2. The change of name from U.S. Highway 395 westerly to the Community College to be renamed Community College Parkway.
3. The terminus of each of the following streets at their existing location: Mountain Street, Wagner Drive, Jeanell Drive, El Rancho Drive and Nye Lane.
4. The expansion of the existing Master Plan designation for commercial westerly of U.S. Highway 395 to a boundary which is co-terminus with that set forth in the application.

### CHANGE OF LAND USE:

1. A change of land use to conform the project area to the various zoning designations set forth in the application relating specifically to the following:
  - a. Tourist/Commercial for the casino site and clubhouse site.
  - b. Retail Commercial for the Village Commercial and Super K site south of Community College Parkway.
  - c. The Residential Office zone for the office park abutting Nye Lane.
  - d. Neighborhood Business for the area immediately west of the proposed Super K to accommodate the Developers office and real estate sales facility.

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2. The Change of Land Use will reflect an overall residential zone of SF12000 PUD of which 308.3 acres will be in open space (48%), 78.9 acres will be in commercial usage (11%), 13.6 acres of public schools and parks, 225.2 of Residential use (33%) with 59.9 acres of land (9%) use for roadways.

**VARIANCE REQUESTS:**

To avoid piecemeal, individual variance requests, the Applicant is requesting variance of the CCMC requirements for this PUD as specified in the Development Matrix included in the Application. The specifics of the variances are detailed in the Matrix which would be a part of the approval, but generally they are as follows:

**A. CLUSTER AREAS:**

**Side Yard Setback:** Side yard setback requirements in accordance with the proposed Cluster Development Matrix.

**Front Yard Setback:** Front yard setback requirements in accordance with the proposed Cluster Development Matrix.

**Height:** Applicant requests to vary the existing twenty-six (26') foot residential building height maximum to twenty-eight (28') feet maximum.

**Roadways:** Vary the existing thirty-six (36') foot right of way width within the cluster area to twenty-six (26') feet with interior parking courts.

**Lot Size:** Applicant requests that no minimum lot size be stipulated; however, applicant proposed to strictly enforce building configuration and location in accordance with the proposed Cluster Development Matrix with clusters limited to specific maximum number of units.

**B. REMAINING RESIDENTIAL AREAS:**

**Side Yard Setback:** Applicant requests a minimum of eight (8') feet and a maximum of twelve (12') feet for side yard setbacks.



**Front Yard Setback:** Applicant request a minimum of twenty-five (25') feet and a maximum of thirty (30') feet from front yard setbacks.

**Rear Yard Setbacks:** Applicant requests a minimum of twenty (20') feet for rear yard setbacks.

**Height:** Applicant requests to vary the existing twenty-six (26') foot residential building height maximum to twenty-eight (28') feet maximum.

**Roadway:** Vary the required thirty-six (36') foot right of way width to thirty-two (32') feet of paved section within neighborhood areas and local streets with sidewalk/bicycle path along one side of street.

**C. PROJECT AREA:**

**Patios and Decks:** The Applicant request that it have the ability to incorporate uncovered patios and decks within the rear/side/front yard setbacks.

**Peripheral Boundary:** The Applicant requests a variance to CCMC 17.69.190, the need for twenty-five (25') foot setback along the projects peripheral boundary.

## CURRENT CONDITIONS

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### PHYSICAL BOUNDARIES AND ATTRIBUTES

**The Planning Area:** This 683 acre area is located in the northwest portion of Carson City at the base of the Carson Range. The boundaries of the plan area may be described as being bordered on the east by U.S. Highway 395 and by existing residential area adjacent to Mountain Street, by Winnie Lane on the south, by the Western Nevada Community College and the University Heights subdivision on the west, and by Eagle Valley Ranch Road to the north.

**Topography:** The property is characterized by mostly gently sloping terrain without defined drainage courses. The topography has slopes from 0 to 10 percent on the vast majority of the site. A small portion of steep terrain with slopes in excess of 20 percent exists in the extreme northwest portion of the site. The elevation of the project area ranges from 4,725 to approximately 5,300 feet above sea level.

**Vegetation:** The area is dominated by upland vegetation consisting of basin big sagebrush, rabbitbrush, sparse Great basin wild sage, cheatgrass, princes plum (mustard), and very sparse perennial grasses consisting of Sandberg bluegrass and bottlebrush squirreltail. These plants either do not appear on wetland plant lists or have an indicator status of NI (no indicator).

**Soils:** Soil map units found on the site and shown on the attached include:

- |    |                                |  |
|----|--------------------------------|--|
| 4  | Bishop Loam Saline:            | fair potential for wetland and wildlife habitat, moderately slow permeability, hazard of flooding, high water table, ground water contamination. |
| 12 | Dalzell Fine Sandy Loam:       | moderately slow permeability, rare flooding hazard.  |
| 25 | Haybourne Sandy Loam:          | moderately rapid permeability, rate flooding hazard.   |
| 27 | Haybourne Gravelly Sandy Loam: | moderately rapid permeability, slow runoff, need to watch rise in water table through  |

**SILVER OAK**

**Current Conditions**

- management practices, flooding, wetness, seepage, water table at one to two feet under normal circumstances.
- 36 Jubilee Coarse Sandy Loam: moderately rapid permeability, slow runoff, need to watch rise in water table through management practices, flooding, wetness, seepage, water table at one to two feet under normal circumstances.
- 42 Koonts - Sutro Variant: moderately seep, very stony surface.
- 58 Surprise Coarse Sandy Loam: seepage from septic tank absorption fields.
- 70 Toll Gravelly Sandy Loam: very sandy texture, low available water capacity.

Two soil map units indicated potential for wetlands. Both the Bishop loam saline and the Jubilee coarse sandy loam are listed in the 1991 Hydric Soils of the United States and the Hydric Soils List for the Carson City area, Nevada Soils List for the Carson City area, Nevada soil survey. Because of the occurrence of hydric soils, a reconnaissance of the project area was conducted by Resource Concepts, Inc., to determine if these hydric soil map units support wetland vegetation and if wetland hydrology could be documented. It was found that none of the hydric soil map area currently supports wetland vegetation or has indications of wetland hydrology. Although there is evidence of the property having springs or sink areas in the past, no indications of springs or remnants of springs now exist. The Army Corp of Engineers has reviewed the site and concluded that no wetlands are present.

**Geologic Hazards:** Geologic mapping of the area by the Nevada Bureau of Mines and Geology identified two potential fault displacements. Prior to development in these areas an assessment of seismic hazards will be required.

**Floodways:** The Federal Emergency Management Agency has defined the flood boundaries for 100-year and 500-year flood plans. Zone A, 100-year shallow flooding area (average depths less than 3 feet) is designated along the eastern edge of the site. Most of the planning area has a Zone B, 500-year shallow flooding designation (average depths less than one foot). Generally, no building

development can be located within Zone A, absent the utilization of mitigation measures approved by Carson City. Encroachment of this zone is possible by certain uses or by modifying floodway hydraulics necessary to reduce the floodway boundaries. Through the use of detention facilities to be provided within the golf course mitigation will occur, a drainage study is submitted within. A map illustrating the water distribution mains is provided herein.

**Cultural Resources:** The project area has been the location of a ranch, formerly known as the Raycraft Ranch since around the turn of the century. Its original owner was a Mr. James Raycraft. While not notable as an agricultural enterprise, it was the location of the first airplane flight in Nevada on June 23, 1910 as indicated by the historical marker adjacent to the site. While Mr. Raycraft gained some notoriety for his livery and stage business in Carson City, and later as a representative for Carson City to the legislative session in 1909, the ranch property was a less than successful agrarian enterprise.

Today, the remaining improvements are in extremely dilapidated condition and are neither habitable or usable. Any remnants of historic farming activities are minimal and provide no significant cultural resource on the project site.

#### LAND USES

**Existing Development:** The property is undeveloped except for the dilapidated vacant ranch buildings. Adjacent land uses consist predominantly of single family residential development on the southeast, south, and west sides of commercial development in places on the east and northeast borders. The private lands to the north and northwest and the Community College land on the southwest boundary of the plan area are mostly undeveloped. Additional nearby land uses include multi-family apartments, commercial, and office developments.

**Existing Zoning:** The plan area has present zoning for Single Family 1 Acre (SF 1AC), Single Family 12000 (SF 12000), Single Family 2 Acre (SF 2AC) and Conservation Reserve (CR). Adjacent zoning includes Single Family 6000 (SF 6000), Single Family 12000 (SF 12000), SF 1AC, SF 2AC, Public (P), Retail Commercial (RC), Multi-Family Apartments (MFA), and Neighborhood Business (NB).

**Existing Master Plan:** Carson City Master Plan designations for the property are shown on the enclosures. They are Low Density Residential (2-6 dwelling units per acre) and Suburban Residential ( $\frac{1}{2}$  to one dwelling unit per acre). Carson City Master Plan designations for adjacent and nearby areas include Neighborhood

Business, Commercial, Suburban Residential, Low Density Residential, and High Density Residential (13 to 25 dwelling units per acre.)

**INFRASTRUCTURE**

**Water:** The project area lies within the water service area of the Carson City water system. Wells #6 and #10 are immediately adjacent to the property. A 12" water line traverses the Nye Lane corridor on the property and water mains run along Winnie Lane and U.S. 395. Water mains and additional reservoir storage will be required for development within the property. Portions of the property can probably be developed without the need for a new tank. Development potential will be dependent upon the ability to provide fire flow as required by Carson City and the Uniform Fire Code. A complete hydraulic profile of the distribution system will be provided prior to the filing of the first phase final map for the city's review.

**Sewer:** There is an existing 10" sewer main bisecting the plan area at the Nye Lane alignment and an 8" sewer main running along Winnie Lane and U.S. Highway 395. Sewer infrastructure development will be required within the property. Off-site interceptor capacities preliminarily appear to have capacity. However, the Carson City Utility Department is evaluating the remaining capacities of these interceptor lines to determine the point at which metered capacities may be necessary as a result of this and other development served by these facilities. There are no wastewater treatment plant capacity constraints at this time. (See attached maps referencing proposed location and main sizing, a facility plan will be submitted prior to final maps on a phased basis).

**Utilities:** Natural gas service is provided by Southwest Gas. Sierra Pacific Power provides electrical service. Both utilities have provided assurance of their abilities to fully service the plan area. Telephone service is available through Nevada Bell and Cable Television is available through TCI.

**Storm Drainage:** There are not any major storm runoff control structures in or near the planning area. Storm drain facilities are limited to culverts along U.S. Highway 395, Winnie Lane, and Foothill Road. A storm drain system exists for the residential development adjacent to the southeast portion of the planning area. Combs Canyon drains to the north side of the University Heights subdivision. Most of this drainage, however, is blocked by a through fill from the old V&T Grade. Two University Heights detention basins are designed for the runoff only. Vicee Canyon



SILVER OAK

Current Conditions

drainage partially intersects the southwest corner of the Silver Oak property. Although at the base of the mountain no clearly defined drainage channels exist on the property.

**Streets:** Presently, access to the property is through gates on U.S. Highway 395 and on Winnie Lane. Foothill Road (Ormsby Boulevard) crosses the property. Nye Lane and Eagle Valley Ranch Road abut the property. Mountain Street ends at the Silver Oak property. Carson City has planned to extend Graves Lane from U.S. Highway 395 to Combs Canyon Road in late 1993. However, it now appears that only the intersection and signal improvements at U.S. Highway 395 and the Graves Lane Extension and some 900 feet westerly of that intersection will be completed this year. The 1990 Streets and Highway element of the City's Master Plan identifies U.S. Highway 395 as an arterial and Graves Lane, Ormsby Boulevard, Winnie Lane, and Mountain Street are classified as collector streets.

## ANALYSIS

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The planning process was initiated by identifying the constraints and opportunities of the property and issues important to this portion of Carson City. Discussions were held with Carson City's departments of Community Development, Public Works & Utilities. Officials from the Western Nevada Community College, and Carson City's School District were interviewed and numerous meetings with neighbors and adjoining homeowners associations were held. A number of key issues emerged from these discussions. This portion examines these areas of importance.

### Issue 1: Density

Existing zoning for the property allows for approximately 252 acres of one-acre single-family zoning, 26 acres of two-acre single-family zoning, 191 acres of 12,000 square foot zoning, 146 acres of CR zoned property and between 31 and 47.5 acres of commercial use lined up along U.S. Highway 395. This type of low density residential and strip commercial zoning has been assumed to preserve the rural character of small towns. However, the opposite is true. Larger lot zoning results in planned sprawl consuming land at rapid inefficient and expensive rates. Strip commercial development along a major highway is unsightly and likewise inefficient. This type of land planning frequently creates more problems than opportunities and tends to negatively affect that perception of a community.

Under the provisions of Carson City planned unit development ordinance (CCMC 17.69), various maximum PUD densities are permitted based on gross acreage in various zoning districts. (17.69.050) Utilizing these density maximums and the various acreages currently associated with the property indicates that 252 acres of SF1A would yield 378 units, 26 acres of SF2A would yield 15.6 units, 191 acres of SF12000 would yield 955 units and 146 acres of CR would yield 29.2 units for a total of 1378 units, inclusive of portions of the commercial acreage.

It is the conclusion of the applicant that due to the market demand and inclusion of a golf course that densities at nearly 1500 units is inappropriate for the project site. Project open space and common area will comprise nearly 45% of the land utilizing the PUD format and thus densities at maximum permitted levels would create a myriad of smaller lot sizes crammed into remaining development lands. It is the desire and intent of the applicant to keep the

University Heights, a SF 21000 PUD that has lots averaging 13,700 square feet backing up to the property. Undeveloped land zoned CR (Conservation Reserve) is immediately west and north of the plan area with the exceptions of the Eagle Valley Children's Home and a small area of SF 1AC on Eagle Valley Ranch Road. RC (Retail Commercial) is the zoning for the land east of U.S. Highway 395.

**Issue 3: Community Facilities**

**Schools:** The closest school to the planning area is Fritsch Elementary School. The Carson City School District schools on the west side are considered full. Reorganization is due to occur in 1993 which will provide some relief to accommodate current enrollment growth estimations until a new elementary school is built in the area. A school site will need to be included in the plan area.

**Public Safety:** Police protection is provided to the planning area by the Carson City Sheriff's Office from the station located on East Musser Street. The area is served by the Carson City Fire Department's main station on North Curry Street, and the NDF Station on Nye Lane.

**Parks:** The closest existing parks to the planning area are Carriage Square Park, Monte Vista Park, and Lakeview Park. Carriage Square Park is a neighborhood park that is just under four acres of primarily open space with walking paths and play equipment. Monte Vista Park is a passive recreational part of less than one acre. Lakeview Park consists of 40 acres of undeveloped mountainous land with potential for nature and equestrian trails. The Parks and Recreation element of the Carson City Master Plan has identified the northwest portion of the City as an area lacking in developed recreation facilities.

The project golf course and pedestrian and bicycle paths should provide significant improvement to the recreational opportunities in northeast Carson City. The park site attached to the school site is proposed within the development, this park will be used by students during the time the school is in session. During other times, the park will be available for community use.

Public facilities have been integrated with the land use scheme. The relative shortage of developed park facilities in the northern portion of Carson City indicated the potential for recreation use demand not only for the future project area, but for existing residential area as well. Also, the fact that the existing west side area is characterized by pockets of open space contributed to the consideration of the parks and open spaces as a high priority

in land use planning for the project. A well site is incorporated in a location adjacent to the No. 8 fairway. Linear parkways and bike paths are designed to accommodate drainage. These corridors can have connections off site to provide loops. Storm water detention areas will be developed as buffering open space areas with pedestrian and bike paths.

#### Issue 4: Circulation

Circulation patterns significantly affect the character and appearance of a community. The older sections of Carson's west side tend to influence its perception as a desirable place to live, work, and visit. It's not necessarily the age of the westside area that contributes so much to the west side's character as it is the urban design expressed in circulation patterns.

This traditional street design creates a friendly environment for non-motorized travel through a series of small streets. Multi-lane streets are more hostile to pedestrians and bicyclists due to aggressive motorized driving and large intersections. Parkway areas between the curb and sidewalk allow trees to shade the street and sidewalk areas and further separate pedestrians from vehicles.

Except for a few neighborhoods, the west side does not have homes turned away from streets so only back fences form the visual landscape. There are relatively few isolated pods of development not having through access possibilities. A sense of community is fostered by landscaped buffered edges and house fronts flanking the streets. A network of streets better link origins and destinations for pedestrians and bicyclists, thus increasing the pleasure and likelihood for non-motorized travel in turn creating more of a feeling of "neighborhood" and fewer vehicle trips.

#### Issue 5: Storm Drainage

The most significant constraint of the property is the potential of periodic storm water runoff. Presently, storm water runoff within and onto the property has limited opportunity for conveyance downstream due to developed roadways having inadequate storm drain capacity. Lack of capacity downstream means increased runoff above the present conditions and is not allowable at this time. This could change if downstream capacities are improved in the future.

Given the limitations of the current situation, it is necessary to integrate a storm water management system of conveyance and detention as part of the site's overall land use plan. Storm water management for the property has two components: 1) the existing natural drainage from within the property and runoff from areas

above the property and 2) additional runoff associated with new development.

The existing natural sheet runoff within the property and the impact of existing developed and undeveloped areas above the property has resulted in the establishment of a 100-year flood zone along U.S. Highway 395. The highway embankment dams the runoff behind undersized culverts. With the exception of a small portion of the property which drains towards Winnie Lane, all drainage from within and above the property will be conveyed to this flood zone.

#### **Issue 6: Infrastructure Planning**

This issue addresses the practical realities of developing the property. Buildout of this area requires planning for the logistics and funding of the basic infrastructure necessary for any construction to take place. The issue discusses the timing requirements and possible funding sources for provision of water, sewer, drainage, street and parks and landscaping facilities.

**Water:** The westerly and southerly portions of the property can be developed without the need for water transmission mains or water tank storage beyond that which already exist in the area. This development potential will be dependent on the ability to provide fire flows as required by Carson City and the Uniform Fire Code. This initial area of development is probably limited to residential uses in the area of the property south of the West Nye Lane alignment and east of Ormsby Boulevard. The actual area boundaries will be established by the utility and fire departments.

Buildout of the remaining portions of the property will require the construction of transmission lines and a new water storage tank. The extension of transmission lines will be necessary to serve that portion of the development north of Community College Parkway. A new storage tank will also be required for this area which is discussed later in the Master Plan discussion.

**Sewer:** The sewer infrastructure issues related to the development of the property are primarily questions of long-term off-site sewer interceptor capacities providing conveyance to the sewage treatment plant. The sewer capacity of existing infrastructure that serves the property area has yet to be determined by Carson City. Within the property itself sewer mains will be required as part of each development. Major infrastructure needs will probably not be required if at all, until later in the overall property development.

To address the long-term need for expanded infrastructure, the Carson City Utility Department is reviewing capacity and tributary areas for the facilities which may require increased sizing in the future for sewer interceptor lines. A sewer building permit surcharge added to the meter surcharges is a possibility, if required. The tributary area for these interceptors is substantially larger than the project and a more modest sewer surcharge than the one required to pay for water facilities is anticipated. Carson City would accumulate connection fee surcharge monies to upgrade sewer interceptor capacity between the property area and the wastewater treatment plant. It is anticipated that this process could be handled entirely by the Carson City Utility Department since the possible problem is not immediate and the benefit area is much larger than that involved in the water situation. Specific cost allocation for the property's portion would be developed with the Carson City Utility Manager.

## PROJECT INFORMATION

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	ACRES	%
<b>SITE AREA</b>	683 +/-	100%
<b>OPEN SPACE</b>	308.3	45%
The Hill	73.8	
Golf Course	191.3	
Landscape	40.6	
Areas, Buffers		
Ped Walk Ways		
Peripheral		
(Inclusive Bldg. Setback 25')	17.5	(N.A.P.)
<b>COMMERCIAL</b>	78.9	110%
Retail Commercial	30.0	
Tourist Commercial	21.5	
Village Retail	11.0	
General Commercial	10.1	
Silver Oak Office	1.5	
Office Park	2.5	
Commercial	2.3	
<b>PARK/SCHOOL SITE</b>	13.6	2%
<b>RESIDENTIAL</b>	225.2	33%
Single Family	165.8	
Cluster Dwellings	59.4	
<b>ROADWAYS</b>	59.9	9%
<b>UNITS</b>		
Single Family Units	718	
Cluster @ 7.8 Units/Acre	463	
<b>Total Proposed</b>	1181	

Silver Oak

LAND USE DATA  
July 20, 1993

**PRESENT ZONING**

<u>ZONING</u>	<u>GROSS ACREAGE</u>	<u>POTENTIAL DWELLING UNITS*</u>	<u>POTENTIAL POPULATION</u>
SF - 1A	252	254	609
SF - 2A	26	13	31
SF - 12000	191	955	1,332
CR	146	29.2	
C - 2	31	38.8	67.8

**PROPOSED ZONING**

<u>ZONING</u>	<u>GROSS ACREAGE</u>	<u>POTENTIAL DWELLING UNITS*</u>	<u>POTENTIAL POPULATION</u>
SF - 12,000 PUD	285.1	1181	2,834
OPEN SPACE	308.3		
COMMERCIAL	78.9		
SCHOOL/PARK	13.6		
<b>TOTAL</b>	<b>683 +/-</b>	<b>1181</b>	<b>2,834</b>

**RATIO OF RESIDENTIAL USE TO NON-RESIDENTIAL USE: 41.7% / 58.3%**

\* Within CCMC 17.69.0500



Silver Oak

PROJECT SUMMARY

<u>MASTER PLAN</u>	<u>LAND USE</u>	<u>GROSS ACREAGE</u>	<u>ALLOWABLE PUD</u>	<u>PROPOSED</u>	<u>%</u>
	SF - 1A*	252	378		
	SF - 2A*	26	15.6		
	SF-12000*	191	955		
				1181	42 %
	CR*	146	29.2		
	C - 2*	31	38.8		
		78.9			11 %
OPEN SPACE		308			45 %
PARK/SCHOOL		13.6			2 %
<b>TOTAL</b>			<b>1377.8</b>	<b>1181</b>	<b>100 %</b>

\* Existing zoning

PREPARED BY:  
 THEL, WINCHELL & ASSOCIATES, INC.  
 34 Lakes Blvd.  
 Dayton, Nevada 89403  
 (702) 246-7300

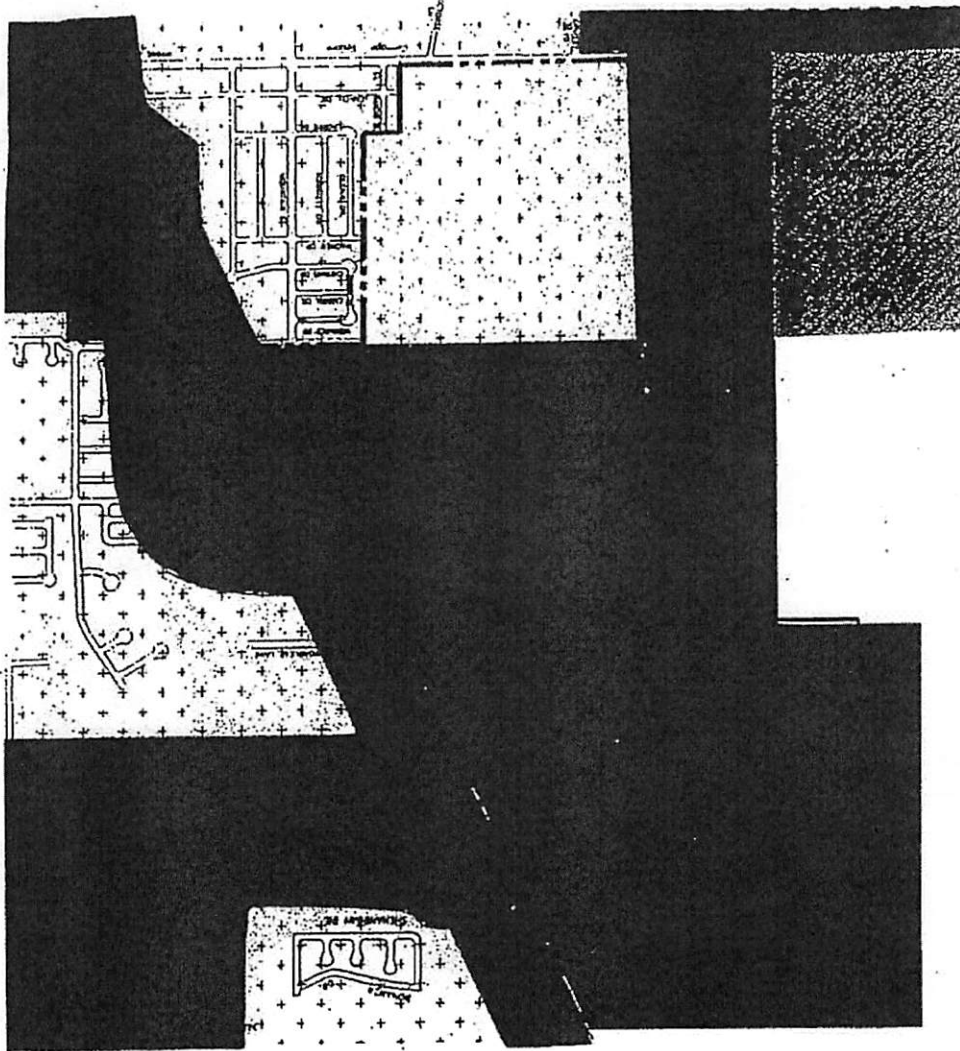
GI SZABO & ASSOCIATES  
 66 Alviso Drive  
 Camarillo, California 93010  
 (805) 389-8913

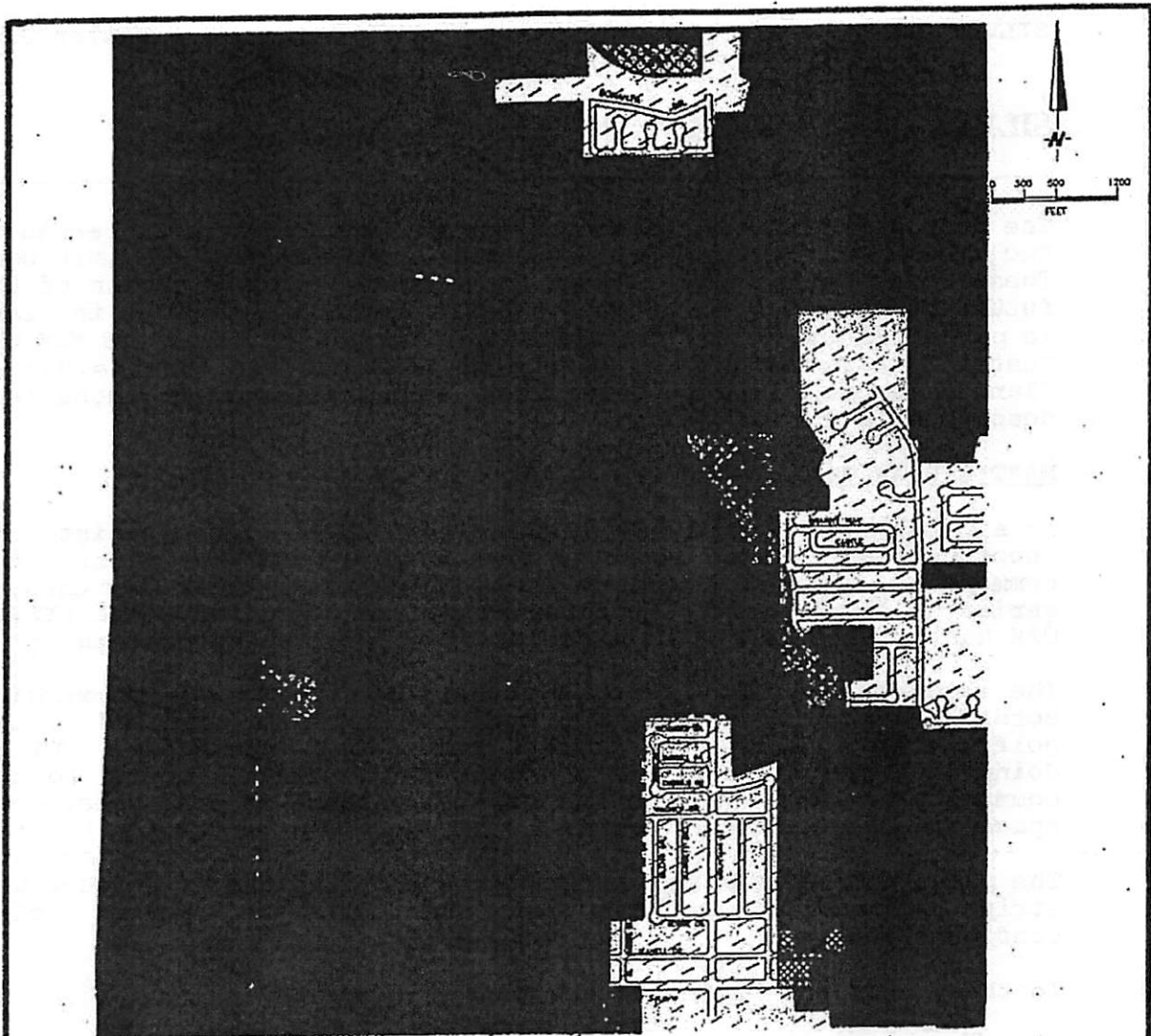
RECORD OWNER:  
 SILVER OAK DEVELOPMENT COMPANY  
 LIMITED PARTNERSHIP  
 P.O. Box 4  
 Carson City, Nevada 89702














APPLICANT:  
 GTS PARTNERS, INC.  
 150 Plantation Drive  
 Carson City, Nevada 89706

## EXISTING LAND USE

- HIGH DENSITY RESIDENTIAL (15-20 DU/AC)
- COMMERCIAL
- SUBURBAN RESIDENTIAL (1/2-1 DU/AC)
- PUBLIC
- LOW DENSITY RESIDENTIAL (2-8 DU/AC)
- NEIGHBORHOOD BUSINESS





 MFA: MULTI-FAMILY	 CR: CONSERVATION RESERVE	 RC: RETAIL COMMERCIAL	 PUBLIC
 SF2A: SINGLE FAMILY 2 ACRE	 NB: NEIGHBORHOOD BUSINESS	 SF6000: SINGLE FAMILY 6000	 PUD 21000
 SF1A: SINGLE FAMILY 1 ACRE	 MFD: MULTI-FAMILY DUPLEX	 SF12000: SINGLE FAMILY 12000	 GC: GENERAL COMMERCIAL
		 MHP: MOBILE HOME PARK	

## EXISTING ZONING

APPLICANT:  
GTS PARTNERS, INC.  
150 Plantation Drive  
Carson City, Nevada 89706

RECORD OWNER:  
SILVER OAK DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP  
P.O. Box 4  
Carson City, Nevada 89702

PREPARED BY:  
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34 Lakes Blvd.  
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(702) 246-7300

GL SZABO & ASSOCIATES  
66 Alviso Drive  
Camarillo, California 93010  
(805) 389-8913

## SILVER OAK MASTER PLAN

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The proposed Master Plan changes for the property are expressed in two forms: a Master Plan Amendment and a Change of Land Use. These forms reflect the process by which an overall vision of the future of the property becomes a basis for development as the land is parcelled and sold. The plats and plans being submitted for the Master Plan Amendment and Change of Land Use reflect the Master Plan Features, Design Guidelines and implementing mechanisms described in this section.

### MASTER PLAN GOALS

As a result of the analysis of the site's physical constraints and opportunities, fiscal impacts, market demand for residential and commercial, community needs and sensitivity to surrounding uses, a series of development plan alternatives were studied. The SILVER OAK Master Plan is the culmination of this planning process.

The applicant's plan is to increase the size of the commercial acreage to provide a northerly commercial anchor oriented to the golf course amenity with tourist commercial attributes. In so doing, the project provides a more positive fiscal impact to the community at large and there is greater balance of land uses, open space and the commercial core.

The plan internalizes roadway patterns and attempts to refocus the strip commercial patterns of the existing master plan configuration.

To these ends the project seeks to:

- Contribute to the social, recreational, and economical diversity of the community.
- Harmonize with Carson City's west side character.
- Plan and provide a northern "activity node" for projected community growth and the need for public services and infrastructure expansion.
- Provide residential opportunities different than heretofore experienced in Carson City.
- Expand and provide for a viable commercial area in the northerly portion of the community to reduce community

wide vehicular movement and provide strong fiscal basis for the county.

- Provide an environment which is conducive to residents, businesses, and visitors.
- Complete and link to the west side circulation system without disturbing existing neighborhoods, while providing efficient access to and from the Community College.
- Make provisions for circulation through and within the property for non-vehicular movement of pedestrians and bicycles while linking to local and city-wide trails and routes.
- Mitigate potential drainage issues, utilizing hillside golf course and open space areas.
- Create a sense of neighborhoods through development guidelines, utilization of cul de sac style street patterns, clustering and the use of open space areas.
- Create an integrated community with a sense of residential, commercial and recreation/open space uses sharing a common urban design image and development guidelines.
- Recognize the historical context of the site.
- Utilize the planning techniques of cluster integration of open space and a hierarchy of vehicular and pedestrian movement to establish a variety of housing opportunities sensitively buffered with surrounding uses.
- Enhance frontage along U.S. Highway 395

#### MASTER PLAN FEATURES CONCEPT

The overall master plan concept arranges a broad range of residential densities, commercial uses, public facilities, and vehicular and pedestrian movement system centered around a north/south oriented 18 hole, semi-private golf course. Primary community entries at Silver Oak and Community College Boulevard, Winnie and Ormsby Blvd. and at U.S. Highway 395 and Silver OAK Avenue, introduce the community with vistas across the golf course and identify the community with an integrated monumentation and landscape theme.

A "Traditional" Commercial Village focuses toward a historical plaza and traffic circle with the axle focal points of the golf club house to the west, casino complex to the north and master community entity to the south.

Each residential enclave (neighborhood) is oriented to the golf course or contains its own amenity (pond, stream, pool, etc.) edges abutting existing residential areas contain lot sizes compatible with adjacent.

The circulation system provides direct access to the Carson City and integrates a hierarchy of vehicular and pedestrian movement which allows multiple access to all areas. The ability to circulate within the community without using external roads and complete linkage to open space, trails, school, parks and the village center, the golf course, internal landscaped segments and linear parkways accommodate drainage and provide visual relief throughout and along U.S. Highway 395 and other project edges.

#### PLAN'S FEATURES

**Range of Residential Densities:** A broad scheme of residential lot sizes have been designated on the property from patio and cluster housing to one acre parcels. They will provide an array of housing opportunities, the wide range of housing types, sizes and locations within the project will appeal to diverse market segments and household incomes.

**Commercial Village with North and South Nodes:** By rearranging and increasing the commercial land uses already ascribed to the area, a better, more effective and attractive commercial center opportunity has been created. Commercial zoning increases are premised in the need to create anchoring pods of sufficient size to attract a large retail commercial user on the one-hand and a sizable tourist commercial project on the northerly edge. The southerly anchor is well-oriented to the signalized intersection providing access to other areas of the community by both U.S. Highway 395 and the Roop Street alternative. This center generates a critical mass of consumer interest to drive the other uses. The additional "Traditional" commercial village area is the focal point connecting the northerly tourist commercial use and the southerly retail commercial use while maintaining an orientation other than U.S. Highway 395. With these uses, the project provides a more positive fiscal impact to the community at large and there is greater balance of land uses, open space and the commercial core within the development.

**Historical Plaza:** The historical plaza seeks to create a gathering, informational area within the commercial core highlighting the flight of Ivy Baldwin in 1910. The kiosk in the plaza will not only commemorate the first air plane flight in Nevada, but relate historical aspects of the Raycraft ranch and family and Eagle Valley generally. Due to the extremely dilapidated condition of all existing structures, this was the most viable alternative to reflecting the historical attributes of the site.

**School:** An elementary school site will be needed in the area and has been provided in a location buffering existing residents and adjoining a park site. This combined 13.6 acre site will serve not only the Plan area and adjoining existing neighborhoods, but generally the northwestern quadrant of Carson City.

This site is being donated by the developer to the Carson City School District. It is anticipated, that the school will not be needed until after most of the development plan area has taken place. In the interim, it is intended that the site is intended to be utilized as a park/open space area until school population demand reaches the required level.

**Parks, open space, landscape enhancements and Linear Parkways:** The park area as stated above, is proposed near the school site. Linear parkways will be developed in the corridors required for storm drainage in order to provide multiple use of these facilities and to create an opportunity for interconnected bike and pedestrian trails. Flood zone areas adjacent to U.S. Highway 395 will become entryway open areas providing a positive image for Carson City.

**Landscape Enhancements:** Medians, street trees and landscaped buffer strips are proposed along circulation routes and on edges of development. These areas accommodate the pedestrian and bicycle trails and soften the visual impact of the streets.

The residential construction tax is to be used for the development of the neighborhood park adjacent to the school site, medians, buffer areas, bicycle paths along Winnie Lane, Community College Parkway, Silver Oak Avenue and the V & T trail, all other improvements will be those of Developer or the Association. Developers will be responsible for the street trees and linear park developments except as noted above. Partial credit toward the residential construction is requested to be given to the developer for landscape and irrigation elements for the bicycle paths linking to the City trail system. Construction of the facilities will take place on a phased basis as the area construction gradually develops.

**Streets:** The circulation plans for the property seek to reflect the best aspects of the west side's traditional street patterns yet blend the hierarchy of street patterns that have already been established in the surrounding area. Street sections are reflected in the application. The major circulation corridors are formed by Community College Boulevard. (The extension of Graves Lane to Nye Lane), Ormsby Boulevard and Ivy Baldwin Drive. Ormsby Boulevard will link with its presently undeveloped right-of-way to the south of Winnie Lane and extend north into the community, then west and continue north to Community College Boulevard. The primary east-west traffic route will be the extension of Graves Lane to the Community College which the applicant would like to rename Community College Parkway. Both these streets are designated as collectors by the street and highway element of the Carson City Master Plan.

Ivy Baldwin Drive will connect Community College Boulevard northward with the commercial village traffic circle "Historical Plaza" and continue north to intersect with Silver Oak Avenue. It is the community's major commercial center. Community College Parkway will have a median. All these major streets will have landscaped treatment of edges along the development in order to assure a "humanized" travel route.

Neighborhoods and cluster areas are accessed by local roads with cul-de-sac and loop streets providing lot frontage. All streets will have street trees, curbs and gutters and sidewalks at least on one side of the street. Set backs will be varied by lot to prevent the "tract" look and provide the neighborhood community characteristic which is the benchmark of the plan.

Street improvements will generally be handled as a part of the developer's responsibility during each phase. In cases where a development is required to make improvements that provide benefits to other properties which are not yet developed, a reimbursement agreement or similar financial arrangement will be made through Carson City to provide reimbursement when the benefitted property is developed.

It is not anticipated that any type of surcharge or other separate fee will be required for street infrastructure improvements. The widening of Community College Parkway will be required at some point in the future based on traffic flows and the requirements of the Public Works Department. Ormsby Boulevard has been designed so that it could be constructed in two phases with two-way traffic on one half initially. Subsequently when the other half was required, the balance of the median and the other travel way would be completed.



The requirements for street improvements off-site from proposed development will be determined by the Public Works Department based on the specifics of the proposal and other conditions which affect traffic safety.

**Storm Drainage:** The entire property will be served by a master storm drain system. This system will allow for the conveyance of waters generated in areas west of the property as well as runoff from within the property itself. The water will be conveyed through fairways and detention areas within the property in an easterly direction to detention areas along U.S. Highway 395.

This master drainage system concept allows for minimizing adverse impacts of increased drainage amounts by spreading out the time over which runoff occurs, thereby preventing the peak runoff from exceeding the natural condition. Unique opportunities are afforded by the use of the golf course fairways and are also created for linear parkways and open spaces which, under other conditions, would not have been a consideration.

The golf course fairways have been designated to stretch from north to south, converging with the flood zone to form a master drainage system in addition to other detention basins utilized as part of the park and bicycle system. The fairways are part of the overall golf course development and the detention areas will be part of the open space system assuring multiple uses of storm event related facilities, yet providing aesthetic attributes for the preponderance of the time that flood events do not occur.

The new drainage associated with development either above or within the property will comply with Carson City's requirement for detaining incremental increase runoff on-site. The development areas within the property will collect and detain runoff, then meter the storm waters into the master drainage system associated with the golf course, linear park and open space facilities. From detention areas within the flood zone, drainage waters will be metered across U.S. Highway 395 through existing facilities.

The drainage system will be implemented with the various phases of golf course development. Golf course construction will not commence until the effluent transmission line is fully constructed to the property. The establishment of detention basins and the conveyance facilities through stabilized channels in the future linear park network will be necessary for almost the first project development within the property.

Although complete conveyance through detention facilities may not be necessary initially, there will be significant off-site costs

associated with early developments. Because of the requirement for early developers to create facilities and capacities in excess of their needs, a system is being worked out with the Public Works Department that has many similarities to the water and sewer surcharge concept previously discussed. The storm drain surcharge would be established based on each building permit issued. This fund would be administered by Carson City through the Public Works Department and would be utilized to reimburse the non-project specific costs of a particular developer who was required to provide increased capacity or off-site benefits for future developments. The initial developer would provide the improvements required by the Public Works Department to handle his drainage, but would be reimbursed for those beyond his need or outside his immediate area. Site-specific drainage requirements for a developer's particular project would be at his cost without any reimbursement. The specific amount of the surcharge and the mechanism for its establishment and administration are being worked out in conjunction with the Public Works Department.

**Water:** The construction of a water tank and the water transmission infrastructure connecting the tank with the existing municipal system will provide direct benefits to other portions of the northwest quadrant of Carson City and indirect benefits to the entire city through the provision of additional storage to the balance of the municipal water system. In order to provide a shared benefit to the largest possible area, particularly to Western Nevada Community College and developments around University Heights, the best tank location is anticipated to be along Combs Canyon Road below Lakeview. The tank would be a three to five million gallon reservoir connected to existing facilities.

A plan to facilitate the construction of a new water tank and associated facilities is being developed with the utility manager. To fund the construction of the tank and the transmission infrastructure to serve it, a surcharge will be added to the water connection fees for each new building permit in the benefit area. This include the property as well as other areas of direct benefit including Western Nevada Community College and areas along the east of U.S. Highway 395, and University Heights. This surcharge will allow the City to accumulate monies to defray construction costs of the tank and related facilities.

If the construction of the tank is necessary before a total of 400 Equivalent Residential Connections (ERCs) have been purchased, then the developer whose project requires the tank will be required to pay the cost of the installation of the tank and associated facilities utilizing accumulated surcharge funds for construction. Carson City will then agree to reimburse the costs for benefits to

areas outside of the initiating development's particular project through reimbursement funded by future connection fees. After the 400 ERC threshold is reached, Carson City will be responsible for the development of the backbone infrastructure utilizing monies accumulated from surcharge amounts as established. Based on preliminary calculations, it is anticipated that the surcharge amount for water connection fees will be approximately \$400 to \$500 per equivalent residential connection.

For the property development, other transmission mains, associated facilities, and smaller water lines will be developed as required for specific water system demands associated with particular projects. In addition to the participation in the establishment of a storage facility, the property master plan will also provide a municipal well site as requested by the utility manager. The specific location of this facility will be established by the Utility Department.

**Well site:** A well site is incorporated in the project along the No. 8 fairway as designated by the Utility Division.

**Effluent:** The Carson City Utilities Division has indicated that it will bring the effluent line to the project site and sell effluent to the project at guaranteed amounts for a period of 90 years with extension provisions. Current estimates are that the project will require at least 500 acre feet annually upon completion of the golf course. The project, at build out, will generate nearly 60% of its effluent demand.

Additionally, effluent will be required for landscaping and park enhancements which will be available with the extension of the new line.

The developer intends to provide additional treatment to the effluent at the project site for its water enhancements within the golf course and project.

#### FURTHERANCE OF MASTER PLAN OBJECTIVES & RECOMMENDATIONS:

The SILVER OAK planned unit development through its project plan provides an ability to meet and promote various concepts contained as master plan goals. In the various areas of the project we find the following:

**LAND USE:** The project plan meets the Objective of accommodating planned population growth in ways which will not damage the social, economic and environmental well being of Carson

City. Through the PUD format, the project fosters the character and qualities of the existing and adjacent westside neighborhoods. The project creates a commercial core for both sales tax capture and job creation. Through use of the golf course and treated effluent, large open space areas are created, our community's waste water is put to a revenue enhancing use in an aesthetically pleasing way. (Objective I).

The project creates a land use pattern which creates vitality and diversity in both the residential housing mix (single family lots and clustered units) as well as the different commercial and retail type uses. (Objective II).

The phasing plan of development assumes the management of an orderly growth expansion from areas of existing neighborhoods within the Urban District. (Objective III).

The Commercial portion of the project, through its historic plaza, streetscape and bicycle paths, landscaping requirements and open space vistas, satisfy many of the Recommendations under Objective III. (Numbers 1,4,5,7,8,9,10 and 11).

The project's landscaped edges, bicycle paths, median strips, golf course area and village commercial area including the historic plaza, all fulfill Objective IV in promoting better community design, appearance and recognition of Carson City.

Objective V, promoting the time, manner and location of signage as a method of improving business opportunity and increased attraction of the City's environment is accomplished through large vistas of open space and community theme criteria achieving continuity and quality throughout the project area.

**POPULATION:** The SILVER OAK PUD maintains a high quality project which remains subject to the Growth Management Ordinance at densities less than allowed under existing zoning districts when utilizing the PUD multipliers under CCMC 17.69.050. Coordination with the City's Utility Division allows for the attainment of Objective I and its Recommendations 1 through 4.

**PARKS AND RECREATION:** The SILVER OAK project is comprised of nearly 45% of open space (308.3 acres), consisting of bicycle and pedestrian paths, ponds and lakes, landscaped edges, hillside areas and golf course areas. This percentage of open space exceeds the required 40%, which when done on a project of this size creates an additional 34 acres of open area which was done to increase the "liveability" of the project area and provide enhanced open space

SILVER OAK

and recreational benefits to project residents and Carson City residents alike.

The park site adjacent to the school site, the shared pedestrian and bicycle path throughout the project, the donations of the V&T right of way through the project all serve to satisfy Objective I and Recommendations 1 & 2, Objective II Recommendations 2 and Objection III Recommendations 1 & 2.

ECONOMIC DEVELOPMENT: The project creates an atmosphere conducive to the attraction of investment, creation of job opportunities which expands the community's tax base and governmental revenue sources thus satisfying Objective I. Through the synergistic uses of the golf facility, hotel casino and village commercial areas, the project can assist the community in expanding the convention and tourist activities, gaming related activities as well as assisting with tour, meeting group and related visitor qualities (Recommendations 6 & 7).

STREET AND HIGHWAYS: The various streets of the SILVER OAK project assume proper circulation with Carson City by fostering the Community College Parkway (Graves Lane) extension to the width provided by the project and through the other local street patterns (Objective I).

Through the use of variances in street sections in low traffic volume areas inappropriate roadway systems are reduced (Objective III). Utilizing a portion of existing Ormsby/Foothill roadway and linking the Graves Recommendation 2 of Objective III is met.

Working with City staff, the project design is clearly safe and functional for the community's needs, including and promoting utility corridors, storm drainage, sewer and water as well as other public utilities (Objective IV, Recommendation 1).

The donation of the additional right-of-way and construction costs for that portion of Graves Lane required in addition to the City's initial plan satisfies Objective V and clearly Recommendation 1.

DESIGN GUIDELINES

The design guidelines and standards which follow assure a quality development, create a community theme and integrate the proposed overall development approach with the new Master Plan and land uses. Guidelines are provided for community-wide elements, residential areas, commercial/office areas, drainage and open space and parks and landscape easements. These guidelines will be

incorporated into the SILVER OAK CC&Rs, will be included as part of the PUD approval and administered by the SILVER OAK Architectural Design Committee.

**DESIGN ELEMENTS**

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**Community-Wide Elements:** The overall community identity and architectural landscape theme will be perceived primarily from public space such as circulation corridors, the golf course, parks and linear greenbelts.

1. **Entry Points:** Monumentation, signage and landscape treatment will identify SILVER OAK at the three primary entry points; Ormsby, Winnie, Community College Boulevard and Ivy Baldwin Drive, Silver Oak Avenue and U.S. Highway 395. The illustration within the application shows the proposed theme using low river rock walls with concrete caps, pilasters with wrought iron fencing, seasonal flowers and cluster of native trees and shrubs; and theme lighting.
2. **Fencing:** Within the application is an illustration of the three types of fencing which will be allowed throughout the SILVER OAK development. The only fencing types are a) the split rail fence; b) the golf course fence; and c) the perimeter fence. The split fence rail will be used where visual definition is needed without security or privacy (ie along the golf course edges with roads; along the park edges; at community and neighborhood entry point; to define edges of linear greenbelts, drainage ways and focal points.  
  
Golf course fencing will only be used where residential or commercial/office area abut the golf course.  
  
Perimeter fencing will be used where privacy is desired at the edges of residential areas with surrounding areas, with major streets and with other land uses. The perimeter fence design shall also be used between commercial/office uses and at the sides where surrounding land uses abut.
3. **Lighting:** The illustration within the application represents the light fixtures which will be used throughout SILVER OAK, wherever practical. Low bollard type lighting shall be used.
4. **Historical Plaza:** Within the traffic circle at the focal point of the commercial village, a people gathering place shall be designed to commemorate Nevada's First Airplane Flight and Landing by Ivy Baldwin at this site. The plaza could contain walk patterns, multiple shaded seating areas, a central feature with monument or community area and possibly a multi-use gazebo.

5. **Bicycle/Pedestrian Path System:** A 10' wide asphalt path network is provided within a landscaped linear greenbelt along the edge of all major roads in SILVER OAK which interconnects to some local streets. These paths internally connect all areas of the community and link to the V&T Community-wide trail system.

Set back a minimum of 8' from the street curb, these paths occur along Winnie Lane, Ormsby, Community College Boulevard, Silver Oak Avenue, Ivy Baldwin Drive and Nye Lane from Mountain to the school site and continuing through western neighborhoods to the V&T trail head in the northwestern portion of the site.

**Residential:** The goal of residential developments in the project is to have pedestrian oriented streetscapes, connected neighborhoods, mixed residential densities, predominated by neighborhood orientation. The following guidelines are directed toward this purpose.

1. **Architectural:** The predominant architectural theme should allow for a combination of styles containing the common elements of river rock or masonry bases (skirts), porches, pillars and fireplaces; heavy wood columns, trellises, window and door trim; larger roof overhangs where 4:12 to 6:12 roof pitches are used and tight facias where roof pitches greater than 6:12 are used; predominant stucco above the base with recessed opening and "popped-out" elements. These features would be most commonly associated with French, Country, English Cottage, Craftsman, Bungalow and Prairie style architecture. Mediterranean & Cape Cod styles are discouraged.
2. **Clustering:** Clustering is encouraged as a common site design element within all residential densities. The technique of grouping units and buildings increases the opportunity to design neighborhoods which carefully consider architectural massing, privacy, parking plazas, pedestrian movement, special planting, lighting and paving materials.
3. **Setbacks:** Monotonous neighborhoods and streetscapes should be avoided by varying setbacks (front, rear and side yard), heights, architectural elevations and massing. Second stories are encouraged to be set back from garage, fronts and sides to achieve a "human scale" development. Garages are encouraged to be turn-in or located on the rear portion of the lot for front loaded unit plotting. In both Single Family and Cluster neighborhoods, repetitive floor plans shall be alternately



reversed and their roof plans varied to decrease repetitive massing.

4. **Open Space Orientation:** Living units are encouraged to be oriented towards internal amenities, parks, public and private open spaces, trails and the golf course. All open space facilities should be linked with the designated linear parkway system of the area's master plan.
5. **Streetscapes:** Use of narrow curvilinear streets, cul-de-sacs, loops and motor courts with guest parking bays is encouraged. Where only one car garages are provided and/or the drive apron to the garage is less than 18 feet, the second parking space are required guest space shall be located within a convenient walking distance to the living unit.

Open space views, pockets, or focal features should be designed where roads turn or intersections occur.

Product types are encouraged to be mixed within building phases to create streetscape variations (front driveways on one side of a local street and alley access garages on the other side).

Straight rows of lots or units are discouraged. Diversity of architectural treatment are of significant importance. Single Family residences should maintain a low profile on corners and boundary edges through the use of one story elements.

6. **Plotting:** Backing on of lots or buildings to arterials and collectors is discouraged. Cul-de-sacs, loop roads, frontage roads and siding on of lots and units is encouraged. Openings to provide pedestrian access to and from the neighborhoods to the arterial and collector sidewalk and bicycle path systems is required.
7. **Sidewalks and Street Trees:** Street trees are to be provided by the developer on both sides of all streets. The layout spacing and selection of these trees are to be in compliance with Shade Tree Council guidelines. The street trees are to be maintained and guaranteed for a period of one year after installation by the developer or owner as approved by Carson City. After this period, the trees will be maintained by adjacent property owners. Sidewalks will vary to create neighborhoods of different character. Street trees are to be planted in a minimum six-foot wide planting strip between the street curbs and the sidewalk(s).

8. **Fencing:** Residential fencing abutting the golf course shall be no more than five feet in height and only be the approved golf course fencing. Residential fencing abutting linear parkways, bicycle paths or landscaped edges may be no higher than six feet and be only the approved perimeter fence. No fence is allowed in front yards.

**Commercial/Office:**

Silver Oak contains commercial and office uses to provide services and employment opportunities to the residents of the community. Primarily located around the Historical Plaza and linked to residential areas with pedestrian/bicycle trails, these uses are intended to help decrease vehicle trips. The site planning and architectural treatment of these areas establish a major part of the community image and character. All commercial and office development shall incorporate the site planning techniques listed below.

These developments are to maintain a visual character and architectural quality consistent with Carson City's west side in conformance with these guidelines.

1. **Architectural Theme and Scale:** Innovative non-residential architectural is encouraged, but designs should achieve a fit with the communities theme rather than appear to be isolated architectural statements. Structures should be of architectural design and character to provide the quality image desired by corporate, professional and retail users. Unified building designs should be expressed on all faces of the structures utilizing consistent building materials, details, textures, landscaping and signage.

Fronts of buildings or sides which orient toward public rights-of-way should use forms, scale and materials that are not overwhelming to pedestrians. Articulation of rooflines and facades is required. Rears and sides of buildings are encouraged to contain pitched roof elements and one story forms.

All commercial facilities shall have a tower or other vertical element to enhance identification and visibility. Generous use of porch structures, arbors, trellises and courtyards are encouraged to create shaded activity spaces.

2. **Pedestrian Orientation:** Direct pedestrian access from commercial and office sites is encouraged to connect at

regular intervals with the sidewalk, path and trail networks which are provided in arterial and collector street corridors.

3. **Screening:** All service entries, delivery and storage areas shall be visually separated and screened from view by wall treatments consistent with the architectural theme, landscaped strips with hedge rows or buildings shapes that compliment the structure. These areas as well as trash enclosures, noise generating equipment, and other nuisances shall be located away from any adjacent uses or primary street frontage.
4. **Parking:** Large open expanses of asphalt and concrete are to be avoided. Emphasis shall be placed on dispersing parking to include the backs and sides of buildings. Parking areas shall be intensively landscaped with the number and type of shade trees recommended by the Shade Tree Council. Landscaping in the village commercial area will comprise thirty percent (30%) of the total gross land area.
5. **Lighting:** Overall lighting levels shall be compatible with neighborhood light levels and Carson City requirements. Lights must be directed downward to prevent spillover onto neighboring property. Lighting fixtures must have Architectural Design Committee approval.
6. **Highway Access:** Vehicular access to and from U.S. Highway 395 is to be at Community College Parkway or Silver Oak Avenue. Right turn egress from the commercial property is not precluded by these guidelines, but would require approval of Carson City and the State of Nevada.
7. **Buffering:** Commercial/office developments should buffer adjoining streets and land uses with landscaping including mounding or other Carson City approved means. Special landscape emphasis is to be given to areas of development fronting Ormsby Boulevard and Community College Parkway.

**Streets:** In order to reaffirm the best aspects of the west side street pattern, the following guidelines will apply:

1. **Residential Streets:** Low volume residential streets have been designed in a modified grid pattern, predominantly east to west with an abundance of cul de sacs. The grid reflects an organized interconnecting system orienting to the golf course and open space.
2. **Driveways:** No driveways are to be allowed on the residential portion of Ormsby Boulevard and Community College Parkway.

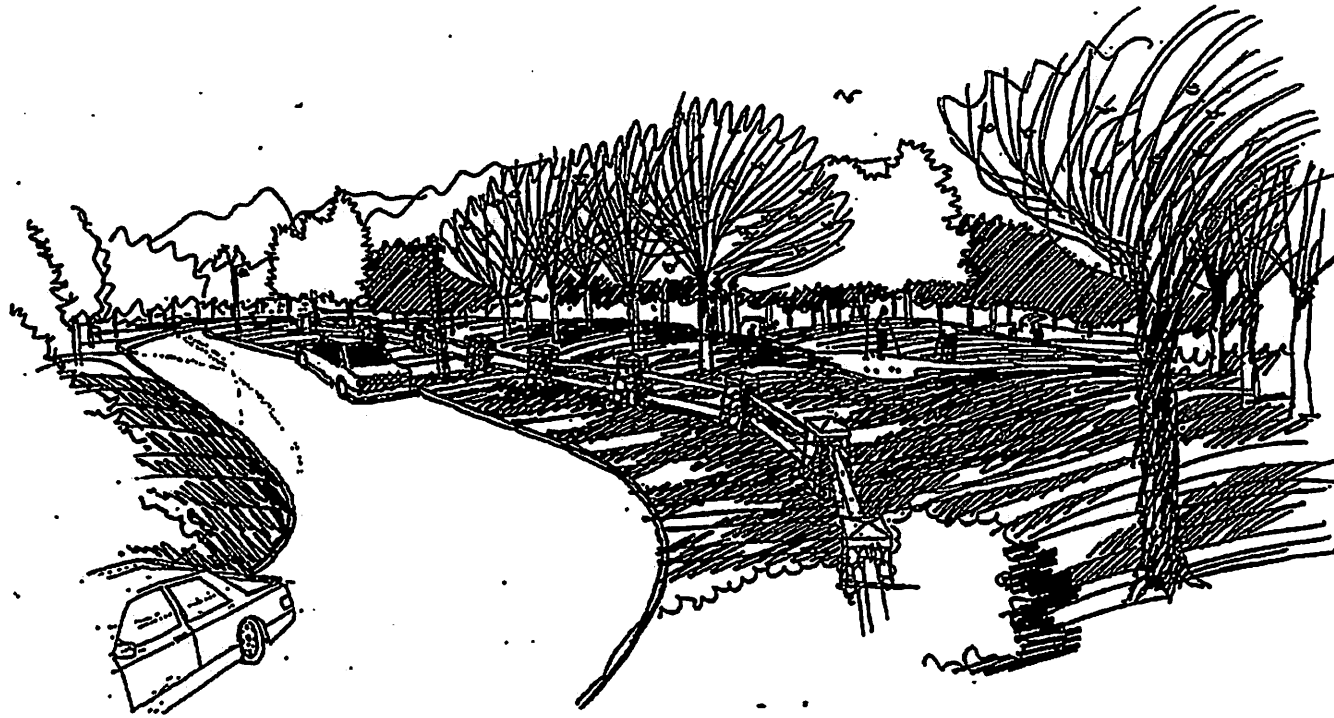
3. **Curbs and Gutters:** All streets will have curbs and gutters on both sides.

**Drainages/Open Spaces:** In order to assure the multiple purpose and aesthetic goals for the drainageways, linear parks, and open spaces of the property, the following guidelines are established:

1. **Design:** All designated drainageways/linear parks will provide the conveyance of flood waters as required by Carson City. A minimum of 10 feet will be provided on each side of the drainage channels for access, pedestrians, bicycles, landscaping, and underground utilities. Drainage channel bottoms and side slopes are to be stabilized as approved by Carson City incorporating plants and landscaping in a visually pleasing design.
2. **Access:** Linear park/drainageways should have adequate access for pedestrian and bicycle use, maintenance, and emergencies, and should have controls for unauthorized vehicles.
3. **Park Facilities:** Prior to acceptance of linear parkways/drainageway by Carson City, a ten-foot wide bicycle/pedestrian path shall be constructed. Shade trees as recommended by the Shade Tree Council and an irrigation system are to be provided. All construction and design is to be approved by the City. All elements within the linear parks/drainages installed by the developer are to be maintained and guaranteed for one year prior to final acceptance by the City.
4. **Storm Water Discharges:** Detained storm water collected on-site shall be discharged into the drainageway at a rate which will not increase peak flows above that which exists for undeveloped lands.

**Parks and Landscape Enhancements:**

1. **Linear Parkways:** The Developer will have responsibilities for development of park related facilities in accordance with the roadway sections which are part of the application. One side will have the pedestrian path, shade trees and irrigation system with corresponding improvements on the other side. The Developer will receive credit for this amount against its residential tax for park facilities.
2. **Open Space Enhancement:** Landscape enhancement of the open space/detention areas adjacent to U.S. Highway 395 will receive funding from the drainage facility surcharge fund if any, in an amount equal to the cost for revegetation of the



28-A

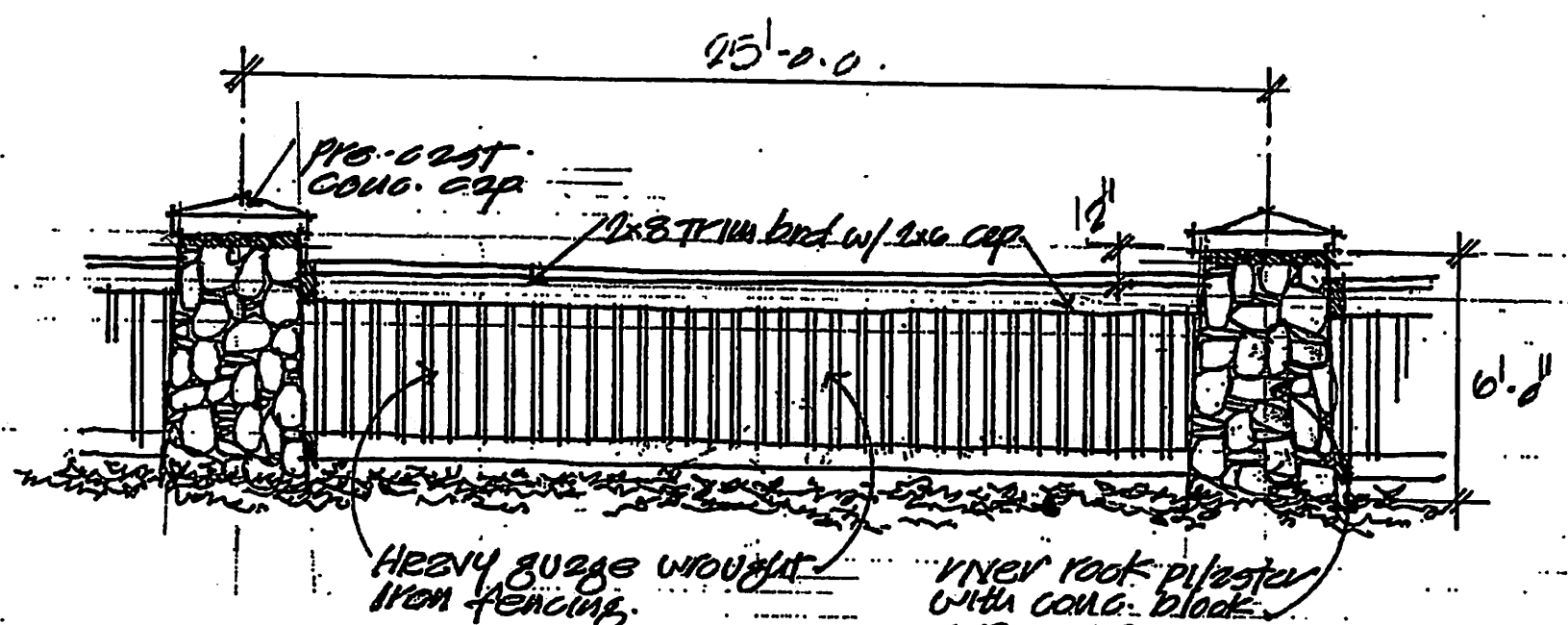
## DRIVE ALONG GOLF COURSE:EDGE:

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.

# Silver oak



28-B

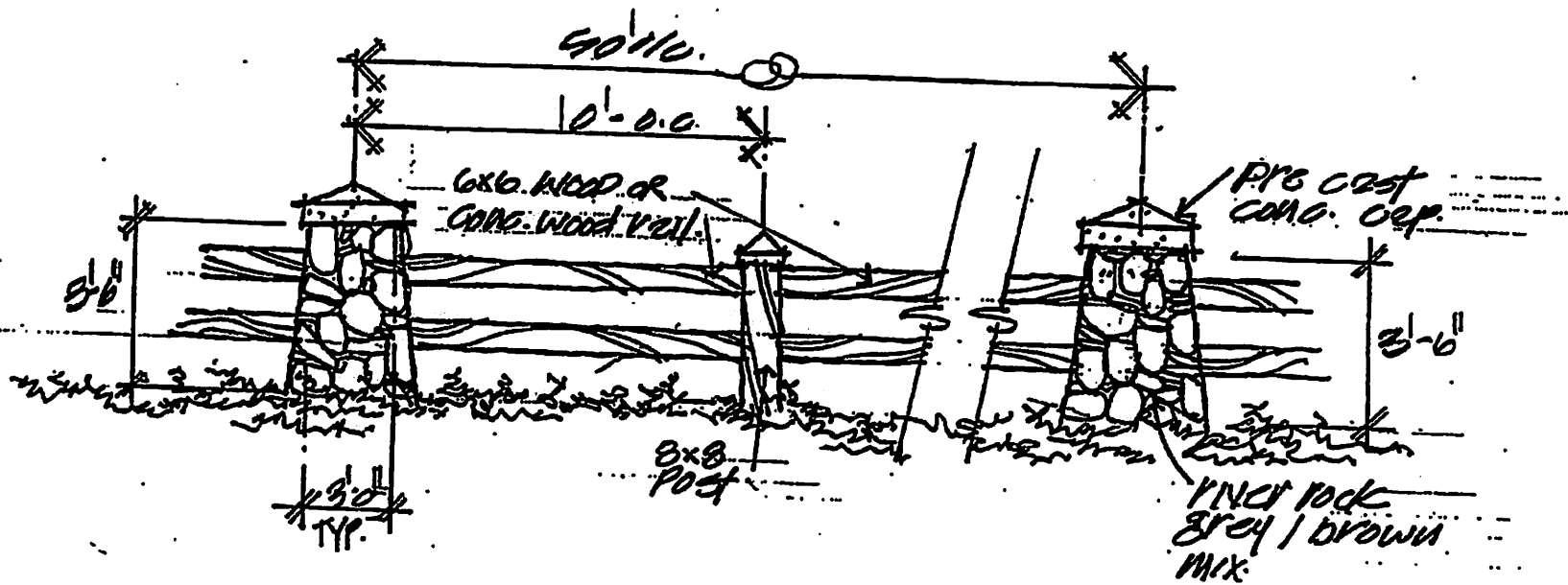


PERIMETER FENCE:  
 GOLF COURSE FENCE

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.

Silver oak





28-C

SPLIT RAIL FENCE:  
road & golf course edges

Silver Oak

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.



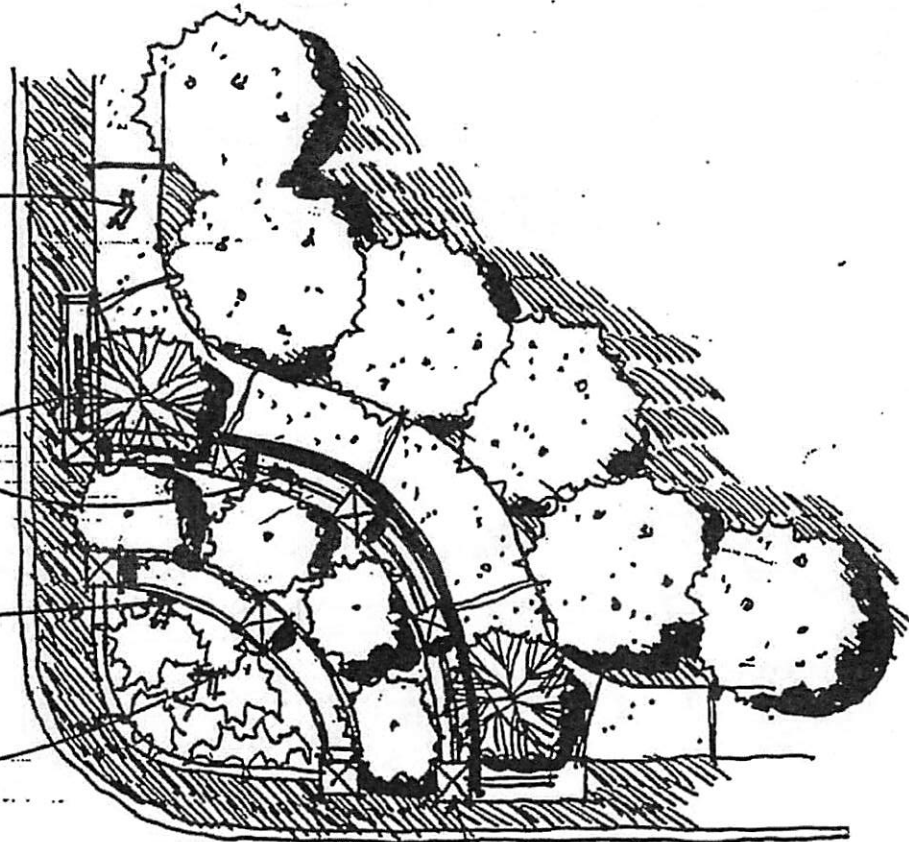
28-D

sidewalk:

raised planters w/ wrought iron:

2'-6" project sign + logo river rock.

seasonal planting:



6' high river rock pilasters w/ columns of columns.

Use grey, brown mix.

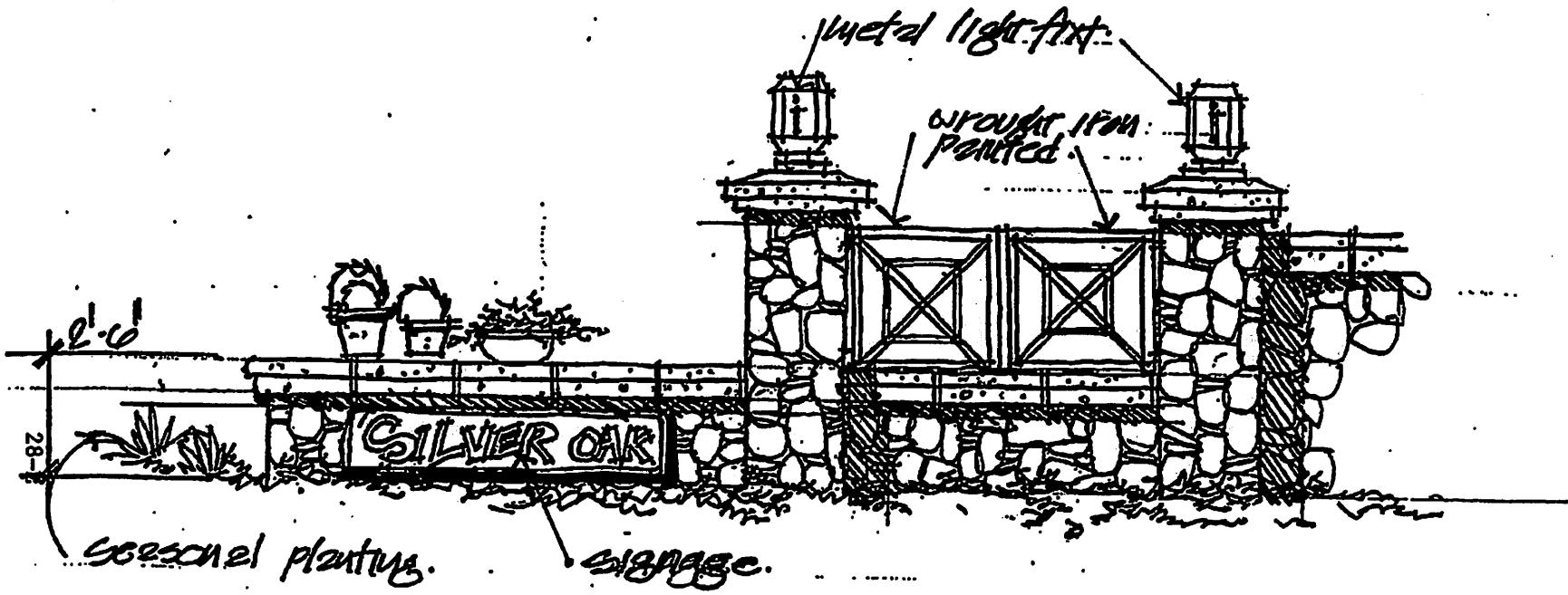
COMMUNITY ENTRANCES:  
PLAN VIEW.

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.

# Silver oak





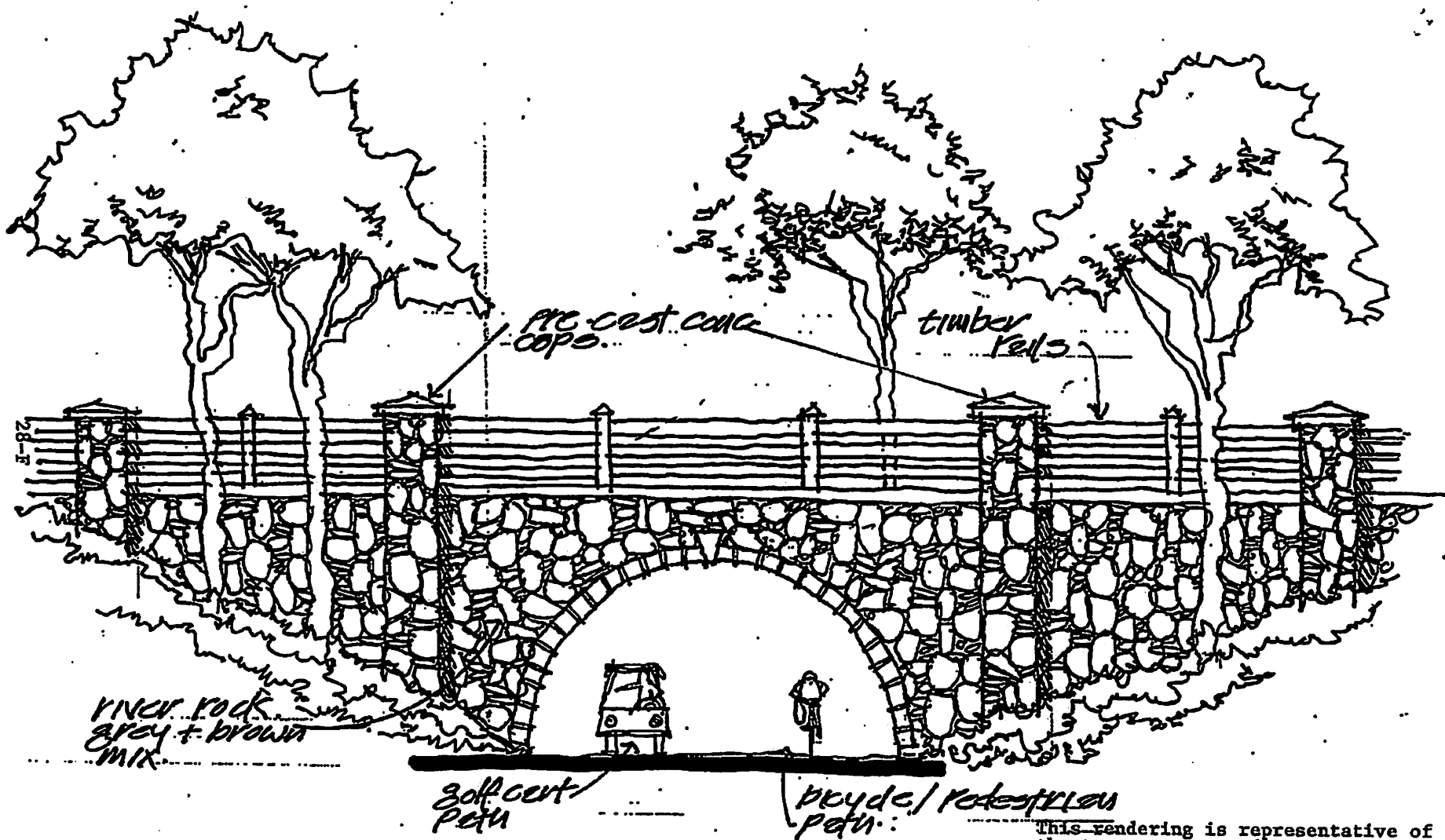


COMMUNITY ENTRIES:  
elevation.

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.

silver oak





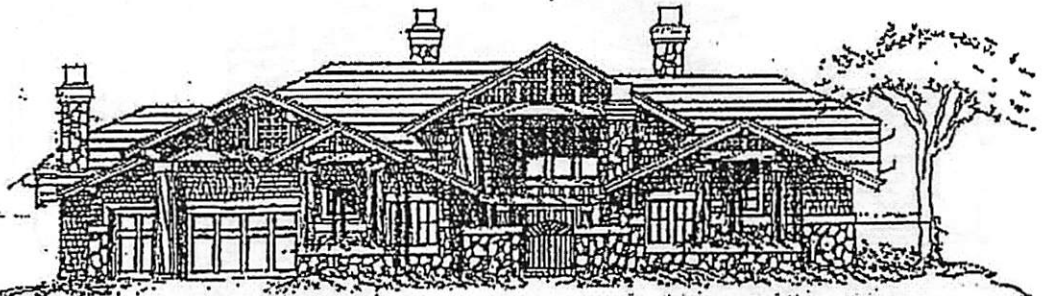
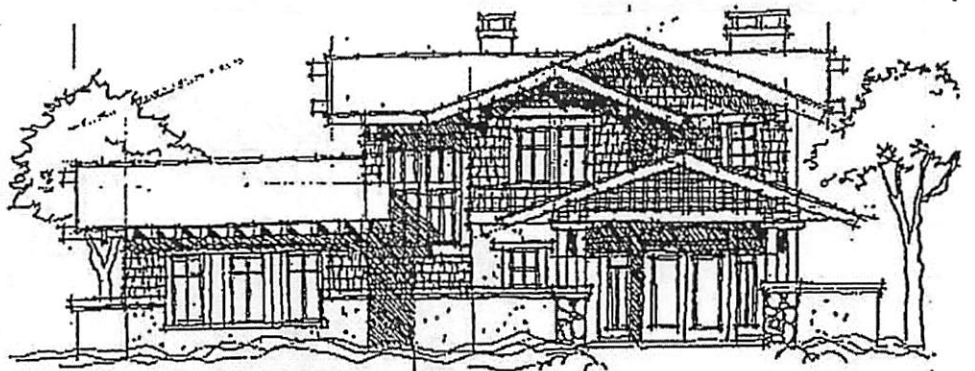
BRIDGE:  
golf cart & pedestrian bike path.

# Silver Oak

This rendering is representative of the type, nature and extent of improvements to be constructed within the project.

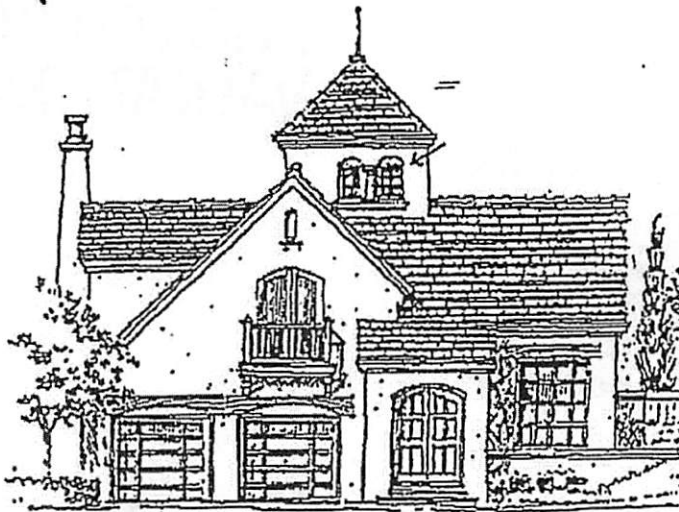


# RESIDENTIAL PROTOTYPE VARIATIONS



This elevation is representative of the architectural style(s) to be utilized in the Silver Oak Planned Unit Development and may be located upon any or all of the lots

# RESIDENTIAL PROTOTYPE VARIATIONS



This elevation is representative of the architectural style(s) to be utilized in the Silver Oak Planned Unit Development and may be located upon any or all of the lots to be created.

disturbed areas. These funds will be combined with the residential taxes for park facilities to provide full funding of the landscape treatments as entryway parks.

CLUSTER HOUSING

Each of the "BB", "CC", "DD", and "EE" blocks on the tentative map are designated for cluster housing. Instead of creating specific lots within this area, the Applicant and staff have agreed to a flexible approach to these areas which is the hallmark of the PUD vehicle - flexibility.

Each of these areas have limitations both as to acreage and as to total units based upon a density of 7.8 units per acre. The matrix which follows delineates the proposed standards for development of single family-lots throughout the project and the specific types of housing produce (Patio Homes, Zero Lot Line, Townhomes, Courtyard and Common-wall) which can be constructed within these cluster areas.

These standards will govern the construction of units in these clusters, but in no event will the total units allowable in any cluster exceed that designation on the tentative map. These standards require the granting of variances for which an application has been submitted simultaneously.

The following comprise the development matrix for the SILVER OAK development for single-family lots on traditional lots and for cluster housing.

SINGLE FAMILY LOT STANDARDS

- Uses: Lots utilizing both front and rear garage
- Minimum Lot Size: 6000 Sq. Ft.
- Minimum Frontage: 40 feet.
- Allowable Coverage: 40% of lot area including appurtenant structures.
- Height: 28 feet measured to top of ridge line from average grade elevation at foundation line.

Set Backs:

\* Front Yard

6000 to 7000 Sq. Ft. Lots

- 18 feet to garage door from back of sidewalk or curb if no sidewalk.
- 15 feet to living area or turn-in garage if average is 20 feet.

7001 to 8500 Sq. Ft. Lots

- 20 foot minimum with an average of 25 feet.

8501 Sq. Ft. to 15000 Sq. Ft.

- 25 minimum with an average of 30 feet.

15000 St. Ft. and Greater

- 35 minimum with an average of 40 feet.

\* Rear Yard

6000 to 7000 Sq. Ft.

- Not including uncovered patios and decks, 15 feet minimum with an average of 20 feet. Fifteen foot elements must be off set where rear lots adjoin.
- 20 foot minimum to two story elements.

7001 to 8500 Sq. Ft.

- 20 foot minimum, excluding uncovered patios and decks.

8501 Sq. Ft. to 15000 Sq. Ft.

- 25 foot minimum, excluding uncovered patios and decks.

15000 Sq. Ft. and Greater

- 35 foot minimum with an average of 40 feet.
- With the lot depth of over 200 feet, the minimum shall be 60 feet, except for tennis courts or non-enclosed pools and ancillary decks.

\* Side Yard

6000 to 7000 Sq. Ft.

- Minimum 5 feet with a total of 15 feet.
- 10 feet to all two story elements.
- Add 5 feet to all above set backs for corner lots.

7001 to 8500 Sq. Ft.

- Minimum 8 feet with a total of 20 feet.
- 15 feet to all two story elements.
- Add 5 feet to all set backs for corner lots.

8501 Sq. Ft. to 15000 Sq. Ft.

- Minimum 10 feet with a total of 25 feet.
- 20 feet to all two story elements.
- Add 10 feet to all set backs for corner lots.

15000 Sq. Ft. and Greater

- Minimum of 20 feet with a total of 45 feet.
- Minimum of 25 feet to all two story elements.

- With lot widths of over 200 feet, the sideyard shall be not less than 40 feet with a total of 100 feet.

CLUSTER SINGLE FAMILY STANDARDS

Uses:

- \* Zero Lot Line/Patio
- \* Wide and Shallow
- \* Zero Lots
- \* Common Wall Units
- \* Courtyard Clusters
- \* Townhomes

Minimum Lot Size: 4000 Square Feet.

Minimum Frontage: 40 feet.

Coverage: 35% including covered parking.

Height: 35 feet measured to the top of the ridge from the average grade at the foundation line.

Set Backs:

- \* Front Yard - Where driveway aprons are provided, 18 feet to garage door measured from back of sidewalk or curb if no sidewalk. Ten foot minimum to living space.
- Where no driveway aprons are provided, 5 feet to garage door. Guest parking spaces must be provided in close proximity to the living unit at a ratio of 0.5 per unit.
- All two story elements must be a minimum of 10 feet from street.
- Two story elements shall not exceed 50% of the structure's frontage.
- Maximum of two units in a row with same set back.



- \* Rear Yard
  - 10 foot minimum with an average of 15 feet. Ten foot elements must be off set in rear set backs.
  - All two story elements must be a minimum of 15 feet from the rear property line.
  - 5 feet to garage doors from alleys or rear property lines.
- \* side Yard
  - 12 feet on all zero lot or blank wall sides.
  - Building to property lines, 7 feet for one story elements and 12 feet for two story elements.
  - Building to Building, 15 feet for one story elements and 20 feet for two story elements.

**PROJECT PHASING**

The development is anticipated to be constructed over a period of years in phases. Any final map phase may be undertaken by Developer which overlaps or is concurrent with another phase of occurs before another phase, so long as such phase of phases provide the required on-site and off-site improvements required by Carson City Public Works and the Utility Division.

The estimated sequence of phases is set forth below, however, market conditions may require changes as the project proceeds and the Developer retains that discretion. Additionally, the development of the golf course facilities estimated to begin in late 1994, will require a parallel path of development throughout the project area until completed.

The phases of development are anticipated to be:

Phase I	Retain Commercial (Super K)
Phase II	Residential South of Community College Parkway
Phase II A	50 to 60 lots
Phase II B	50 to 60 lots
Phase II C	50 to 60 lots
Phase II D	50 to 60 lots
Phase II E	50 to 60 lots
Phase II F	50 to 60 lots
Phase II G	50 to 60 lots
Phase II H	50 to 60 lots
Phase III	Cluster housing - South of Community College Parkway
Phase III A	40 per phase
Phase III B	40 per phase
Phase III C	40 per phase

**SILVER OAK**

**Design Elements**

Phase IV	Commercial Village
Phase IV A	Ivy Baldwin Drive from Community College Parkway to Country Club Drive
Phase IV B	Ivy Baldwin Drive from Country Club Drive to Silver Oak Avenue
Phase V	Casino site - development of Silver Oak Avenue to the end of the Casino site
Phase VI	Residential North of Community College Parkway
Phase VI A	Single Family at 50 to 60 lots
Phase VI B	Single Family at 50 to 60 lots
Phase VI C	Single Family at 50 to 60 lots
Phase VI D	Single Family at 50 to 60 lots
Phase VII	Cluster housing north of Community College Parkway
Phase VII A	40 to 50 per phase
Phase VII B	40 to 50 per phase
Phase VII C	40 to 50 per phase
Phase VII D	40 to 50 per phase
Phase VII E	40 to 50 per phase
Phase VII F	40 to 50 per phase
Phase VII G	40 to 50 per phase
Phase VII H	40 to 50 per phase

Should development of an out of sequence element occur, the resulting infrastructure demands must be satisfied by Developer. By way of example, if the Casino site were developed as Phase III instead of Phase V, various improvements to the Silver Oak

Avenue/U.S. Highway 395 intersection, the water tank and other on-site and off-site developments would be required.

With the foregoing phasing plan, all on-site and off-site improvements will be on a phase by phase basis with improvement related to the specific phase in question. Exceptions to this are out of sequence development referenced above and the water and sewer system improvements noted above. Additionally, Community College Parkway will be expanded to its full section of improvement with completion of the Block 'L' portion of residential units north of Community College Parkway. Eagle Ranch Road will be paved upon completion of the Block 'C' portion of the project.

With all of the above-referenced improvements and/or phases the Developer reserves the right to accelerate the installation of the improvements.

**SILVER OAK COMMUNITY ASSOCIATION**

**DESIGN GUIDELINES**

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**SILVER OAK COMMUNITY ASSOCIATION  
DESIGN GUIDELINES**

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## 1.0 Introduction

### 1.1 Silver Oak

The Silver Oak is a 651 acre planned single family residential community in the northwesterly portion of Carson City, Nevada. Nearly Twelve hundred single family lots are to be located at the northerly edge of Eagle Valley with the Sierra Nevada foothills as a backdrop.

These design guidelines are intended to assist and direct architects, designers, builders and Owners to create residences which will fit within the architectural character of Silver Oak. This compilation addresses architectural design issues for the custom lots, cluster homes and community elements.

The architectural character to be followed is that which predominates the existing and planned communities, specifically of French Country, English Cottage, Craftsman, and Prairie style architecture. The design goal is to encourage interpretations of these styles while using the Guidelines. These guidelines allow design latitude and flexibility, while insuring that the value of property will be enhanced through the control of site planning, architecture, and landscaping elements. Creativity in these areas will successfully integrate the residential homesites with the natural site features to ensure a pleasant, cohesive community. The Design Guidelines will be used to review each builder's proposal for conformance with the overall community objectives.

### 1.2 Design Guidelines

These Design Guidelines, along with the provisions set forth in the Silver Oak CC&Rs, form the basis for evaluation of all drawings and specifications for construction submitted to the Architectural Review Committee (ARC) for review and approval including any additions and modifications. Any items or issues not addressed in the governing instruments for this community are matters left to the discretionary judgment of the ARC acting in good faith on behalf of the best interests of the Association as a whole. The ARC may, at its discretion, amend these Design Guidelines from time to time for the purpose of more fully describing their original intention. Building permits for homes need to be obtained from Carson City after plan approval by the ARC.

These criteria will ensure all Owners in the Silver Oak community that well-sited and architecturally appropriate designs are constructed.

- Blending of natural woods and stone with occasional use of brick to create texture and earthtone color.
- Proportions which have a base (masonry or raised wood deck), a middle (glass and wood elements) and a top (strong horizontal or vertical roofs) detailed with change of texture, dormer or chimney.

The Architectural Review Committee (ARC), along with the Design Guidelines, is created to encourage the careful design of all homes and sites so that a harmonious relationship develops between the natural and built elements.

The Guidelines cannot be all-encompassing and are meant to encourage rather than restrict creativity. They are established for the benefit of all property Owners - to enhance each neighborhood and to preserve the overall value of Silver Oak.

### **3.0 Important Names & Information**

**3.1 Silver Oak Development Company  
Limited Partnership  
P.O. Box 4  
Carson City, Nevada 89703**

**3.2 Permits -- Carson City**  
Carson City  
Public Works  
2621 Northgate Lane  
Carson City, Nevada 89706

### **3.3 Utilities**

3.3.1	Power	Sierra Pacific Power
3.3.2	Natural Gas	Southwest Gas
3.3.3	Cable TV	TCI Cablevision
3.3.4	Telephone	Nevada Bell
3.3.5	Trash Disposal	Capital Sanitation



Remaining Residential Areas:

\* Front Yard

Under 12,000 Sq. Ft. Lots

- 18 feet structures from the property line.
- 12 feet structures from the property line where a turn-in garage or rear garage is utilized.

Over 12,000 Sq. Ft. but less than 17,000 Sq. Ft.

- 20 feet to structure from property line. 15 feet to structure from property line where a turn-in garage or rear garage is utilized.

Over 17,000 Sq. Ft. but less than 30,000 Sq. Ft.

- 20 feet from property line to the structure.

Over 30,000 Sq. Ft.

- 30 feet to the structure from property line.

\* Rear Yard

Under 12,000 Sq. Ft.

- Not including uncovered patios and decks, 15 feet minimum, 20 foot minimum to two story elements. 20 foot minimum where adjoining existing structure as of the Silver Oak approval date.

Over 12,000 Sq. Ft. but less than 30,000 Sq. Ft.

- 20 foot minimum, excluding uncovered patios and decks. 25 foot minimum to two story elements.

Over 30,000 Sq. Ft. but less than 45,000 Sq. Ft.

- Not including uncovered patios and decks, 30 foot minimum, except where a lot exceeds with the lot depth of over 200 feet, the minimum shall be 50 feet,

rear garage or side entry garage is utilized, the non-garage sideyard may average 15 feet for non-two story elements. For side yards abutting a street, there shall be an increase of an additional 5 feet totalling 20 feet.

Over 30,000 sq. ft.

Not including uncovered patios and decks 20 feet minimum with a total of 50 feet. All two-story elements shall be not less than 25 feet.

With lots that have a width greater than 200 feet, the minimum will be 30 feet with a total of 75 feet. For side yards abutting a street, there shall be an increase of an additional 5 feet totalling 25 feet.

For any irregular shaped lot, which is defined as a lot not having a 90° angle on a cul de sac or "bulb" type lot, an Owner/Builder may utilize an average in calculating the front, rear and side yard set backs.

Notwithstanding any of the provisions for these variances the rear yard set backs on those properties abutting residences existing as of the date of Silver Oak approval shall be not less than 20 feet.

d) Patio areas and decks inclusive of covers and window awnings are allowable within rear, side and front yard set backs subject to Architectural Review Committee approval.

e) The twenty-five (25) foot peripheral boundary set back is eliminated.

### 5.1.2 Height

The maximum height of any structure in Silver Oak shall not exceed 28 feet measured from the average grade of the building envelope to the highest roof ridge. Two stories is the maximum building mass. It is the intent of the Height Standard to encourage both one and two story massing on uphill and downhill sides of structures and to design units which have elements that come to one story plates at all edges.

Upsloping lots, viewed from the front from a lower elevation, should provide one story elements to diminish the verticality of

Existing drainage patterns are to be maintained where possible and modified as little as possible.

#### **5.1.4 Garages and Driveways**

Side entry, motor court, and detached garage arrangements are encouraged where lot size permits. The front Building Envelope line may be altered by the ARC if garage designs are turn-in or other solutions which decrease the garage door visual impact. Houses designed with more than four bedrooms must have at least a three (3) car garage. All others shall have minimum two car garages.

#### **5.1.5 Pool and Spa Setbacks**

Pools, spas and hot tubs shall be designed so as to minimize the impact to adjacent properties with light or sound. Pool heaters and pumping equipment must be screened from view and soundproofed. All pools and spas are to be a minimum ten feet (10') from the rear and side property lines. All hardscape is to be a minimum setback of five feet (5') from the property lines. Pool fencing should be integral with design of pool or spa areas. All fencing must blend with the architecture of the residence and Project.

#### **5.1.6 Form, Mass and Proportions**

Residential structures at Silver Oak shall adopt the forms, massing and proportional detailing that derives from the predominantly horizontal, informal, rustic context of the French Country, English Cottage, Craftsman, Ranch and Prairie styles of architecture.

### **5.2 Materials**

The design elements of a structure shall be compatible with and complimentary to each other and make consistent use of building materials. Exterior treatments shall be consistently detailed around the entire house.

#### **5.2.1 Building Materials**

All exterior materials should strive to be or look authentic and genuine, except roofing. Simulated or artificial building materials may be acceptable. This applies to all structures, landscape, walls, etc. Where more than one wall material is used, they must be architecturally related.

shutters, and windows to follow roof pitch are consistent with the architectural theme.

Wood, brick and stone columns, pot shelves, box and bay windows, heavy wood beams, deep overhangs and porch elements should be used to emphasize and give depth to windows and doors.

Quality is an important feature. Wood and wood clad windows, doors and frames are encouraged.

## **5.6 Walls and Fences**

The master fencing concept for Silver Oak uses stucco/stone pilasters with open rails or wood boards to portray a rural theme, denote boundaries of the community and to control vehicular traffic at golf course and open space areas.

Where free-standing screens and fences are required to insure privacy or enclose a pool area or privacy area, the fence design should: (1) create the sense of and separation of privacy, (2) frame the maximum panoramic view possible, and (3) become an extension of the architecture creating outdoor spaces and integrating the landscape with the architecture.

Free-standing walls and fences should be integrated into the design of the structure. They should be of identical or complimentary material and color and appear to be an extension of the wall of the structure, strongly integrated into the design of the building. All exposed surfaces should be finished. In no case shall a fence or screen exceed 6 feet in height from final grade except as required by State or City Ordinances.

Special consideration shall be taken when installing walls so not to obstruct the view from adjoining lots. Any privacy walls and fences will be installed by the individual homeowner or builder and maintained by the homeowner.

Owners of perimeter lots and lots backing to the golf course, may build side and rear property line fences outside their building envelopes using the Approved Perimeter Fence or an approved see-through fence, not impacting the views of the golf course by adjoining lot owners.

## **5.7 Porches and Balconies**

Porches are consistent with the Silver Oak Architectural themes, and should be used in front and back yards or entries to integrate the outdoors with the indoors. The incorporation of balconies onto or within the building form is encouraged for both practical and aesthetic value. Balconies should be integrated to break-up large

### **5.9.5 Gas and Electric Meters**

Meter locations should be designed into the architecture and screened from view.

### **5.9.6 Mechanical Equipment**

All air conditioning, heating equipment, and soft water tanks must be screened from view and insulated for sound attenuation. Air conditioning units are not permitted on roofs.

### **5.9.7 Skylights**

Skylights are to be designed as an integral part of the roof. Skylight framing material shall be translucent, bronze, anodized or colored to match adjacent roof material.

### **5.9.8 Solar Equipment**

Solar equipment is encouraged but cannot be roof mounted. All solar designs must be ground mounted and screened as approved by the ARC.

### **5.9.9 Service Areas**

Due to the unsightliness and noisiness of mechanical equipment of all kinds, such items shall be either incorporated into the house design as mechanical rooms and enclosed or shall be contained within a solid walled and gated area designed to match the house in both character and materials. Landscape screens are not acceptable. The minimum height of these walled enclosures shall be six feet (6'). It is recommended that they be located inside parking courts, as extensions of garages or integrated into perimeter wall design.

The interior of these service areas shall not be visible. These areas shall contain but not be limited to the storage and location of trash, firewood, maintenance tools, pool equipment, heating and ventilating equipment, irrigation and mechanical equipment, ground mounted solar panels, electrical and gas meters.

### **5.9.10 Barbecues**

The design of barbecue units that are integral with the design of the house is encouraged.

## **6.0 Landscape Standards**

### **6.1 Introduction**

These landscape design guidelines are intended to enhance the character and quality of the community established by the architectural guidelines.

The streetscape planting, which is installed by the developer, creates softly landscaped edges to the streets through the residential areas.

Within six (6) months after a certificate of occupancy is issued for a residence, homeowners are required to install landscaping in the front yards and in the side and rear yards. Each homeowner is encouraged to develop a landscape design which "fits" the natural features of his property and the architectural character of his home.

For the protection and preservation of property values, the conditions, covenants and restrictions empower the ARC to establish rules and regulations and authorizes them to enforce those rules. The following guidelines have been created to provide Owners, architects, designers and landscapers a reference point from which to develop their individual plans. These guidelines may be amended from time to time, so it is recommended that a current set be obtained prior to commencing design.

### **6.2 General Guidelines**

- All plant materials selected should be suitable for the climate, soil conditions, and theme of the community.
- Landscape planting palettes should be simple and kept to a limited number of plant materials.
- Plantings should be done in masses or groupings of a single species to avoid complexity.
- Landscape plantings should provide for effective screening of parking areas, utility enclosures or any visually undesirable element or structure.
- Planting selections should strive to maximize color during all four seasons.
- All landscaped areas must have an automatic irrigation system, to ensure efficient water usage.

## 6.5 Boulders

The use of native rock clusters and terraces is encouraged. Planting between the rocks and careful rock placement can result in a natural aesthetic effect. Rocks should be firmly imbedded and look permanent rather than in a precarious position. Some general rules for rock placement are:

- Use indigenous stone - Native granite stone is more available, and the visual "fit" is appropriate.
- Use large rock and boulders rather than "head size" stones. Smaller stones improperly placed can result in a "rubble pile" look.
- Imbed the rock into the ground plane, this will make the rock appear more settled and natural.
- When stacking rock, place larger rocks on the bottom - to work against gravity is very unsettling visually.
- Group rocks - rocks in clusters of varying sizes will appear more natural than stones spotted around without a relationship to each other.
- Plant in and around the rock clusters, this will help soften the edges of the "pile."

## 7.0 Approval Process

### 7.1 Procedures

In order to obtain the ARC approval of a set of plans, the Owner or the Owner's representative may provide a set of plans to Silver Oak, together with a \$50.00 review fee.

The plans provided shall be comprised of the site plan, the floor plan with total square footage, the elevations and the material list for all exterior materials.

To avoid delay, the Owner or the Owner's representative may wish to review the preliminary plans with a representative of the ARC.

The absence of ARC action within 30 days following receipt of a complete submittal of all required documents shall constitute Committee approval.

The applicant shall notify the ARC when construction work is completed. The Design Committee must notify the applicant of non-compliance of the work within 30 days of written notification of completion of the building or the work will be considered approved.

within seven (7) days of the date of presentation. Failure of the committee to act within 30 days constitutes an approval.

### 7.2.2 Submittal Two - Working Drawings

- 1) Working drawings (submit 2 copies) are to include all of the drawings and exhibits noted in the Submittal 1 above, with any revisions noted by Silver Oak ARC approval letter for drawings of Submittal 1.
- 2) Detailed construction drawings are to be in completed form as required for permitting and construction purposes.
- 3) Submission of exterior colors and finishes and a clear indication as to which surface the color relates, and sample of finish roofing material.

### 7.3 General Notes

Pursuant to the provisions of the Conditions, Covenants and Restrictions, no additions, remodelling, changes of exterior finish, landscaping, decks, fences, balconies or other structures shall be constructed on any lot without the approval of the ARC. The submittal procedure shall be as outlined above except that only the working drawings need to be submitted for review and approval.

ARC meetings are not regularly scheduled. However, a minimum of seven (7) days notice of meetings may be given at the discretion of the ARC. They will be held at the Silver Oak offices unless otherwise specified. Two (2) sets of drawings are requested (at each stage of submittal). Advance submission of documents is appreciated.

Working drawings will be reviewed by the ARC within fourteen (14) days after the submission unless otherwise stated. Committee findings on working drawings will be reported to applicant within three (3) days after review is completed.

All architectural drawings should be prepared and signed by a Nevada licensed residential designer or architect registered in Nevada although ARC will review preliminary plans based on "plan book" blueprints.

Review and approval of the ARC is necessary before additions or alterations are made to any portion of the approved plans.

The ARC may add further requirements not covered in the foregoing outline, or modify the standards set forth, if, in its opinion, such modifications are in the best interest of Silver Oak.



Autos and trucks belonging to contractors and their employees must be parked on the street so as not to inhibit access or parking of the property Owners, guests, and the public in the immediate area. The general contractor shall be responsible for adequate snow removal and to provide parking. No vehicles shall be left overnight which are not parked on the job site.

#### **8.4 Site Conduct and Safety Precautions**

The Owner and/or general contractor, job superintendent, employees, subcontractors and suppliers shall:

- Comply with all of the construction provisions established in the Design Guidelines and applicable CC&Rs.
- Follow the directives of the Silver Oak staff and the Architectural Committee and shall not consume alcoholic beverages on the site.
- Not damage or disturb the work of others.
- Not play radios or tape players at excessive noise levels at any time. No animals on the job site.
- Take all necessary precautions for the safety of all persons, materials and equipment on or adjacent to the site; furnish, erect and maintain approved barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during the work.
- It is the Owner's responsibility to ensure that all of the above conditions are followed by their contractors and agents.

#### **8.5 Compliance**

The ARC and the Board reserve the right to stop construction and deny site access to any general contractor, job superintendent, subcontractor, supplier or their employees who are in violation of these Regulations and any other relevant provision hereof.

#### **8.6 Construction Hours**

All construction operations shall be limited to: Monday through Sunday 7:00 a.m. to 7:00 p.m. Earth moving equipment shall be limited on weekends from 8:00 a.m. to 4:30 p.m. As the project becomes "built out" the hours of construction may be modified.

## **8.9 Site Maintenance**

The Owner, general contractor, subcontractor and suppliers shall maintain the job site in a neat and clean condition, removing paper, cans, bottles and other litter on a daily basis as necessary to maintain a clean and workmanlike building site.

Equipment not in daily use should be removed from the site.

The Owner and General Contractor shall be responsible for dust control and the cleaning of the site, street and gutters adjacent to the site. Destruction of street improvements, common area improvements adjoining lot disturbance and dust damage will be the liability of the Owner/General Contractor.

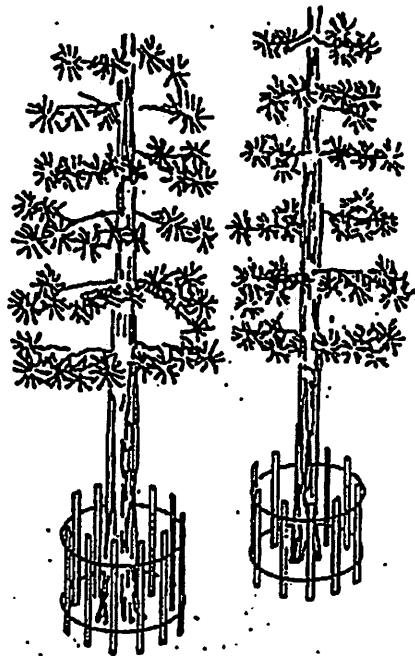
## **8.10 Disposal of Site Spoils**

Any spoils generated from the site grading must be placed on the Owner's Lot. No material may be placed on the street or common area. Storage of spoils on adjacent property will not be permitted. All excess spoils shall be removed promptly and disposed in accordance with City and/or State rules and regulations at controlled dumpsites.

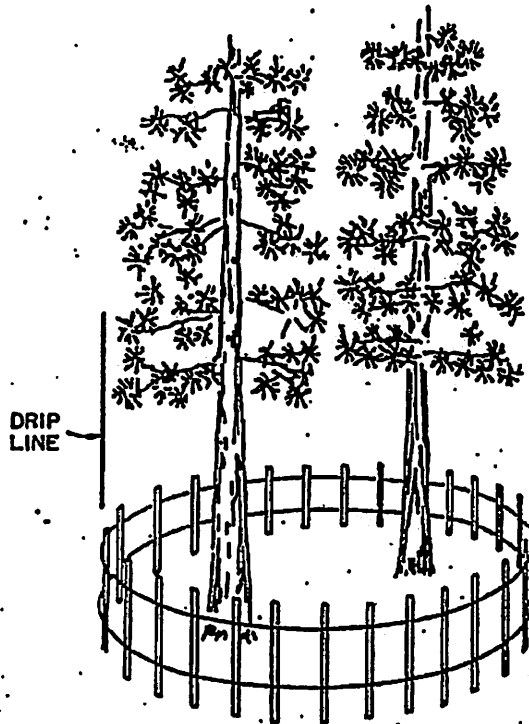
## **9.0 General**

We welcome you to Silver Oak. We intend to be flexible in the application of these standards with the underlying premise that Silver Oak be a quality project with quality construction.

Should you have any questions, please feel free to contact the Project office at 882-6300.

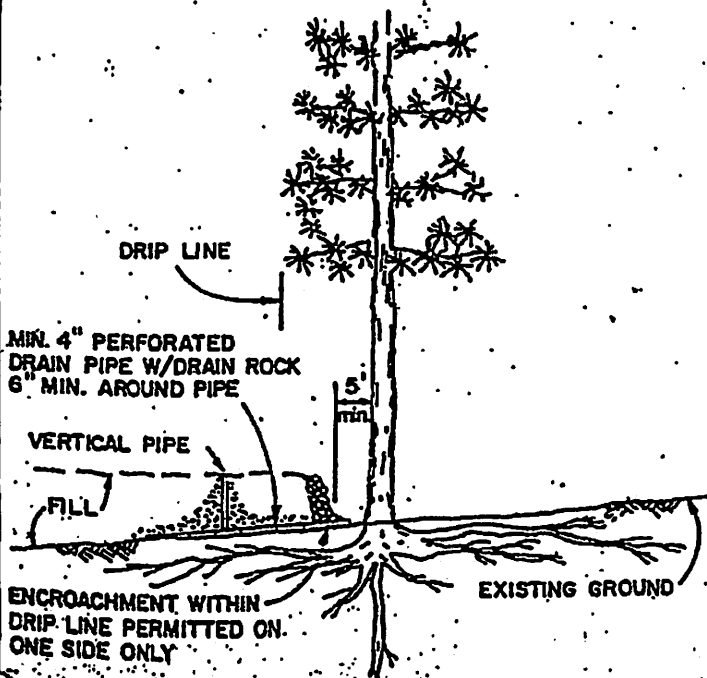


INCORRECT



CORRECT

**TREE PROTECTION FENCING**



MIN. 4" PERFORATED  
DRAIN PIPE W/DRAIN ROCK  
6" MIN. AROUND PIPE

VERTICAL PIPE

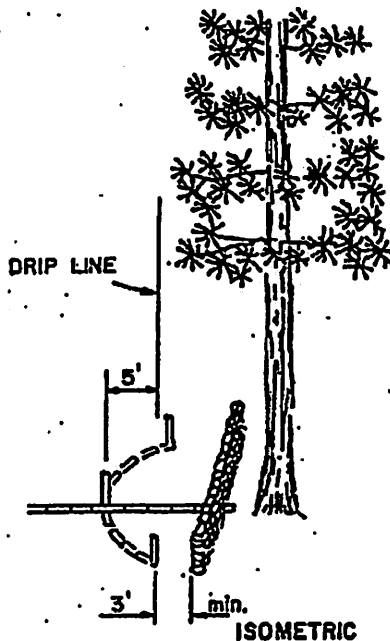
FILL

ENCROACHMENT WITHIN  
DRIP LINE PERMITTED ON  
ONE SIDE ONLY

EXISTING GROUND

SECTION

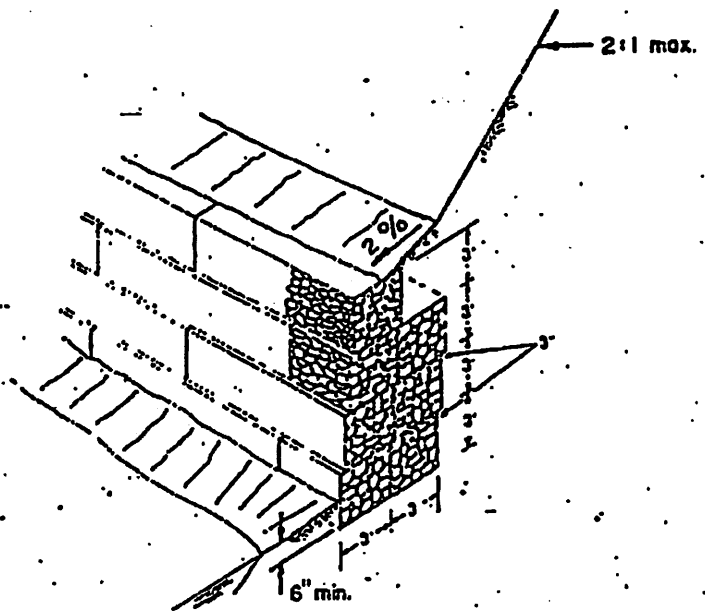
**TREE PROTECTION IN FILLED AREAS**



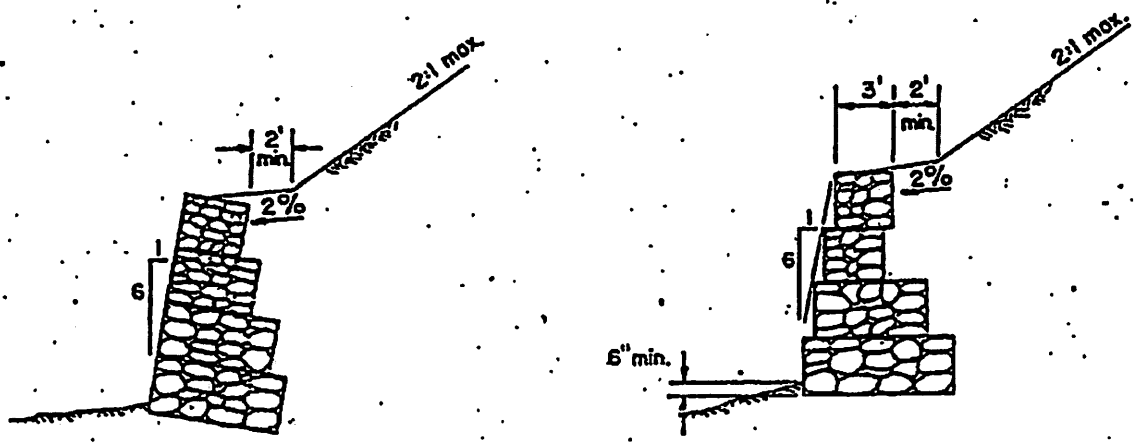
ISOMETRIC

**PROTECTION OF TREES AND OTHER  
VEGETATION**

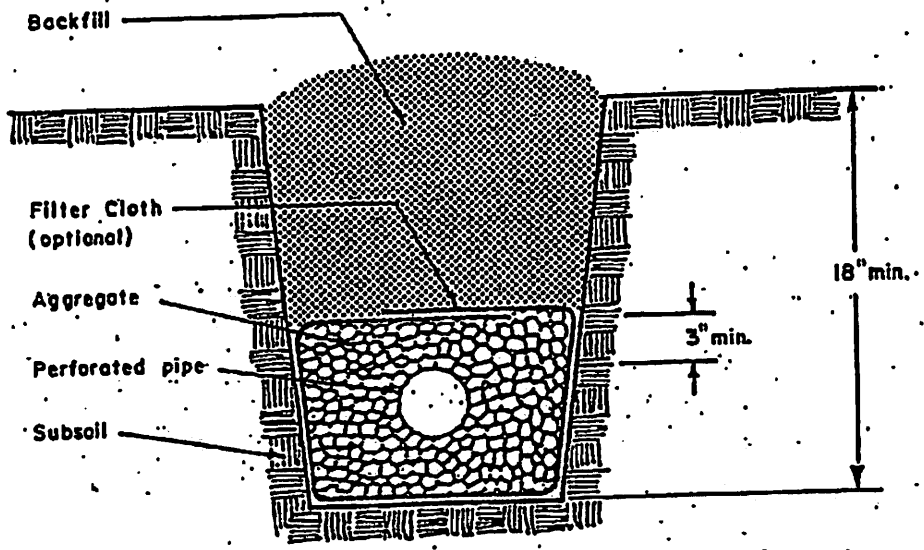
BMP-8



**ISOMETRIC**  
no scale



**GABION RETAINING WALLS**  
BMP-36



**SECTION**  
no scale

**SUBSURFACE DRAIN TRENCH SYSTEM**  
BMP-41

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN CARSON CITY, NEVADA,  
AND IS DESCRIBED AS FOLLOWS:

A portion of Sections 6 and 7, Township 15 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at the West 1/4 corner of the said Section 7, at a 5/8" rebar; thence along the section line North 89°51'44" East, a distance 3,370.8 feet to the Southwest corner of a 5 acre tract; Thence along the West line of said tract, North 00°13'55" West, for a distance of 660.60 feet; thence along the North line of said tract North 89°42'31" East, 333.28 feet to a line fence; thence along said fence North 00°06'06" East, a distance of 1,966.92 feet to the Section line between Section 6 & 7; thence along said section line North 89°46'28" East, a distance of 1,216.33 feet to the intersection with the West right of way line of U.S. Highway 395, from which the Southeast corner of Section 6, bears North 89°46'28" East, a distance of 103.69 feet; thence along said West right of way line of U.S. Highway 395, North 25°15'03" West, a distance of 1,532.37 feet to a point on the North line of a county road (abandoned), as shown on a record of survey filed January 15, 1971 in Book 2 of Maps, Page 343, as File No. 85262; thence North 89° 51'10" West, a distance of 704.17 feet to a 5/8" rebar; thence North 00°04'11" West, a distance of 553.55 feet to a 1/2" rebar; thence North 00°21'07" West, a distance of 695.95 feet to the intersection with the East-West 1/2 line of Section 6, from which the East 1/4 corner bears North 89°45'15" East, a distance of 1,463.21 feet; thence continuing on the same line, North 00°21'07" West, a distance of 257.83 feet to the intersection with the West right of way line of said U.S. Highway 395; thence North 25°13'03" West a distance of 842.55 feet to a 5/8" rebar; thence North 48°49'30" West a distance of 426.08 feet to a 12 inch spike at the beginning of a curve on the South line of Eagle Valley Ranch Road, as said road is shown on the "Chattin Survey", filed November 17, 1964 in Book 1 of Maps, page 241, as File No. 84161; thence on a curve to the left, a with a radius of 569.00 feet a delta of 15°39'25" and an arc length 155.49 feet to a 12 inch spike; thence North 64°24'55" West, a distance of 468.16 feet to an angle point; thence leaving said road and along a line fence North 80°59'47" West, a distance of 1,302.14 feet to a 5/8" rebar and the intersection with the North-South 1/16 line in Section 6; thence along said 1/16 line North 00°18'58" West, a distance of 819.76 feet to the intersection with the North line of said Section 6; thence along said North line South 89°58'51" West, a distance of 80.86 feet to a point; thence South 89°59'10" West, a distance of 928.66 feet to the Northwest corner of said Section 6; thence along the West line of said Section 6, up the mountain and through the old V & T Railroad cut to brow of hill, South 00°05'14" West, a distance of 2,226.00 feet to the West 1/4 corner of said Section 6; thence, down the mountain, North 89°45'15" East, a distance of 1,045.21 feet to the 1/16 corner; thence along the West line of the East 1/2 of the Southwest 1/4 of said Section 6, South 00°19'40" East, a distance of 2,642.08 feet to the section line between Section 6 & 7; thence along the said line South 89°47'00" West, a distance of 1,062.6 feet to the West corner common to Section 6 & 7; thence along the section line South 00°04'00" West, a distance of 2,640.03 feet to the point of beginning

EXCEPTING THEREFROM all that portion lying within a right-of-way, 80 feet in width (commonly known as the proposed Graves Lane Extension), within the South 1/2 of said Section 6, described as follows:

Commencing at a lead plug with stamped RLS 827 set in concrete at the base of a fence post, said point being the Southeast corner of a parcel of land along the Westerly right-of-way of U.S. Highway 395, as described in the Record of Survey No. 624, Carson City, Nevada, per Document No. 00105111, as filed in the Carson City Recorder's Office; thence along the South property line of said parcel, North  $89^{\circ}56'21''$  West, 278.30 feet to the Easterly right-of-way of Graves Lane, said point being the TRUE POINT OF BEGINNING; thence South  $66^{\circ}48'49''$  West, 884.39 feet; thence on a curve to the right with radius of 1,040.00 feet, central angle of  $22^{\circ}44'45''$  and arc length of 412.87 feet; thence South  $89^{\circ}33'34''$  West, 1,466.84 feet; thence on a curve to the left with radius of 170.00 feet, central angle of  $89^{\circ}49'52''$  and arc length of 266.53 feet; thence South  $89^{\circ}43'42''$  West, 80.00 feet to the Easterly property line of University Heights Unit No. 1, recorded as Plat No. 1086A, Carson City, Nevada; thence along the Easterly line of said subdivision North  $00^{\circ}16'18''$  West, 420.00 feet; thence North  $89^{\circ}43'42''$  East 80.00 feet; thence on a non-tangent curve to the left, with radius of 170.00 feet, central angle of  $90^{\circ}10'08''$  and arc length of 267.54 feet (chord bears South  $45^{\circ}21'23''$  East, 240.77 feet); thence North  $89^{\circ}33'34''$  East 1,465.60 feet; thence on a curve to the left with radius of 170.00 feet, central angle of  $22^{\circ}44'45''$  and arc length of 381.11 feet; thence North  $66^{\circ}48'49''$  East, 698.16 feet to the South property line of the afore-mentioned parcel; thence along said property line South  $89^{\circ}56'21''$  East, 202.69 feet to the TRUE POINT OF BEGINNING.

Reference is made to the Record of Survey for the Aram & Stella Karootunian Trust, filed in the Office of the Carson City Recorder on April 15, 1993, in Book 7 of Maps, Page 1995, File No. 142572, as same pertains to said lands.

P.N NO. 8-061-02.

DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN CARSON CITY, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

All that certain piece of parcel of land located in the East half of the Northeast  
Quarter of Section 1, Township 15 North, Range 19 East, M.D.B. & M., more particularly  
described as follows:

Parcels A, B, C and D of that certain Parcel Map recorded April 27, 1982 in Book 4 of  
Maps at Page 926 of File No. 10863 of Official Records, Carson City, Nevada.

Assessor's Parcel Nos. 07-091-55, 56, 57, 58



Carson City Treasurer  
Tax Department  
2621 Northgate Lane, Suite 11  
Carson City, Nevada 89706

July 19, 1993

To Whom It May Concern:

This letter is to inform you that Assessors Parcel Nos. 8-061-17 and 8-061-02 are not delinquent as of the date of this letter.

Very Truly Yours,

CARSON CITY TREASURER

By 

TAX BILL-CARBON CITY  
 MAKE REMITTANCE PAYABLE TO: 8-061-17

CARBON CITY TREASURER  
 TAX DEPARTMENT  
 2621 NORTHGATE LANE, SUITE 11  
 CARBON CITY, NV 89706

TAXES FOR PERIOD  
 JULY 1, 1993 THRU JUNE 30, 1994

06 SEC 15/20 NW4 NW4  
 DISTRICT- 2.4  
 PARCEL 8-061-17 ROLL 12743

ASSESSED VALUES	
REAL ESTATE	15,680
TOTAL	15,680

**NOTE:**  
 IF TAXES PAID BY LENDER, PLEASE FORWARD TO LENDER.  
 IF PROPERTY HAS BEEN SOLD, PLEASE FORWARD TO NEW  
 OWNER, THIS IS YOUR ONLY NOTICE!!

TAX AND PENALTY INFORMATION ON REVERSE SIDE

TAXES	RATE	AMOUNT
CITY OPER.	0.66390	104.10
CO-OP EXT.	0.01280	2.01
CITY DEBT (V)	0.07520	11.79
SR. CIT.	0.05000	7.84
MED. INDIGENT	0.01500	2.35
SUPPL. INDGT.	0.10000	15.68
CAP. PROJ.(L)	0.05000	7.84
SCHOOL OPER.	0.75000	117.60
SCH. DEBT (V)	0.75000	117.60
STATE	0.15000	23.52
CONSERVANCY	0.00000	
E.V. WATER	0.00270	.42
SUB-CONSERV.	0.03000	4.70
GENERAL TAXES DUE (V)=VOTED		415.45
TOTAL DUE		415.45

ASSESSED TO:  
 SILVER OAK DEVELOPMENT CO  
 % STEPHEN D HARTMAN  
 P O BOX 646  
 CARBON CITY NV 89702

IF YOUR ADDRESS HAS CHANGED PLEASE ENTER CHANGE ON BACK OF STUB

PARCEL 8-061-17  
 ROLL 12743  
 1ST QTR 103.87

DUE  
 AUGUST 16, 1993  
 MAIL THIS STUB WHEN PAYING THE  
 1ST INSTALLMENT.

PARCEL 8-061-17  
 ROLL 12743  
 2ND QTR 103.86

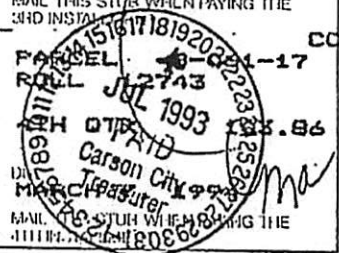
DUE  
 OCTOBER 4, 1993  
 MAIL THIS STUB WHEN PAYING THE  
 2ND INSTALLMENT.

PARCEL 8-061-17  
 ROLL 12743  
 3RD QTR 103.86

DUE  
 JANUARY 3, 1994  
 MAIL THIS STUB WHEN PAYING THE  
 3RD INSTALLMENT.

PARCEL 8-061-17  
 ROLL 12743  
 4TH QTR 103.86

DUE  
 APRIL 1, 1994  
 MAIL THIS STUB WHEN PAYING THE  
 4TH INSTALLMENT.

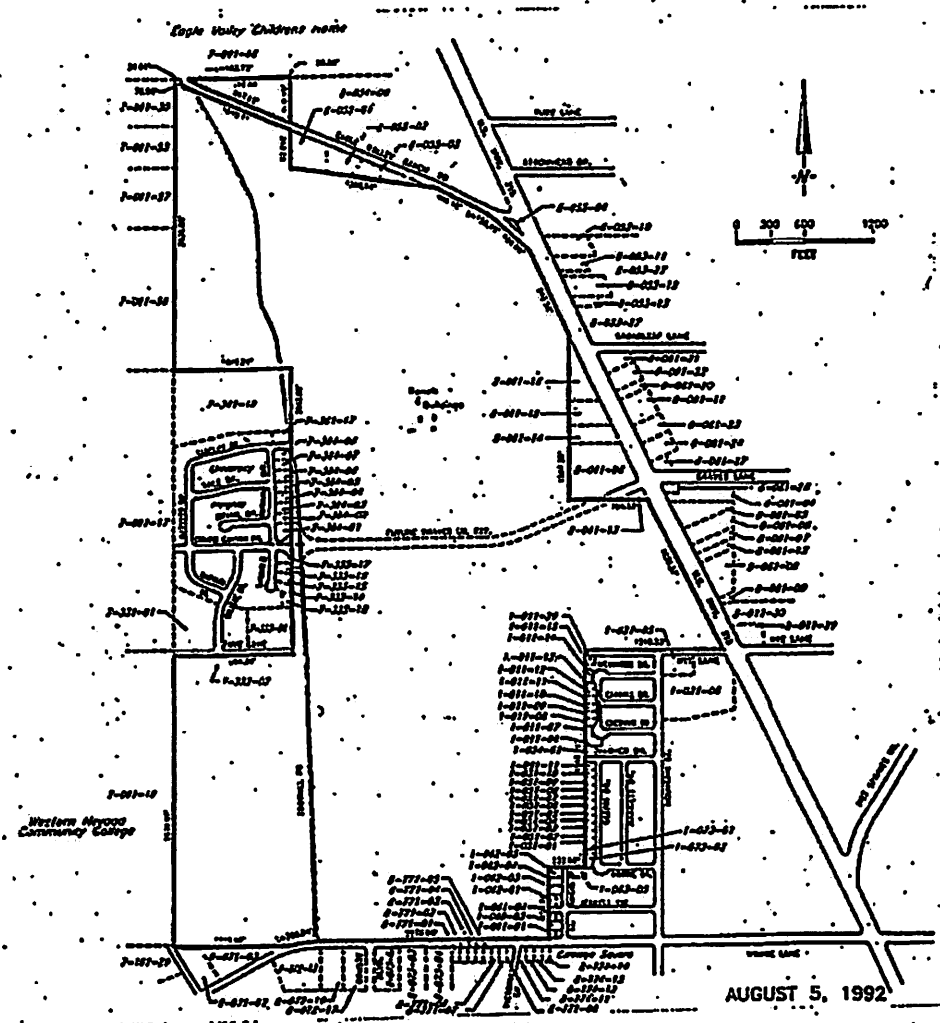


PARCEL 8-061-17  
 ROLL 12743  
 1ST QTR 103.87

DUE  
 AUGUST 16, 1993  
 MAIL THIS STUB WHEN PAYING THE  
 1ST INSTALLMENT

# SILVER OAK

## A PLANNED UNIT DEVELOPMENT



**SITE MAP**

**APPLICANT:**

**GTS PARTNERS, INC.**  
150 Plantation Drive  
Carson City, Nevada 89706

**RECORD OWNER:**

**SILVER OAK DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP**  
P.O. Box 4  
Carson City, Nevada 8972

**PREPARED BY:**

**THIEL, WINCHELL, & ASSOCIATES, INC**  
34 Lakes Blvd.  
Dayton, Nevada 89403  
(702) 246-7300

**GL SZABO & ASSOCIATES**  
66 Alviso Drive  
Camarillo, California 93010  
(805) 389-8913

Dist	Parcel Nbr	Parcel Number	Owner Name	Address	City	St	Zip	Acq H/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
1.0	1-071-01		HERRILL, BARBARA H & LUDLOW, MARY	2208 HARRIETT DR	CARSON CITY	NV	89703	8/06	1990	0104134				255	574
1.0	1-071-02		PERGONO, EDNA H FAMILY TRUST	2204 HARRIETT DR	CARSON CITY	NV	89703	3/23	1988	0118726	68420	68619	66547	222	529
1.0	1-071-03		BARLICH, MATTHEW J III & S A	2200 HARRIETT DR	CARSON CITY	NV	89703	12/21	1988	0113519	79841			122	281
1.0	1-071-04		BARWANN, WESLEY D & LORRAINE E	2201 GLENN DR	CARSON CITY	NV	89703	0/00	0000					375	592
1.0	1-072-01		BEARDEN, AGNES	2209 HARRIETT DRIVE	CARSON CITY	NV	89703	0/00	0000					353	627
1.0	1-072-05		WESTEGARD, TODD H & TAPPY A D	704 HILLCREST	CARSON CITY	NV	89703	11/28	1983					353	627
1.0	1-072-06		WAGNER, HARRIETT E 1990 TRUST	804 W MORRIE DR	CARSON CITY	NV	89703	4/29	1993	0143117	0136952	0107676	0067004	21	555
1.0	1-073-01		SWITZER, BERNARD W & GLADYS	2200 GLENN DR	CARSON CITY	NV	89703	0/00	0000	0136952	0107676	0067004	0067003	21	555
1.0	1-073-02		JOHNS, STEPHEN & JANE FAMILY TR	1001 MORRIE DR	CARSON CITY	NV	89703	1/10	1972					135	69
1.0	1-073-03		SALLISBERRY 1992 FAMILY TRUST	909 MORRIE DR	CARSON CITY	NV	89703	0/00	0000	0119085				41	234
1.0	1-073-04		SALLISBERRY 1992 FAMILY TRUST	909 MORRIE DRIVE	CARSON CITY	NV	89703	0/00	0000	0125621				55	270
1.0	1-073-05		BIANCULLI, JOSEPH E & DORIS	901 MORRIE DR	CARSON CITY	NV	89703	8/28	1974	0125620				162	560
1.0	1-073-06		MAY, ROBERT ALLEN	913 MORRIE DR	CARSON CITY	NV	89703	8/12	1991	0118830	0110772	84267		396	68
1.0	1-073-07		SCHNEIDER, GARY H	809 MORRIE DR	CARSON CITY	NV	89703	0/00	0000					137	3
1.0	1-073-08		JENNINGS, AVERALD H	805 MORRIE DR	CARSON CITY	NV	89703	4/29	1993	0143105	80448			412	582
1.0	1-073-09		BYRNE, MARY G	804 JEANELL DR	CARSON CITY	NV	89703	0/00	0000					41	376
1.0	1-073-10		HIRSON, LOIS ELSEN	10 CRESTLINE DR 611	SAN FRANCISCO	CA	94131	1/28	1985					259	532
1.0	1-073-11		SHALLER, DENISE G	812 JEANELL DR	CARSON CITY	NV	89703	12/28	1992	0138441	0127301	87607	63233	32	549
1.0	1-073-12		GLENN, JOHN K	900 JEANELL DR	CARSON CITY	NV	89703	10/24	1991	0121470	79034	73059		49	305
1.0	1-073-13		YORK, JEFFERY A & THERESA L	904 JEANELL DRIVE	CARSON CITY	NV	89703	7/02	1990	0102641	0102640			238	286
1.0	1-073-14		KRINS, MARY A	507 BURNS ST	RENO	NV	89502	2/24	1984					359	571
1.0	1-073-15		GARDANIAN, GARY J & MARY A	912 JEANELL DR	CARSON CITY	NV	89703	11/22	1989	93299				284	215
1.0	1-074-01		CHRISTOPHERSON, PHILIP W & J L	913 JEANELL DRIVE	CARSON CITY	NV	89703	7/01	1976					190	515
1.0	1-074-02		SPALDING, JAMES A & CHERYL G	6380 BLITHEDALE	LONG BEACH	CA	90808	5/25	1984					347	17
1.0	1-074-03		SPRINGER, MERRITT L & VIRGINIA	905 JEANELL DR	CARSON CITY	NV	89703	5/24	1989	85921	85920			416	312
1.0	1-074-04		ROSE, RUPERT R & DOROTHY L	901 JEANELL DR	CARSON CITY	NV	89703	9/21	1987	62883				107	233
1.0	1-074-05		FOLTZ, JEFFREY LEE & DIANE H	813 JEANELL DR	CARSON CITY	NV	89703	4/29	1987	59952				130	386
1.0	1-074-06		SMITH, ELAINE M	807 JEANELL DR	CARSON CITY	NV	89703	9/15	1977					214	79
1.0	1-074-07		ROGERS, JONATHAN D & SALLY F	805 JEANELL DR	CARSON CITY	NV	89703	11/05	1986	51469				336	156
1.0	1-074-08		MATTHEWS, JAMES A & JOSEPHINE A	804 W WINDIE LAKE	CARSON CITY	NV	89703	5/16	1984					366	225
1.0	1-074-09		GANEY, WARREN J & DANILLA B	808 WINDIE LAKE	CARSON CITY	NV	89703	4/14	1971					108	417
1.0	1-074-10		HARRISON, MARTIN & SYLVIA C	X JO PERRINE	CARSON CITY	NV	89701	7/07	1972					124	476
1.0	1-074-11		GODDARD, LESTER G & KATHRYN H	900 WINDIE LN	CARSON CITY	NV	89703	8/04	1975					175	530
1.0	1-074-12		HUGHES FAMILY 1992 TRUST	X 904 WINDIE LAKE	CARSON CITY	NV	89703	7/03	1990	0142097	0142023	0136641	0136640	330	69
1.0	1-074-13		ALLISON, GEORGE U JR & BARBARA	908 WINDIE LN	CARSON CITY	NV	89703	1/15	1984					403	470
1.0	1-074-14		BLAUD, HENRY C & ELMA S	912 WINDIE LN	CARSON CITY	NV	89703	2/09	1982	0111992	97132			405	342

Total Parcels: 36

\*\*\* END OF REPORT \*\*\*

ASR672  
WRIGHT

Carson City Assessor — Ownership of Parcels

(Parcel Ibr Order)

Page: 1  
Run Date: 5/24/93

Parcel Ibr	Parcel Number	Owner Name	Address	City	St	Zip	Acq H/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
1.0	1-061-01	HALL, MARY G	1014 WINDIE LN	CARSON CITY	NV	89703	0/00	0000	0134393					
1.0	1-061-02	JENKINS, ELIZABETH & JENKINS, G	1610 WINDIE LAKE	CARSON CITY	NV	89703	2/10	1987	54919				137	19
1.0	1-061-03	WHITEHEAD, HARRY J & CHRISTINE	2050 EL RANCHO DR	CARSON CITY	NV	89703	12/31	1991	0123701				222	242
1.0	1-061-04	ERODES, JEFFREY C & BRENDA J	1015 JEWELL DRIVE	CARSON CITY	NV	89703	4/29	1987	57793				66	270
1.0	1-061-05	WADE, LYLE J & RUBY TRENE	1011 JEWELL DR	CARSON CITY	NV	89703	8/05	1981					384	537
1.0	1-062-01	HARRIS, OWEN	678 FAIRVIEW DR #246	CARSON CITY	NV	89701	3/18	1988	68518	47425			301	331
1.0	1-062-02	ARRAIZ, JUAN P & DOROTHY	3261 CONTE DR	CARSON CITY	NV	89701	0/00	0000					334	16
1.0	1-062-03	FORREST, ROBERT W & ANNE M	2190 EL RANCHO DR	CARSON CITY	NV	89703	11/24	1992	0137162	0127825	66500	45605	23	205
1.0	1-062-04	MASKINS, LEO A & ANNETTE	2220 EL RANCHO DR	CARSON CITY	NV	89703	0/00	0000					109	524
1.0	1-062-05	BUTTERWORTH/CHALESIAN MARITAL T	X 2230 EL RANCHO DR	CARSON CITY	NV	89703	3/02	1984	0143756	0166857			53	296
1.0	1-063-01	FRY, DORIS R 1972 TRUST	920 JEWELL DR	CARSON CITY	NV	89703	11/14	1984	0134128	71331			360	145
1.0	1-063-02	FAEHLING, BONNIE JEAN	916 JEWELL DR	CARSON CITY	NV	89703	0/00	0000	0130251				380	539
1.0	1-063-03	BAKIELS, CHARLES L & EVA B	2181 EL RANCHO DR	CARSON CITY	NV	89703	5/08	1974					403	38
1.0	1-063-04	WALKER, ROBERT C & CATHERINE J	2219 EL RANCHO DR	CARSON CITY	NV	89703	10/24	1991	0121484	63204			157	577
1.0	1-063-05	ROSE, ROBERT W & DEBORAH	2231 EL RANCHO DR	CARSON CITY	NV	89703	3/09	1986	45406				181	474
1.0	1-064-01	FREY, LES & CARMEN	6551 WENFIELD DR	CARSON CITY	NV	89703	7/09	1991	0117634	0117633	0103305		301	318
1.0	1-064-02	FALLING JOHN P & JANET A	916 W WINDIE LN	HUNTINGTON BEACH	CA	92647	7/09	1991	0117634				199	547
1.0	1-064-03	CHRISTESON, RICHARD C & DEBRA L	2051 EL RANCHO DR	CARSON CITY	NV	89703	12/30	1991	0112688				287	1
1.0	1-064-04	CHAMPION, WILLIAM R & SALLY S	2089 EL RANCHO DR	CARSON CITY	NV	89703	9/12	1986	49422				312	11
1.0	1-064-05	BERNICH, JANIS L	917 JEWELL DR	CARSON CITY	NV	89703	5/30	1986	45943				181	277

Total Parcels: 20

\*\*\* END OF REPORT \*\*\*

ASR672  
WRIGHT

Carson City Assessor — Ownership of Parcels

(Parcel Nbr Order)

Page: 2  
Run Date: 6/09/93

Dist	Parcel Nbr	Owner Name	Address	City	St	Zip	Acq M/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
1.0	1-054-05	COLLIER FAMILY TRUST AGREEMENT	812 WAGNER DR	CARSON CITY	NV	89703	0/00	0000	0115154				36	627
1.0	1-054-06	TURPKINS, JAMES K & LIBA W	808 WAGNER DR	CARSON CITY	NV	89703	5/03	1993	0143667	0108125			186	514
1.0	1-054-07	WELCH, BARBARA ET AL	804 WAGNER DR	CARSON CITY	NV	89703	7/08	1987	60337				243	287
1.0	1-054-08	GOLDMAN, LARRY R	2500 MOUNTAIN ST	CARSON CITY	NV	89703	10/05	1992	0135211	0130698	0102543	96885	128	636
1.0	1-054-09	CHILKOLM, DONALD R & JANIECE A	801 CHERNUS DR	CARSON CITY	NV	89703	11/19	1992	0136981	0126408	0126407	61114	319	559
1.0	1-055-01	LARSON, ALLEN E & SUE L	2700 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					45	639

Total Parcels: 59

\*\*\* END OF REPORT \*\*\*

Inst Nbr	Parcel Nbr	Owner Name	Address	City	St	Zip	Acq. H/D	Acq. Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
1.0	1-051-01	RHYON, JEFFREY A & PERRY L	2204 GLENH DR	CARSON CITY	NV	89703	9/14	1989	0142833	76101			344	247
1.0	1-051-02	LIBRELL, DAVID R	2206 GLENH DRIVE	CARSON CITY	NV	89703	6/25	1980	58543				219	89
1.0	1-051-03	RICHARDS, FREDERICK E & JEANNE	2404 GLENH DR	CARSON CITY	NV	89703	8/01	1986	48043	48042			139	518
1.0	1-051-04	GALLIVAN, ELEANORA	2304 GLENH DRIVE	CARSON CITY	NV	89703	10/27	1986	51027				419	381
1.0	1-051-05	ELISHAN, ELIZABETH	2308 GLENH DR	CARSON CITY	NV	89703	6/29	1979					254	390
1.0	1-051-06	RICHARDS, E FRANCES	2400 GLENH DR	CARSON CITY	NV	89703	4/28	1982	0141589				319	412
1.0	1-051-07	RICHARDS, FRED & JEANNE	2404 GLENH DR	CARSON CITY	NV	89703	0/00	0000					51	204
1.0	1-051-08	CARTER, ALEXANDER P & CHRISTINE	2500 GLENH DR	CARSON CITY	NV	89703	8/30	1991	0119521				43	313
1.0	1-051-09	COTE, THOMAS J	2304 GLENH DR	CARSON CITY	NV	89703	10/26	1989	0135841	92392	79876	77392	82	484
1.0	1-051-10	JOHNSON, BILLIE J & JOHNSON, L	2508 GLENH DR	CARSON CITY	NV	89703	7/07	1980					279	495
1.0	1-051-11	HAUSON, JEANNE MARIE	1001 WAGNER DR	CARSON CITY	NV	89703	8/02	1977					213	335
1.0	1-052-01	SPURDICK, GEORGE E & MARILYN	4974 SORAN AVE	SAN DIEGO	CA	92110	1/24	1985					385	431
1.0	1-052-02	MC NEIL, GEDRGE H & BARBARA L	2207 GLENH DR	CARSON CITY	NV	89703	4/30	1993	0143298	0143296	0123376	49667	249	63
1.0	1-052-03	TURBULLD, PARKER D & RUTH M	2301 GLENH DR	CARSON CITY	NV	89703	11/29	1977					220	221
1.0	1-052-04	BROWN, LAWRENCE C & JOYCE C	2305 GLENH DR	CARSON CITY	NV	89703	0/00	0000					49	13
1.0	1-052-05	WILLIAMS, RICHARD E & CAROL T	2309 GLENH DR	CARSON CITY	NV	89703	0/00	0000					45	347
1.0	1-052-06	FRANKS, BARBARA J	2401 GLENH DR	CARSON CITY	NV	89703	9/14	1977					218	24
1.0	1-052-07	BLACK, CLAIR A & LINDA	2405 GLENH DR	CARSON CITY	NV	89703	7/17	1984					371	524
1.0	1-052-08	CLARKE, ANTHONY C & MARGARET H	2501 GLENH DR	CARSON CITY	NV	89703	4/12	1975					230	431
1.0	1-052-09	TIERNEY, DENNIS C & NICOLE P	2505 GLENH DRIVE	CARSON CITY	NV	89703	12/12	1977					221	81
1.0	1-052-10	RODSEN, KAREN E	2509 GLENH DR	CARSON CITY	NV	89703	7/14	1986	47336				376	169
1.0	1-052-11	ELDER, JOHN H	903 WAGNER DR	CARSON CITY	NV	89703	0/00	0000	0115008				78	442
1.0	1-052-12	PEACHEE, ROLAND D & MARGARET E	701 WAGNER DRIVE	CARSON CITY	NV	89703	3/02	1983					343	633
1.0	1-052-13	SHAFFER, DAVID A & LETA F	2508 HARRIETT DR	CARSON CITY	NV	89703	11/30	1978					244	141
1.0	1-052-14	TRIVITT, MAUREEN A	2504 HARRIETT DR	CARSON CITY	NV	89703	10/06	1975					178	581
1.0	1-052-15	JACHTER, ED H & DELores	2500 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					51	125
1.0	1-052-16	SCHMIDT, JOSEPH F & VIRGINIA C	2404 HARRIETT DR	CARSON CITY	NV	89703	5/08	1981					299	342
1.0	1-052-17	HATZKE, TIMOTHY SR & JAMET	2400 HARRIETT DR	CARSON CITY	NV	89703	1/21	1993	0139173	0134966			307	233
1.0	1-052-18	RIKISON REVOCABLE LIVING TRUST	2308 HARRIETT DR	CARSON CITY	NV	89703	3/22	1972	0107980				121	218
1.0	1-052-19	SHEENAN, BETTY J	2304 HARRIETT DRIVE	CARSON CITY	NV	89703	8/04	1981					305	216
1.0	1-052-20	RASNER, DON LEE & LORENE B	2300 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					51	595
1.0	1-053-01	ESCHER, ALFRED W & JOSEPHINE L	2301 HARRIETT DR	CARSON CITY	NV	89703	4/27	1979					253	98
1.0	1-053-02	STEVENS, ROBERT L & FRANCES B	P O BOX 2263	CARSON CITY	NV	89702	2/18	1993	0140378	98184	98182	71353	219	210
1.0	1-053-03	RICHARDSON, GORDON L & NANCY L	4908 ACER WAY	GRANDWALE	CA	95662	11/12	1992	0136677				293	549
1.0	1-053-04	PELLING, EDGAR D & HARLYS B	2401 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					84	342
1.0	1-053-05	COTTON, BRUCE A & DENNA LEE	2405 HARRIETT DR	CARSON CITY	NV	89703	3/11	1988	68071	56673	54423		196	139
1.0	1-053-06	HEHLAR, JOHN P & EILEEN R	2301 HARRIETT DR	CARSON CITY	NV	89703	4/09	1991	0133809	87073			384	454
1.0	1-053-07	LOBBES, ERNA H 1992 TRUST	2505 HARRIETT DRIVE	CARSON CITY	NV	89703	7/31	1980	0137076				280	624
1.0	1-053-08	HAYAN, DOROTHY M	2509 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					38	19
1.0	1-053-09	HIGMAN, DEAN C & CARRIE L	805 WAGNER DR	CARSON CITY	NV	89703	1/31	1990	95898	98596			180	215
1.0	1-053-10	CRIDDLEBAUGH, ROYD	601 WAGNER DR	CARSON CITY	NV	89703	10/03	1988	81180	76259	76031	60849	142	457
1.0	1-053-11	TIPPERMAN, GALE & DEANNA B	2508 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					39	67
1.0	1-053-12	TARANEC, BORTS & NINA	2504 MOUNTAIN ST	CARSON CITY	NV	89703	12/09	1986	52613	52612	52611		272	303
1.0	1-053-13	KEVENS, GREGORY J	BOX 2190	HERMERTSON	NV	89609	2/01	1993	0144829	0118446	0117030	83071	184	55
1.0	1-053-14	HANULLIS, TERI L & HANULLIS, L	2404 MOUNTAIN ST	CARSON CITY	NV	89703	4/12	1985	0131586	0131585			391	215
1.0	1-053-15	SCHLAFKHL, CHAS R & JANICE E	2400 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					61	266
1.0	1-053-16	BARTUCCI, GREGORY & DYE, DENISE	2300 MOUNTAIN ST	CARSON CITY	NV	89703	8/26	1986	48782	48781			261	187
1.0	1-053-17	SAHASKO, WALTER	2304 MOUNTAIN ST	CARSON CITY	NV	89703	2/04	1993	0139763				411	172
1.0	1-053-18	DOLD, RICHARD H & DOLD, GENE E	2308 MOUNTAIN ST	CARSON CITY	NV	89703	2/03	1989	81291	80207			144	251
1.0	1-054-01	GUTZMAN, RONALD L & BEGENLY E	750 ARROWHEAD DRIVE	CARSON CITY	NV	89706	0/00	0000					86	452
1.0	1-054-02	LOUIS FAMILY 1990 TRUST	NORMAN & C LOUIS	CARSON CITY	NV	89703	0/00	0000	0103494				42	668
1.0	1-054-03	RODAN, DORETTA J TRUST	904 WAGNER DR	CARSON CITY	NV	89703	10/01	1990	0132413	0106522	0102167	50973	76	420
1.0	1-054-04	BAUNDERS, RONALD D & ELEANOR S	300 GARDENHIGHT WAY	CARSON CITY	NV	89706	8/01	1977					209	205

Dist	Parcel Nbr	Parcel Number	Owner Name	Address	City	St	Zip	Acq N/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
1.0	1-051-01		RUNYON, JEFFREY A & PEONY L	2204 GLENN DR	CARSON CITY	NV	89703	9/14	1989	0142835	76101			344	297
1.0	1-051-02		LINWELL, DAVID R	2208 GLENN DRIVE	CARSON CITY	NV	89703	6/25	1980	58543				279	89
1.0	1-051-03		RICHARDS, FREDERICK E & JEANNE	2404 GLENN DR	CARSON CITY	NV	89703	8/01	1986	48045	48042			139	518
1.0	1-051-04		GALLIVAN, ELEANORA	2304 GLENN DRIVE	CARSON CITY	NV	89703	10/27	1986	51027				419	581
1.0	1-051-05		EISSMAN, ELIZABETH	2308 GLENN DR	CARSON CITY	NV	89703	6/28	1979					256	490
1.0	1-051-06		RICHARDS, E FRANCES	2400 GLENN DR	CARSON CITY	NV	89703	4/28	1982	0141589				319	412
1.0	1-051-07		RICHARDS, FRED & JEANNE	2404 GLENN DR	CARSON CITY	NV	89703	0/00	0000					51	204
1.0	1-051-08		CARTER, ALEXANDER B & CHRISTINE	2500 GLENN DR	CARSON CITY	NV	89703	8/30	1991	0119521				43	313
1.0	1-051-09		COTE, THOMAS J	2504 GLENN DR	CARSON CITY	NV	89703	10/26	1989	0135841	92392	79876	77892	82	486
1.0	1-051-10		JOHNSON, BILLIE J & JOHNSON, L	2508 GLENN DR	CARSON CITY	NV	89703	7/07	1989					279	495
1.0	1-051-11		ANDSON, JEANIE MARIE	1001 WAGNER DR	CARSON CITY	NV	89703	8/02	1977					213	335
1.0	1-052-01		SPURDICK, GEORGE E & MARILYN	4974 SORAN AVE	SAN DIEGO	CA	92110	1/24	1985					385	431
1.0	1-052-02		MC NEIL, GEORGE H & BARBARA L	2209 GLENN DR	CARSON CITY	NV	89703	4/30	1993	0143298	0143296	0123376	49669	249	63
1.0	1-052-03		MURGAULT, PARKER D & NUTH M	2301 GLENN DR	CARSON CITY	NV	89703	11/29	1977					220	221
1.0	1-052-04		BROWN, LAWRENCE C & JOYCE C	2305 GLENN DR	CARSON CITY	NV	89703	0/00	0000					49	13
1.0	1-052-05		WILLIAMS, RICHARD E & CAROL T	2309 GLENN DR	CARSON CITY	NV	89703	0/00	0000					45	347
1.0	1-052-06		HENRIAS, BARBARA J	2401 GLENN DR	CARSON CITY	NV	89703	9/18	1977					218	24
1.0	1-052-07		BLACK, CLAIR A & LINDA	2405 GLENN DR	CARSON CITY	NV	89703	7/17	1984					371	524
1.0	1-052-08		CLARKE, ANTHONY C & MARGARET M	2501 GLENN DR	CARSON CITY	NV	89703	4/12	1975					230	631
1.0	1-052-09		TIERNEY, DENNIS C & JANE P	2505 GLENN DRIVE	CARSON CITY	NV	89703	12/12	1977					221	81
1.0	1-052-10		BARSEN, KAREN E	2509 GLENN DR	CARSON CITY	NV	89703	7/14	1986	47336				376	169
1.0	1-052-11		ELDER, JOHN H	903 WAGNER DR	CARSON CITY	NV	89703	0/00	0000	0115008				78	442
1.0	1-052-12		PEACHEE, ROLAND B & MARGARET E	901 WAGNER DRIVE	CARSON CITY	NV	89703	8/02	1983					345	633
1.0	1-052-13		SHAFFER, DAVID A & LETA F	2508 HARRIETT DR	CARSON CITY	NV	89703	11/30	1978					244	141
1.0	1-052-14		TRIVITT, MAUREEN A	2504 HARRIETT DR	CARSON CITY	NV	89703	10/06	1975					178	581
1.0	1-052-15		JUCKTIZ, ED M & DELores	2500 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					51	125
1.0	1-052-16		SCHWIDT, JOSEPH F & VIRGINIA C	2404 HARRIETT DR	CARSON CITY	NV	89703	5/08	1981					299	542
1.0	1-052-17		HATZKE, TIMOTHY SR & JANET	2400 HARRIETT DR	CARSON CITY	NV	89703	1/21	1993	0139173	0134966			309	233
1.0	1-052-18		ATLISON REVOCABLE LIVING TRUST	2308 HARRIETT DR	CARSON CITY	NV	89703	3/22	1972	0107980				121	210
1.0	1-052-19		SHEEHAN, BETTY J	2304 HARRIETT DRIVE	CARSON CITY	NV	89703	8/04	1981					305	216
1.0	1-052-20		WASHER, DON LEE & LORNE B	2300 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					51	595
1.0	1-053-01		KREMER, ALFRED W & JOSEPHINE L	2301 HARRIETT DR	CARSON CITY	NV	89703	4/27	1979					253	98
1.0	1-053-02		STEVENSON, ROBERT L & FRANCES B	P O BOX 2263	CARSON CITY	NV	89702	2/18	1993	0140378	98184	98182	71353	319	210
1.0	1-053-03		RICHARDSON, GORDON L & NANCY L	6908 ACER WAY	ORANGEVALE	CA	95642	11/12	1992	0136677				293	549
1.0	1-053-04		HELLING, EDGAR D & MARLYN B	2401 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					84	342
1.0	1-053-05		COTTON, BRUCE A & DONNA LEE	2405 HARRIETT DR	CARSON CITY	NV	89703	3/11	1988	68071	56673	54423		196	139
1.0	1-053-06		HERLAN, JOHN P & EILEEN R	2501 HARRIETT DR	CARSON CITY	NV	89703	4/08	1991	0113809	87073			384	434
1.0	1-053-07		WAGNER, EPHA H 1992 TRUST	2505 HARRIETT DRIVE	CARSON CITY	NV	89703	7/31	1980	0137076				280	624
1.0	1-053-08		HAYAN, DOROTHY M	2509 HARRIETT DR	CARSON CITY	NV	89703	0/00	0000					38	19
1.0	1-053-09		HIGHAM, DEAN C & CARRIE L	805 WAGNER DR	CARSON CITY	NV	89703	1/31	1990	95898	98596			180	215
1.0	1-053-10		CRIDDLEBURN, ARDYS	801 WAGNER DR	CARSON CITY	NV	89703	10/03	1988	81180	76799	76031	60849	142	767
1.0	1-053-11		TIPPERMAN, GALE & DEANNA B	2508 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					39	67
1.0	1-053-12		TARNHEL, BERTS & NINA	2504 MOUNTAIN ST	CARSON CITY	NV	89703	12/09	1986	52615	52612	52611		273	303
1.0	1-053-13		REBERS, GREGORY J	BOX 2190	HENDERSON	NV	89009	2/01	1993	0144829	0118246	0117030	84071	194	55
1.0	1-053-14		MANGALLIS, TERI L & MANGALLIS, L	2404 MOUNTAIN ST	CARSON CITY	NV	89703	4/12	1985	0131586	0131585			391	215
1.0	1-053-15		SCRAPKOH, CHAS R & JANICE E	2400 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					81	266
1.0	1-053-16		SANTUCCI, GREGORY & DYE, DENISE	2300 MOUNTAIN ST	CARSON CITY	NV	89703	8/25	1986	48782	48781			281	187
1.0	1-053-17		SWANSON, WALTER	2304 MOUNTAIN ST	CARSON CITY	NV	89703	2/04	1993	0139763				411	172
1.0	1-053-18		DOUD, RICHARD H & DOUD, GENE E	2308 MOUNTAIN ST	CARSON CITY	NV	89703	2/03	1989	81291	80207			144	251
1.0	1-054-01		GUTZMAN, RONALD L & BEVERLY L	150 ARSONHEAD DRIVE	CARSON CITY	NV	89705	0/00	0000					85	452
1.0	1-054-02		LOOKIS FAMILY 1990 TRUST	1 NORMAN & C LOOKIS	CARSON CITY	NV	89703	0/00	0000	0103494				42	668
1.0	1-054-03		FRANSL, DONETTA J TRUST	904 WAGNER DR	CARSON CITY	NV	89703	10/01	1990	0132413	0104522	0102167	50973	76	420
1.0	1-054-04		SHROEDERS, RONALD D & ELEANOR S	300 GARDENGATE WAY	CARSON CITY	NV	89706	6/01	1977					209	205



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Assessor's Office  
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Parcel Number	Assessed Owner Name	Address	City	State	Zip Code	Assessment Year	Assessment Parcel	Assessment Parcel	Assessment Parcel
1-021-05	PUBLIC IMP DEVELOPMENT CO	1300 TWIN ST	BERKELEY	CA	94702	1978	1978	1978	1978
1-021-07	SAND, WOOD DEVELOPMENT CO	3222 CALIFORNIA DR	BERKELEY	CA	94702	1978	1978	1978	1978
1-021-09	SAND, WOOD DEVELOPMENT CO	3222 CALIFORNIA DR	BERKELEY	CA	94702	1978	1978	1978	1978

COUNT

SEE END OF REPORT \*\*\*

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Carson City Assessor — Ownership of Parcels

(Parcel Ibr Order)

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Dist	Parcel	Owner	Address	City	St	Zip	Acq	Acq	Document	Document	Document	Document	Book	Page
Nbr	Number	Name					M/D	Yr	1	2	3	4		
1.0	1-011-01	WINS, ANNA M 1991 REV INT TRUST	P O BOX 157	SAN LEANDRO	CA	94577	6/05	1980	0119279				278	49
1.0	1-011-02	TRETIANOFF, PETER P & CAROLYN S	807 CHERNUS DR	CARSON CITY	NV	89703	10/21	1991	0121335				46	358
1.0	1-011-03	WHITE, JEROME D	811 CHERNUS DRIVE	CARSON CITY	NV	89703	9/30	1980	90008				289	582
1.0	1-011-04	HOFER, MARY E	901 CHERNUS DR	CARSON CITY	NV	89703	5/23	1972					124	233
1.0	1-011-05	HOUGH, SANDRA K	P O BOX 1633	CARSON CITY	NV	89702	5/22	1990	0104391	0130796	89188	80512	114	153
1.0	1-011-06	REPLIGLE, BERT K & CELIA ANN	905 CHERNUS DR	CARSON CITY	NV	89703	0/00	0000					51	227
1.0	1-011-07	REDKATHSON, DANIEL R & NEVA	2698 HARVIN DRIVE	CARSON CITY	NV	89703	0/00	0000					57	131
1.0	1-011-08	FITZHENRY FAMILY REVOC TRUST	X 2700 HARVIN DR	CARSON CITY	NV	89703	1/10	1980	0121400				249	494
1.0	1-011-09	BERNIN, THEODORE R & ELIZABETH	2702 HARVIN DR	CARSON CITY	NV	89703	2/26	1978					245	544
1.0	1-011-10	BAKER, RICHARD E & MARLENE	2704 HARVIN DR	CARSON CITY	NV	89703	0/00	0000					51	30
1.0	1-011-11	BADKOB, WILLIAM H & ANITA H	2800 HARVIN DR	CARSON CITY	NV	89703	6/24	1992	0130751	34822			204	48
1.0	1-011-12	KELLY, DANIEL R & LOIS	2804 HARVIN DR	CARSON CITY	NV	89703	0/00	0000					51	517
1.0	1-011-13	ELDER, DANIEL B & DEBRA L	2806 HARVIN DR	CARSON CITY	NV	89703	6/13	1985					394	105
1.0	1-011-14	FNEY, MORTON NEIL & MARY S	2808 HARVIN DR	CARSON CITY	NV	89703	0/00	0000					54	702
1.0	1-011-15	GROWER, DENNIS N & ELEANOR R	906 MENINGER DR	CARSON CITY	NV	89703	7/31	1981					305	67
1.0	1-011-16	PAULIAN, MARK L	904 MENINGER DR	CARSON CITY	NV	89703	10/20	1984					379	640
1.0	1-011-17	DRAKE, DON R & JOAN L	900 MENINGER DR	CARSON CITY	NV	89703	8/19	1970					99	30
1.0	1-011-18	MOORE, ABEL S	812 MENINGER DR	CARSON CITY	NV	89703	2/01	1991	0111729	96985	96984	82011	417	481
1.0	1-011-19	HELBROCK, IRVIN T & KATHRYN H	808 MENINGER DR	CARSON CITY	NV	89703	9/29	1986	0137131	49776	46642		394	57
1.0	1-011-20	HILKE, ROBERT J JR & DAWN R	804 MENINGER DRIVE	CARSON CITY	NV	89703	7/24	1991	0118203	85091			284	608
1.0	1-011-21	BOARDMAN, DONALD H & BETTY J	2900 MOUNTAIN ST	CARSON CITY	NV	89703	0/00	0000					73	624
1.0	1-011-22	WILHOITE, DONALD S	P O BOX 1346	CARSON CITY	NV	89702	9/18	1978					239	812
1.0	1-011-23	ODDRE, LOUIS J	803 W HYE LAKE	CARSON CITY	NV	89703	1/14	1987	0111658	33854			279	425
1.0	1-011-24	LEWIS, MARILYN PAULI-	321 WYDIE LAKE	CARSON CITY	NV	89703	10/22	1992	0133875	0133874	0108042	0100594	132	101
1.0	1-011-25	HYE STREET PROPERTIES	188 S BENJAMIN	STATELINE	NV	89449	1/25	1990	95870	45426			404	133
1.0	1-011-26	CURTIS, STUART E & BARRARA H	P O BOX 204	CARSON CITY	NV	89702	0/00	0000					57	626
1.0	1-011-27	KUESTER, DONNA & DE PAUM, W D	903 W HYE LN	CARSON CITY	NV	89703	10/12	1989	91537	45126			169	245
1.0	1-011-28	ALFENEZ, JOSEPH B & DEBORAH A	907 W HYE LAKE	CARSON CITY	NV	89703	9/22	1987	62899				364	214
1.0	1-011-29	LYNN, JEROME P & ANN S	909 W HYE LN	CARSON CITY	NV	89703	8/19	1970					39	466
1.0	1-012-01	SHAFFER, DAVID & SHAFFER, JAMES	2208 HARRIETT DR	CARSON CITY	NV	89703	3/03	1988		70380			174	149
1.0	1-012-02	WILSON, MALCOLM E & JOAN J	804 CARROLL DR	CARSON CITY	NV	89703	0/00	0000					51	492
1.0	1-012-03	POPP, MICHAEL K & JO ANGELA	808 CARROLL DRIVE	CARSON CITY	NV	89703	7/31	1991	0118494				362	7
1.0	1-012-04	SHILLEY, RONALD D & MARLENE G	812 CARROLL DR	CARSON CITY	NV	89703	0/00	0000					67	148
1.0	1-012-05	ROLLE, CHERYL D REVOCABLE TRUST	900 CARROLL DR	CARSON CITY	NV	89703	10/04	1991	0120726	51601			151	151
1.0	1-012-06	HELGEN FAMILY TRUST AGREEMENT	X RICK HELGEN	LAS VEGAS	NV	89120	0/00	0000	0122492				58	508
1.0	1-012-07	WEYENMEYER, EVELYN O	2807 HARVIN DR	CARSON CITY	NV	89703	0/00	0000	0118134	71627			98	192
1.0	1-012-08	PHALEN, CHARLOTTE	901 MENINGER DR	CARSON CITY	NV	89703	7/08	1974	0112353				160	291
1.0	1-012-09	BIERNAN, DOUGLAS H & SHIRLEY A	811 MENINGER DR	CARSON CITY	NV	89703	8/27	1989	50544				88	451
1.0	1-012-10	FITZ-ROY, RAYMOND & D ET AL	807 MENINGER DRIVE	CARSON CITY	NV	89703	1/14	1992	0124104	33336			117	539
1.0	1-012-11	DRIZINKOFF, LED H & SUSAN L	803 MENINGER DR	CARSON CITY	NV	89703	7/25	1991	0142397	0118254	0101090	69948	103	37
1.0	1-012-12	BURTON, THOMAS D & MELINDA A	2806 MOUNTAIN ST	CARSON CITY	NV	89703	10/29	1985	51132				54	513
1.0	1-013-01	WATSON, DAVID H & TRESHUT, H B	804 CHERNUS DRIVE	CARSON CITY	NV	89703	11/02	1987	64246				128	525
1.0	1-013-02	YAMASHITA, EARL H & MOLLY K	808 CHERNUS DR	CARSON CITY	NV	89703	0/00	0000					47	149
1.0	1-013-03	SOMPERS, DENNIS & ANGELA H	812 CHERNUS DR	CARSON CITY	NV	89703	4/29	1974					157	26
1.0	1-013-04	MUNSON, JEANNE	900 CHERNUS DR	CARSON CITY	NV	89703	1/27	1977					201	429
1.0	1-013-05	GRADER, JAMES W	2701 HARVIN DR	CARSON CITY	NV	89703	9/17	1991	0120067				89	324
1.0	1-013-06	ORDEN, PATRICIA	2705 HARVIN DRIVE	CARSON CITY	NV	89703	1/07	1986	50350				90	76
1.0	1-013-07	GOULD, WILLIAM L & VIRGINIA A	901 CARROLL DR	CARSON CITY	NV	89703	0/00	0000					49	327
1.0	1-013-08	ROSS, CHRISTINA M	811 CARROLL DR	CARSON CITY	NV	89703	3/31	1992	0127005	0104440			140	299
1.0	1-013-09	BAKER, DAVID A & MARLA J	807 CARROLL DR	CARSON CITY	NV	89703	7/14	1992	0131662	0113381	57506		401	99
1.0	1-013-10	SMITH, DIANE H	803 CARROLL DR	CARSON CITY	NV	89703	7/29	1982	73864				324	622
1.0	1-013-11	BONIBERG, JANE P	P O BOX 4190	CARSON CITY	NV	89702	6/17	1991	0120434	0119322	0116649	0113377	341	315

Total Parcels: 52

Dist	Parcel	Owner	Address	City	St	Zip	Ac	Ac	Document	Document	Document	Document	Book	Page
Nbr	Number	Name					N/D	Yr	0 1	0 2	0 3	0 4		
2-4	7-331-01	RICHARDS, GARTH S & J TRUST	P O BOX 4	CARSON CITY	NV	89702	2/21	1981						
2-4	7-331-02	ROSELEY, GORDEN P	3212 HARVARD DR	CARSON CITY	NV	89703	10/11	1989	91510	72295	53046	52206	375	174
2-4	7-331-03	FEIZAD, STEPHEN & LUCIA R	3214 HARVARD DR	CARSON CITY	NV	89703	5/18	1988	71201	53046	52206		375	174
2-4	7-331-04	MARTIN, LEDLIE H	3246 HARVARD DR	CARSON CITY	NV	89703	9/05	1991	0144211	0136757	0119294	45748	375	174
2-4	7-331-05	MC NEMMY, JOEL W & BILLIE J	P O BOX 2021	CARSON CITY	NV	89702	4/28	1989	94378	70890	53046	52206	375	174
2-4	7-331-06	CATALI PIERETTI FAMILY TRUST	3270 HARVARD DR	CARSON CITY	NV	89703	2/15	1990	0143811	98517	53313	53046	375	174
2-4	7-331-07	POIRIER, RONALD L & PATRICIA A	3292 HARVARD DR	CARSON CITY	NV	89703	11/04	1988	72097	53209	53046	52206	375	174
2-4	7-332-01	HARVEY FAMILY TRUST 5/18/93	K 3397 HARVARD DR	CARSON CITY	NV	89703	10/22	1992	0144300	0133944	71786	47443	375	174
2-4	7-332-02	FRANKFELD, GERALD P	1783 CORSE CANYON RD	CARSON CITY	NV	89703	9/26	1990	0106374	0106376	70653	53046	375	174
2-4	7-332-03	GALLER, ROBERT D & MARSH P	3288 COLLEGE DR	CARSON CITY	NV	89703	9/04	1987	42340	53046	52206		375	174
2-4	7-332-04	SILBER, JAMES D & DIANA L	3266 COLLEGE DR	CARSON CITY	NV	89703	12/31	1990	0110048				414	468
2-4	7-332-05	SOUTHBRICK, DEANE D & TASHY	3262 COLLEGE DR	CARSON CITY	NV	89703	5/18	1987	28471	53046	52206		375	174
2-4	7-332-06	KRISTIAN, PIETER & JULIE	3233 HARVARD DR	CARSON CITY	NV	89703	4/23	1993	0142926	73222	53046	52206	375	174
2-4	7-332-07	HARRIS, HAROLD D LIVING TRUST	3225 HARVARD DR	CARSON CITY	NV	89703	4/24	1989	0102438	72773	48644	52206	375	174
2-4	7-333-03	EVANS, GLADYS H & CHARLES & D E	3475 COLLEGE DR	CARSON CITY	NV	89703	4/21	1989	71210	49461	53046	52206	375	174
2-4	7-333-04	HAGGAY, RICHARD A & MARIE J	5215 S EDWARDS DR	CARSON CITY	NV	89701	3/15	1988	68176	53046	52206		375	174
2-4	7-333-05	MEMPHER TRUST	K 3258 COLLEGE DR	CARSON CITY	NV	89703	8/11	1987	0128802	61366	53046	52206	375	174
2-4	7-333-06	MORGAN, BENEATH L & JACQUELINE	3277 COLLEGE DR	CARSON CITY	NV	89703	4/29	1993	0143164	64139	53046	52206	375	174
2-4	7-333-07	MOORE, LEE JR & CRISTEEN A	1677 CORSE CANYON RD	CARSON CITY	NV	89703	2/27	1987	53449	53046	52206		375	174
2-4	7-333-08	WHE, CHARLES D & LINDA H	3288 DARTMOUTH CT	CARSON CITY	NV	89703	8/20	1992	0133219	64345	53046	52206	375	174
2-4	7-333-09	ADAIR, GLEN E & KATHLEEN L	3266 DARTMOUTH CT	CARSON CITY	NV	89703	8/26	1992	0133466	74991	53300	53046	375	174
2-4	7-333-10	OTTENGER, RICHARD H & KATHARINE	3244 DARTMOUTH CT	CARSON CITY	NV	89703	7/27	1987	68820	53046	52206		375	174
2-4	7-333-11	WATT, CHARLES D & DONNA J	3222 DARTMOUTH CT	CARSON CITY	NV	89703	5/31	1988	71671	53046	52206		375	174
2-4	7-333-22	VIERCAS, NELLIE L WARD, ROBERTA	3212 DARTMOUTH CT	CARSON CITY	NV	89703	8/04	1989	89047				375	174
2-4	7-333-12	ZAPPIN, FRANK C & DONNA H	3211 DARTMOUTH CT	CARSON CITY	NV	89703	4/29	1989	84405	77677	65700	53046	375	174
2-4	7-333-14	HALLER, THURSDY G & PATRICIA G	P O BOX 1487	CARSON CITY	NV	89702	11/18	1987	2726838	53046	52206		375	174
2-4	7-333-15	DAVIS, NENA J	P O BOX 3782	CARSON CITY	NV	89702	2/29	1988	67679	53046	52206		375	174
2-4	7-333-16	SIDERS, DEAN R & JEANNE B	3277 DARTMOUTH CT	CARSON CITY	NV	89703	7/16	1990	0120360	0104730	0103074	52206	375	174
2-4	7-333-17	COOK, GARY H & JOYCE L	P O BOX 199	CARSON CITY	NV	89702	11/09	1987	64528	53046	52206		375	174
2-4	7-333-18	CARSON CITY	2621 NORTHEAST LAKE DR	CARSON CITY	NV	89704	10/04	1984					294	389
2-4	7-333-19	RICHARDS, GARTH S & JOAN TRUST	P O BOX 4	CARSON CITY	NV	89702	2/12	1981					294	389
2-4	7-333-20	RICHARDS, GARTH S & JOAN TRUST	P O BOX 4	CARSON CITY	NV	89702	2/12	1981					294	389

Total Parcels: 32

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Carson City Assessor — Ownership of Parcels

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Dist	Parcel Nbr	Owner Name	Address	City	St	Zip	Acq N/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
2.4	7-364-04	SHAVER, STANLEY J & ELLEN L	3445 DARTMOUTH DR	CARSON CITY	NV	89703	11/08	1988	78161	75177			294	389
2.4	7-364-05	DEVANS, HUGH E & MARCI ANH	3477 DARTMOUTH DR	CARSON CITY	NV	89703	10/18	1988	77419	75177			294	389
2.4	7-364-06	ANTILA, ERIC B & JEWANNA A	3509 DARTMOUTH DR	CARSON CITY	NV	89703	1/12	1989	80505	75177			294	389
2.4	7-364-07	STENDER, JAMES L & DEBRA LEE	3543 DARTMOUTH DR	CARSON CITY	NV	89703	7/24	1989	88640	75177			294	389
2.4	7-364-08	STIEBER, JOHN A & CHRISTINE M	1755 RADCLIFF DR	CARSON CITY	NV	89703	1/13	1989	80555	75177			294	389

Total Parcels: 58

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Dist	Parcel Nbr	Owner Name	Address	City	St	Zip	Acq N/D	Acq Yr	Document	Document	Document	Document	Book	Page
									# 1	# 2	# 3	# 4		
2.4	7-361-01	BERTOCCI, ROBERT & P FAN TRUST	3352 HARVARD DR	CARSON CITY	NV	89703	6/22 1990	0134168	0102222	85399		294	389	
2.4	7-361-02	RICHARDS, GARTH S & J TR ET AL	P O BOX 4	CARSON CITY	NV	89702	2/12 1981	0126702	85399			294	389	
2.4	7-361-03	FIELDS, KENNETH W & L FAN TRUST	2000 MAISON WAY	CARSON CITY	NV	89703	2/12 1981	0134241	0126700	85399		294	389	
2.4	7-361-04	SLASTER, TIMOTHY J & PHILLIS L	3478 HARVARD DR	CARSON CITY	NV	89703	8/10 1989	89202	85399			294	389	
2.4	7-361-05	PARRA, MITCHELL G & DEBRA J	3496 HARVARD DR	CARSON CITY	NV	89703	11/15 1989	92994	85399			294	389	
2.4	7-361-06	DICKINSON, PETER H & KATHERINE	3520 HARVARD DR	CARSON CITY	NV	89703	1/31 1990	95908	85399			294	389	
2.4	7-361-07	CRADIE, SCOTT H & PAMELA J	3570 HARVARD WAY	CARSON CITY	NV	89703	11/21 1989	93261	85399			294	389	
2.4	7-361-08	RICHARDS, GARTH S & J 1980 TR	P O BOX 4	CARSON CITY	NV	89702	2/12 1981	0126699	85399			294	389	
2.4	7-361-09	BAILEY, FRANK D & LEA R	1972 RADCLIFF DR	CARSON CITY	NV	89703	11/19 1990	0108206	85399			294	389	
2.4	7-361-10	JOCHIM, KENNETH & PAMELA	1974 RADCLIFF DR	CARSON CITY	NV	89703	12/01 1989	93567	85399			294	389	
2.4	7-361-11	PATTERSON, DOUGLAS J & VERONICA	1942 RADCLIFF DR	CARSON CITY	NV	89703	2/26 1990	76843	85399			294	389	
2.4	7-361-12	DORR, KENNETH L & SHARON W	1920 RADCLIFF DR	CARSON CITY	NV	89703	8/11 1989	89266	85399			294	389	
2.4	7-361-15	SURCZEK, RONALD C & MARILEE	1844 RADCLIFF DR	CARSON CITY	NV	89703	1/31 1989	0117198	81215			294	389	
2.4	7-361-16	TIGHE, WILLIAM S	4739 TRAFALGAR PLACE	SANTA ROSA	CA	95405	10/24 1988	77723	75177			294	389	
2.4	7-361-17	KALFESH, CARY & NANCY D	1754 RADCLIFF DR	CARSON CITY	NV	89703	2/24 1989	82037	75177			294	389	
2.4	7-361-18	RICHARDS, GARTH S & J TR ETAL	P O BOX 4	CARSON CITY	NV	89702	9/26 1988	76501				294	389	
2.5	7-361-19	LARSON, FREDERICK C & TERESA H	1888 RADCLIFF DR	CARSON CITY	NV	89703	10/29 1992	0136188	0117416	99126	85399			
2.5	7-361-20	SIPALA, JORAS Z & RITA H	1866 RADCLIFF DR	CARSON CITY	NV	89703	11/03 1989	0117031	92569	90499	85399	294	389	
2.4	7-362-01	MYERS, STEPHEN H & JANATH E	3519 HARVARD DR	CARSON CITY	NV	89703	4/24 1990	99243	85399			294	389	
2.4	7-362-02	ANTILA, JANE K	3561 HARVARD DR	CARSON CITY	NV	89703	9/27 1990	0120999	0106399	85399		294	389	
2.4	7-362-03	WYMAN, KAREN G & ROBERT E JR	1941 RADCLIFF DR	CARSON CITY	NV	89703	8/31 1990	0104975	85399			294	389	
2.4	7-362-04	TATRO, JOHN J & KATHERINE D B	1919 RADCLIFF DR	CARSON CITY	NV	89703	5/07 1990	99728	85399			294	389	
2.4	7-362-05	O'BRIEN, DANIEL K & KERRI R	1887 RADCLIFF DR	CARSON CITY	NV	89703	7/18 1990	0103503	85399			294	389	
2.4	7-362-06	ROZANSKI, FRED J & MARY E	1868 RADCLIFF DR	CARSON CITY	NV	89703	11/08 1990	0107849	85399			294	389	
2.4	7-362-07	BRAWNOLD, DAVID W & JOANNA V	1833 RADCLIFF DR	CARSON CITY	NV	89703	9/02 1992	0133820	80295	75177		294	389	
2.4	7-362-08	JACOMET, DANIEL L & GAYLE A	3556 DARTMOUTH DR	CARSON CITY	NV	89703	5/01 1989	94839	75177			294	389	
2.4	7-362-09	LEE, BUFORD W & JEANNE A	1832 YALE DR	CARSON CITY	NV	89703	5/10 1989	85252	75177			294	389	
2.4	7-362-10	HAYES, RICHARD D & NANCY A	P O BOX 479	CARSON CITY	NV	89702	4/27 1990	99349	85399			294	389	
2.4	7-362-11	LEHR, DONALD A & VALARIE M	1884 YALE DR	CARSON CITY	NV	89703	12/08 1989	93886	85399			294	389	
2.4	7-362-12	RISKEY, FRANK J & HELEN M	1918 YALE DR	CARSON CITY	NV	89703	7/26 1990	0103797	85399			294	389	
2.4	7-362-13	BEVERAGE, GARY A & MELANIE JO	1940 YALE DR	CARSON CITY	NV	89703	12/19 1989	94360	85399			294	389	
2.4	7-363-01	HANGLE, FRED & PATRICIA FAN TR	3351 HARVARD DR	CARSON CITY	NV	89703	9/13 1990	0120596	0105314	85399		294	389	
2.4	7-363-02	REYES, GARR RICHARD & LINDA LEE	3383 HARVARD DR	CARSON CITY	NV	89703	7/16 1990	0103072	85399			294	389	
2.4	7-363-03	STEINERT, HARRY & BEVERLY E	3445 HARVARD DR	CARSON CITY	NV	89703	9/13 1990	0105318	85399			294	389	
2.4	7-363-04	FIELDS, KENNETH W & L-FAN TRUST	2000 MAISON WAY	CARSON CITY	NV	89703	2/12 1981	0134241	0126701	85399		294	389	
2.4	7-363-05	SPANKS, RICKEY ALLAN & SYLVIA H	1939 YALE DR	CARSON CITY	NV	89703	5/31 1990	0101283	85399			294	389	
2.4	7-363-06	DITTO, RICHARD R & CAROL L	1917 YALE DR	CARSON CITY	NV	89703	5/18 1990	0100683	85399			294	389	
2.4	7-363-07	MOORE, DAVID N & CAROL E	1885 YALE DR	CARSON CITY	NV	89703	4/24 1990	99181	85399			294	389	
2.4	7-363-08	DALE, HENRY L & KIMBERLY A	1863 YALE DR	CARSON CITY	NV	89703	4/23 1990	99166	85399			294	389	
2.4	7-363-09	RASMUSSEN, CARL E & SMITH, L	1831 YALE DR	CARSON CITY	NV	89703	2/28 1989	0137245	82177	75177		294	389	
2.4	7-363-10	LEWIS, CHARLYN L	3454 DARTMOUTH DR	CARSON CITY	NV	89703	9/21 1988	0126994	76314	75177		294	389	
2.4	7-363-11	SHELDON, GENE R & VALORIE J	1820 CITADEL CIR	CARSON CITY	NV	89703	6/15 1989	86948	75177			294	389	
2.4	7-363-12	TRIFFON, JAMES A & MARION	1852 CITADEL CIR	CARSON CITY	NV	89703	11/16 1988	78410	75177			294	389	
2.4	7-363-13	RIDDAN, MARTHAER H & MADELINE S	1874 CITADEL CIRCLE	CARSON CITY	NV	89703	10/20 1989	91885	75177			294	389	
2.4	7-363-14	RICHARDS, GARTH S & J TRUST	1888 CITADEL CIRCLE	CARSON CITY	NV	89703	2/12 1981					294	389	
2.4	7-363-15	WAGLER, CLEUS F & GEORGETTE H	1977 CITADEL CIRCLE	CARSON CITY	NV	89703	4/14 1989	0115155	0101432	83805	75177	294	389	
2.4	7-363-16	BARTON, GERALD H & MORTHY H	1889 CITADEL CIRCLE	CARSON CITY	NV	89703	5/25 1990	0101091	75177			294	389	
2.4	7-363-17	WHITE, JOHN HARLEN & MAUREN D	1871 CITADEL CIRCLE	CARSON CITY	NV	89703	10/16 1989	91719	75177			294	389	
2.4	7-363-18	WALKER, JERRY 1/2 & SUMNER, J A	1949 CITADEL CIR	CARSON CITY	NV	89703	1/05 1993	0138431	75454	75177		294	389	
2.4	7-363-19	BYRNE, CHARLES S & DONNA M	3350 DARTMOUTH DR	CARSON CITY	NV	89703	2/16 1989	0136300	81698	75177		294	389	
2.4	7-364-01	FLETCHER, WILLIAM O & SHERRY A	3353 DARTMOUTH DR	CARSON CITY	NV	89703	12/09 1988	79332	75177			294	389	
2.4	7-364-02	KILLER, JOHN L & PAULINE H	3401 DARTMOUTH DR	CARSON CITY	NV	89703	10/05 1988	76936	75177			294	389	
2.4	7-364-03	SULLIVAN, WALTER A & DELINE B	3433 DARTMOUTH DR	CARSON CITY	NV	89703	8/19 1992	0133154	78994	75177		294	389	

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Carson City Assessor — Ownership of Parcels

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Dst Nbr	Parcel Nbr	Owner Name	Address	City	St	Zip	Acq N/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Back	Page
2.4	7-091-01	BUCK, GEORGE & LOISEL ET AL	X TUV BELL RD	BOY 4401	CA	94457	7/05	1979	0133129	0133128	60286	257	104	
2.5	7-091-03	FOREST SERVICE	1536 S CARSON ST	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-08	CASEY, PAUL H TRUST 1/20/87	300 E CIASST GAT 048	NEW PORT BEACH	CA	92660	10/29	1992	0136114	0119035		349	288	
2.5	7-091-11	FOREST SERVICE	1536 S CARSON ST	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-12	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89703	0/00	0000						
2.3	7-091-14	STATE OF NEVADA	101 H CARSON ST	CARSON CITY	NV	89706	0/00	0000						
2.3	7-091-15	CURTISS - WRIGHT CORP	ATTN: J F WALKER	1200 WALL ST WEST	NJ	07071	0/00	0000				320	88	
2.5	7-091-16	FOREST SERVICE	1536 S CARSON ST	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-17	STATE OF NEVADA	101 H CARSON ST	CARSON CITY	NV	89701	0/00	0000						
2.5	7-091-22	FOREST SERVICE	1536 S CARSON ST	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-23	STATE OF NEVADA	101 H CARSON ST	CARSON CITY	NV	89701	0/00	0000						
2.5	7-091-24	B L H	1535 HOT SPRINGS RD4300	CARSON CITY	NV	89706	0/00	0000						
2.5	7-091-25	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	0/00	0000						
2.3	7-091-26	WILSON, E J	P O BOX 984	RENO	NV	89504	0/00	0000				119	405	
2.5	7-091-27	FOREST SERVICE	1536 S CARSON ST	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-28	CARSON LODGE 61	X P O BOX 771	CARSON CITY	NV	89702	0/00	0000						
2.5	7-091-29	GLEN, MADELINE & SKARAKIS, B	3312 WHITE OAK COURT	SACRAMENTO	CA	95825	9/22	1978				279	102	
2.5	7-091-30	CARSON CITY HOME ASSOCIATION	P O BOX 490	CARSON CITY	NV	89702	11/27	1963				16	34	
2.5	7-091-31	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	0/00	0000						
2.4	7-091-39	WEISE, GRANT J JR & OLIVIA S	41 HILL STATION RANCH	CARSON CITY	NV	89704	0/00	1979				251	524	
2.5	7-091-47	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	5/18	1979				254	254	
2.5	7-091-48	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	7/20	1979				259	103	
2.5	7-091-49	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	12/26	1979				268	348	
2.5	7-091-50	WEISE, GRANT J SR TRUSTEE	P O BOX 1060	CARSON CITY	NV	89702	0/00	0000				216	47	
2.5	7-091-53	WEISE, GRANT J SR TRUSTEE	P O BOX 1060	CARSON CITY	NV	89702	6/10	1976				189	373	
2.5	7-091-54	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	7/07	1981				303	379	
2.5	7-091-55	ASHCRAFT, MARSHALL S	P O BOX 2167	SUN VALLEY	ID	83353	1/02	1979				246	226	
2.5	7-091-56	ASHCRAFT, MARSHALL S	P O BOX 2167	SUN VALLEY	ID	83353	1/02	1979				246	226	
2.5	7-091-57	ASHCRAFT, MARSHALL S	P O BOX 2167	SUN VALLEY	ID	83353	1/02	1979				246	226	
2.5	7-091-58	ASHCRAFT, MARSHALL S	P O BOX 2167	SUN VALLEY	ID	83353	1/01	1979				246	226	
2.5	7-091-59	EAGLE VALLEY CONSTRUCTION CO	X JOHN C SERPA	P O BOX 1724	CARSON CITY	NV	89702	12/14	1982			331	615	
2.5	7-091-60	SERPA, JOHN C	P O BOX 1724	CARSON CITY	NV	89702	5/24	1984				366	665	
2.5	7-091-61	SERPA, JOHN C	P O BOX 1724	CARSON CITY	NV	89702	5/24	1984				366	665	
2.5	7-091-62	EAGLE VALLEY CONSTRUCTION CO	X JOHN C SERPA	P O BOX 1724	CARSON CITY	NV	89702	0/00	0000			273	226	
2.5	7-091-63	EAGLE VALLEY CONSTRUCTION CO	X JOHN C SERPA	P O BOX 1724	CARSON CITY	NV	89702	0/00	0000			273	226	
2.5	7-091-64	MEASON, RICHARD DARRELL TRUST	P O BOX 887	CARSON CITY	NV	89702	0/00	0000				273	226	
2.4	7-091-67	NEVADA CHILDREN'S FOUNDATION	EAGLE VALLEY RANCH ROAD	CARSON CITY	NV	89702	5/22	1992	0129847	0129373	0128881	0126897	272	16
2.5	7-091-68	NEVADA CHILDREN'S FOUNDATION	EAGLE VALLEY RANCH ROAD	CARSON CITY	NV	89703	0/00	0000						
2.5	7-091-71	WEISE 1968 MINOR TRUST	X P O BOX 1060	CARSON CITY	NV	89702	0/00	0000						
2.5	7-091-72	WEISE, GRANT J JR	P O BOX 1060	CARSON CITY	NV	89702	2/10	1983				415	113	
2.5	7-091-73	WEISE 1968 MINOR TRUST	X P O BOX 1060	CARSON CITY	NV	89702	8/02	1988	74166			335	95	
2.5	7-091-74	WAGNER, K TR 1/3 ET AL	431 BATH ST	CARSON CITY	NV	89702	8/02	1988	0122828	74165	74050	335	95	
2.5	7-091-76	FOREST SERVICE	1200 FRANKLIN WAY	CARSON CITY	NV	89703	5/16	1988	0144521	0122828	0122492	76802		
2.5	7-091-77	WEISE 1968 MINOR TRUST	X P O BOX 1060	TOiyabe NAT'L FOREST FL	SPARKS	NV	89431	6/03	1988	66813	45987		272	11
2.5	7-091-78	FOREST SERVICE	X 1200 FRANKLIN WAY	SPARKS	NV	89702	2/10	1983	0077201	0076019	0076018	0074049	415	113
2.5	7-091-79	FOREST SERVICE	X 1200 FRANKLIN WAY	SPARKS	NV	89431	10/08	1991	0120843	0115398	0104504	0104503	272	11
2.5	7-091-80	STATE OF NEVADA	CAPITOL COMPLEX	SPARKS	NV	89431	8/17	1990	0104506	0104505	0104503	66813	272	11
2.4	7-091-91	STATE OF NEVADA	CAPITOL COMPLEX	CARSON CITY	NV	89710	0/00	0000						
2.5	7-091-82	BOARD OF REGENTS - U.N.R.	2601 ENTERPRISE ROAD	RENO	NV	89512	0/00	0000						
2.5	7-091-83	BOARD OF REGENTS - U.N.R.	2601 ENTERPRISE ROAD	RENO	NV	89512	0/00	0000				142	275	
2.5	7-091-84	BOARD OF REGENTS - U.N.R.	2601 ENTERPRISE ROAD	RENO	NV	89512	0/00	0000				142	275	
2.5	7-091-98	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	0/00	0000						
2.5	7-091-99	CARSON CITY	2621 NORTHWATE LAKE 42	CARSON CITY	NV	89706	0/00	0000						

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WRIGHT

Carson City Assessor — Ownership of Parcels

(Parcel Id# Order)

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Dist	Parcel	Owner	Address	City	St	Zip	Acq	Acq	Document	Document	Document	Document	Book	Page
Id#	Number	Name					M/D	Yr	# 1	# 2	# 3	# 4		
2.4	8-071-02	SIEBEN, JOHN F JR & DEBORAH ANN	P O BOX 2044	CARSON CITY	NV	89702	11/22	1988	78744				328	308
2.4	8-071-03	CARL, DONALD C & MARCELINE O	1920 W WINDIE LAKE	CARSON CITY	NV	89703	10/29	1990	0119942	0107429	78455		418	142
2.4	8-072-02	BLISS, WILLIAM W	P O BOX 5	CARSON CITY	NV	89703	0/00	0000					93	41
2.4	8-072-04	MOSMAN, TIMOTHY P & LYDIA L	1844 ASH CANYON RD	GLENSBROOK	NV	89413	0/00	0000					348	98
2.4	8-072-05	HERRICKS, EDWARD B FAMILY TR	1804 ASH CANYON RD	CARSON CITY	NV	89703	10/22	1985	50854				364	174
2.4	8-072-13	HWYSTAD FAMILY TRUST	X ROBERT & E HWYSTAD	CARSON CITY	NV	89703	10/04	1990	0127018	0106654			236	80
2.4	8-072-14	BATESEL, MICHAEL H & MARTEL	1821 W WINDIE LAKE	CARSON CITY	NV	89703	5/14	1990	0100477				98	294
2.4	8-072-16	ZALAC, JOHN A & LYDIA	1921 W WINDIE LAKE	CARSON CITY	NV	89703	0/00	0000					280	462
2.4	8-072-17	REICHEL-VAN DEUSEN, C & CYNTHIA	1415 W WINDIE LAKE	CARSON CITY	NV	89703	7/29	1980	97630				184	393
2.4	8-072-29	JOOST LAND & CATTLE CO, INC	P O BOX 25	CARSON CITY	NV	89703	9/21	1990	0106171	0104582			280	577
2.4	8-072-30	PALKER, ARTHUR J & ALISON M	6081 CARRIAGE HOUSE WAY	CARSON CITY	NV	89702	9/03	1979					277	52
2.4	8-072-31	PALKER, ARTHUR J & ALISON M	6081 CARRIAGE HOUSE WAY	RENO	NV	89509	0/00	0000					277	52
2.4	8-072-32	SERPA, JOHN C	P O BOX 1724	RENO	NV	89509	0/00	0000					277	52
2.4	8-072-34	BLISS, WILLIAM W	P O BOX 5	CARSON CITY	NV	89702	3/05	1993	0141036	64411			134	466
2.4	8-072-35	BLISS, WILLIAM W	P O BOX 5	GLENSBROOK	NV	89413	2/16	1973					136	466
2.4	8-072-36	BLISS, WILLIAM W	P O BOX 5	GLENSBROOK	NV	89413	2/16	1973					136	466
2.4	8-072-37	COMPERTHWATE, MELVIN T & J B	1950 ASH CANYON ROAD	GLENSBROOK	NV	89413	2/16	1973					136	466
2.4	8-072-38	THOMAS, WILLIAM H & JANICE F	1954 ASH CANYON ROAD	CARSON CITY	NV	89703	0/00	0000					277	204
2.4	8-072-39	EDD, R C FAMILY TRUST AS	P O BOX 404	CARSON CITY	NV	89703	2/04	1988	67050				206	434
2.4	8-072-40	SCHURR, EDWIN A & ZITA R	1730 CHAPARRAL DR	CARSON CITY	NV	89702	11/07	1986	51543	31542			277	298
2.4	8-072-41	BULLIS, JOHN R & BONNIE J	206 S DIVISION ST	CARSON CITY	NV	89703	8/09	1990	0104236				297	393
2.4	8-072-43	BLISS, WILLIAM W	1451 WINDIE LAKE	CARSON CITY	NV	89703	4/03	1981					297	392
2.4	8-072-44	BLISS, WILLIAM W	1451 WINDIE LAKE	CARSON CITY	NV	89703	6/30	1980					279	251
2.4	8-072-45	BREEDEN, JAMES T & MARGARET A	1775 CHAPARRAL DR	CARSON CITY	NV	89703	4/30	1980					279	251
2.4	8-072-46	BREEDEN, JAMES T & MARGARET A	1775 CHAPARRAL DR	CARSON CITY	NV	89703	4/03	1981					297	391
2.4	8-072-47	BLISS, WILLIAM W	P O BOX 5	CARSON CITY	NV	89703	2/16	1973					136	466
2.4	8-072-48	BLISS, WILLIAM W	P O BOX 5	GLENSBROOK	NV	89413	2/16	1973					136	466
2.4	8-072-49	HIFELI FAMILY TRUST	1940 ASH CANYON RD	GLENSBROOK	NV	89413	2/16	1973					136	466
2.4	8-072-50	EURLONG, THOMAS C & RUTH D	1930 ASH CANYON RD	CARSON CITY	NV	89703	6/15	1987	0142595	59444			314	649
2.4	8-072-99	CARSON CITY	2621 NORTGATE LANE #2	CARSON CITY	NV	89703	0/00	0000	97828				314	649
2.4	8-073-02	SOON, COLIN S Y & NANCY JOYCE	1551 W WINDIE LN	CARSON CITY	NV	89706	0/00	0000					258	299
2.4	8-073-03	HEITHILLER, HAROLD C FAN TRUST	X HAROLD HEITHILLER	CARSON CITY	NV	89703	7/26	1979					258	299
2.4	8-073-04	JOOST LAND & CATTLE CO, INC	P O BOX 25	CARSON CITY	NV	89703	7/13	1984	89223	89222	87937		260	577
2.4	8-073-07	ANDERSEN FAMILY ASSOCIATES	X 1800 KINGS CANYON RD	CARSON CITY	NV	89703	5/11	1983	54100				260	577
2.4	8-073-08	LONG, RICHARD D	1000 N DIVISION ST	CARSON CITY	NV	89703	6/01	1990	0101343	89036	52632		206	485
2.4	8-073-09	WALSH, DANIEL R & MARGUERITE A	1533 CHAPARRAL DR	CARSON CITY	NV	89703	6/01	1981					301	212
2.4	8-073-10	ADAMS, BETTY J	X BRIAN K SMITH	CARSON CITY	NV	89702	1/03	1984					256	277
2.4	8-073-11	HWART, JOHN 1/2 & BACIGALUPI, J	1401 W WINDIE LN	CARSON CITY	NV	89703	11/28	1990	0108435	0068612			382	138

Total Parcels: 38

\*\*\* END OF REPORT \*\*\*

Dist Nbr	Parcel Number	Owner Name	Address	City	SI	Zip	Acq N/D	Acq Yr	Document # 1	Document # 2	Document # 3	Document # 4	Book	Page
2.4	0-051-02	LATHROP, JAMES H SR TRUSTEE	202 PARADISE DR	TIBURON	CA	94920	1/17	1978					223	190
2.4	0-051-03	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #311	CARSON CITY	NV	89701	9/01	1988	75463				371	533
2.4	0-051-04	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	9/08	1988	75878				418	557
2.4	0-051-06	FOX, VIRL W & KWANG IUK	48 RUBY LN	CARSON CITY	NV	89706	7/22	1974					161	67
2.4	0-051-07	EVANS, RICHARD & ALICE TRUST	58 RUBY LN	CARSON CITY	NV	89706	7/15	1971	0117845				224	239
2.4	0-051-08	HUBERT, HERBERT	70 RUBY LN	CARSON CITY	NV	89706	5/31	1974					158	469
2.4	0-051-09	WILLIAMS, CHARLES W & NORVA K	74 RUBY LANE	CARSON CITY	NV	89706	9/20	1989	90630				229	607
2.4	0-051-11	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	7/12	1988	73298				227	10
2.4	0-051-12	RUSHAK, H & ANN	64 RUBY LN	CARSON CITY	NV	89706	6/10	1988	72695	72694	52499		179	41
2.4	0-051-13	HEINRICH, GERHARD & ELSBETH D	54 RUBY LANE	CARSON CITY	NV	89706	7/01	1988	73049				149	95
2.4	0-051-14	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	12/22	1987	65842				380	545
2.4	0-051-15	STATE OF NEVADA DEPT OF TRANS	202 PARADISE DR	TIBURON	CA	94920	1/17	1978					355	458
2.4	0-051-16	LATHROP, JAMES H SR TRUST	1263 S STEWART ST #313	CARSON CITY	NV	89710	11/02	1990	0167683				223	190
2.4	0-051-17	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89706	1/04	1972	0127329				118	282
2.4	0-051-18	SCHULTZ FAMILY 1992 TRUST	X 80 RUBY LANE	CARSON CITY	NV	89706	3/05	1992	0125931				118	282
2.4	0-051-19	SINKO, SCOTT A & DONNA H	82 RUBY LANE	CARSON CITY	NV	89706	6/05	1992	0129933	75468			305	390
2.4	0-052-01	GRAVES, RICHARD L JR	8121 PACIFIC COVE DR	LAS VEGAS	NV	89128	7/12	1990	0163004	98192			380	519
2.4	0-052-02	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	2/22	1988	67461				240	413
2.4	0-052-04	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	10/16	1990	0106984	0106983	84829		389	416
2.4	0-052-05	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89706	10/05	1984	0114058				377	465
2.4	0-052-07	HANNA, JAMES S & CAROL A WIDNER	69 RUBY LN	CARSON CITY	NV	89706	3/25	1992	0126703	0104386			360	268
2.4	0-052-09	FEDERSEN, NORMAN W & KAREN E	70 ARROWHEAD DR	CARSON CITY	NV	89710	9/07	1988	75743				259	370
2.4	0-052-10	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	3/04	1989	82355	45208			176	626
2.4	0-052-11	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	1/02	1990	94763					
2.4	0-052-12	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	4/28	1989	84345	55506	45719		243	476
2.4	0-052-13	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89710	9/21	1988	76326				225	210
2.4	0-052-14	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	8/28	1989	89769	69768	79553	57171	412	124
2.4	0-052-15	FARNELL, CHARLES LEE JR & C R	79 RUBY LANE	CARSON CITY	NV	89706	6/17	1988	72475				254	548
2.4	0-052-16	WILLIAMS, LEROY J & LAURA E	80 ARROWHEAD DRIVE	CARSON CITY	NV	89706	2/19	1982					316	37
2.4	0-052-17	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	6/16	1988	72396	46589			367	381
2.4	0-052-18	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	12/02	1991	0122740	59768			393	199
2.4	0-052-19	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89701	10/10	1990	0106816	0103003	0098192		380	519
2.4	0-053-01	LIVER HILLS MANUFACTURED HOMES	4389 N CARSON ST	CARSON CITY	NV	89710	8/04	1992	0132576	0106816	0103003	0102094	380	519
2.4	0-053-02	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	7/12	1990	0103003	0102094			380	519
2.4	0-053-03	STATE OF NEVADA DEPT OF TRANS	1263 S STEWART ST #313	CARSON CITY	NV	89712	10/11	1988	77166				317	14
2.4	0-053-04	MC LAUGHLIN, ROY A JR & CHRISTA	P O BOX 2818	CARSON CITY	NV	89702	0/00	0000					52	510
2.4	0-053-05	MATHIESEN, CHAS H & CATHERINE	49 ARROWHEAD DR	CARSON CITY	NV	89706	4/07	1980	0128215				274	616
2.4	0-053-06	EISSMANN, R & EISSMANN-PENCE, S	59 ARROWHEAD DRIVE	CARSON CITY	NV	89706	4/30	1984	0111905				320	92
2.4	0-053-07	HANNA, BEN & KELLI L	65 ARROWHEAD DR	CARSON CITY	NV	89706	1/29	1987	54371				145	66
2.4	0-053-08	SMENSON, SYBLE I	73 ARROWHEAD DR	CARSON CITY	NV	89706	3/29	1972					121	418
2.4	0-053-10	DILLE, LILY C HOUHREH ET AL	3840 GRANITE WAY	WELLINGTON	NV	89444	9/27	1983					350	3
2.4	0-053-11	PARSONS, STANLEY E & VIRGINIA L	X STANLEY'S COLLEGE HILL RD	CARSON CITY	NV	89706	2/10	1988	67200				85	39
2.4	0-053-12	TRUSTEES OF HAMILTON COLLEGE	4239 N CARSON ST	CLINTON	NY	13323	2/10	1988	67200				85	39
2.4	0-053-13	FLANER, DANIEL TRUST AGREEMENT	P.O BOX 21286	CARSON CITY	NV	89721	3/28	1983	0120168				337	378
2.4	0-053-14	ROGERS, HARRY F & ELVA M	43 ARROWHEAD DRIVE	CARSON CITY	NV	89706	12/03	1976					198	367
2.4	0-053-15	MATHIESEN, CHAS H & CATHERINE	49 ARROWHEAD DR	CARSON CITY	NV	89706	0/00	0000					110	30
2.4	0-053-16	ABERCROMBIE, CHARLES H & JEANNE	72 ARROWHEAD DR	CARSON CITY	NV	89706	5/11	1992	0138623	0128832	62889	57096	343	562
2.4	0-053-17	ROULETTE, GEORGE D & KICP	69 ARROWHEAD DR	CARSON CITY	NV	89706	10/16	1984					378	303
2.4	0-053-18	STATE OF NEVADA DEPT OF TR	1263 S STEWART ST #313	CARSON CITY	NV	89710	9/15	1989	90459				21	196
2.4	0-053-19	STATE OF NEVADA DEPT OF TP	1263 S STEWART ST #313	CARSON CITY	NV	89710	9/15	1989	90459				21	196
2.4	0-053-20	STATE OF NEVADA DEPT OF TR	1263 S STEWART ST #313	CARSON CITY	NV	89712	2/12	1990	96400					
2.4	0-053-21	STATE OF NEVADA DEPT OF TR	1263 S STEWART ST #313	CARSON CITY	NV	89702	3/03	1988					393	120
2.4	0-053-22	CARSON TAKE VENTURES & ROSS, J	P O BOX 635	CARSON CITY	NV	89706	10/19	1989	91860	57773			297	289
2.4	0-054-01	HOL, T MICHAEL & K FAY TRUST	X CARSON HONDA SURARU	CARSON CITY	NV	89706	10/19	1989	91860	57773			297	289



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Carson City Assessor — Ownership of Parcels

(Parcel Nbr Order)

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2.4	8-054-06	HUHL, T MICHAEL & K FAN TRUST	X CARSON HONDA SUBARU	CARSON CITY	NV	89706	10/19	1989	91860	57775			354	255
2.4	8-054-08	MATTHEUS FAMILY TRUST 8/25/02	HERBERT & B MATTHEUS	CARSON CITY	NV	89706	0/00	0000	48967	48969			327	453
2.4	8-054-09	SCOTT, JACK L & J & ROSS, J T	P O BOX 635	CARSON CITY	NV	89702	5/01	1985	48966	48969			407	529
2.4	8-054-10	HOLMES, J GORDON & PLUMMER, F C	2815 HAPPY VALLEY ROAD	CARSON CITY	NV	89702	5/01	1985	48966	48969			373	144
2.4	8-054-11	HOLMES, J GORDON & PLUMMER, F C	3815 HAPPY VALLEY ROAD	LAFAYETTE	CA	94549	4/26	1978					407	529
2.4	8-054-12	MC CLOSKEY, MICHAEL & K FAN TR	323 FREEPORT BLVD	LAFAYETTE	CA	94549	4/26	1978					407	529
2.4	8-054-13	HADDIX AND CONRADILLY, INC	4340 N CARSON ST	SPARKS	NV	89431	5/27	1992	0129505				407	529
2.4	8-055-01	SHELDREN, JOHN A & JOYCE G	STAR RT 1 BOX 757	CARSON CITY	NV	89703	4/30	1992	0128220	0110885			407	529
2.4	8-055-02	SHELDREN, JOHN A & JOYCE G	1663 EAGLE VALLEY RANCH	CARSON CITY	NV	89703	0/00	0000					7	194
2.4	8-055-03	HANES, EARL E & MARJORIE L	1000 MONTE VISTA DR	CARSON CITY	NV	89703	0/00	0000					94	77
2.4	8-055-04	SUK, WALTER A	P O BOX 192	RENO	NV	89511	9/01	1978					329	55
				CARSON CITY	NV	89702	2/16	1978					225	198

Total Parcels: 64

\*\*\* END OF REPORT \*\*\*

AFFIDAVIT OF  
PROPERTY OWNER

The undersigned officer of GTS Partner, Inc., a general partner of the Silver Oak Development Company Limited Partnership, a Nevada limited partner does hereby affirm that it is the record owner of the property or has the contractual right and authority for the property which is the subject of this Application.

As such, Silver Oak Development Company understand that it is ultimately responsible for compliance with the conditions which may be imposed by the governing body.

Dated this 20th day of July, 1993.

Silver Oak Development Company  
Limited Partnership, a Nevada  
Limited Partnership, by and  
through its General Partner

GTS Partners, Inc., a  
Nevada corporation

By   
STEPHEN D. HARTMAN, SECRETARY

CONFIDENTIAL

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that the barricades should remain until the stop signs are installed. Both Supervisors Tatro and Bennett felt it was necessary to keep the one barricade at Desatoya and Airport Road until another alternative is created. Mayor Teixeira then passed the gavel to Mayor Pro-Tem Bennett and moved that the Board instruct the Public Works Department to remove all the barricades in the area that are presently there and, 1. To install two stop signs on Woodside Drive at the best points, which the map indicates the ideal areas may be at Monte Rosa and a second point, 2. To install two stop signs on Desatoya, which could be Monte Rosa and Siskiyou, and due to the joint that the traffic needed to be slowed down on the streets leading into the Empire School, 3. To install a stop sign at the intersection of Airport and Gordonia, which should slow the traffic prior to the left turn. He then directed staff to work with the community and return if additional changes are necessary. Supervisor Smith seconded the motion. Discussion ensued on the locations for stop signs. Supervisor Tatro suggested the motion be amended to include a three-way stop at Gordonia and Monte Rosa, however, following discussion felt it was not feasible. Mr. Homann indicated the barricades could be removed tomorrow, however, was unsure when the stop signs could be installed but felt that a week was possible. Supervisor Smith suggested the motion be amended to include Public Works to bring back other alternatives for resolving the problem for the entire area. Mayor Teixeira felt this had been addressed in his statement that it was a start and could be modified as time requires. Clarification for both Mr. O'Brien and Mr. Lipparelli indicated Mayor Teixeira's number of stop signs did not mean the number to be installed at one location but rather the number of sites to be located on that street--two separate sites on Woodside and two on Desatoya. Mr. O'Brien requested clear direction that the signs on Woodside be at Siskiyou and Monte Rosa. Mayor Teixeira agreed to "try it". Mr. O'Brien noted that none of the intersections warranted stop signs. Mayor Teixeira then amended his motion to place stop signs on Woodside at Monte Rosa and at Woodside and Siskiyou. He then clarified his motion to indicate there would be stop signs at La Loma and Monte Rosa. Supervisor Smith continued his second. Mayor Teixeira indicated the recommendations made by Mr. O'Brien would be the ones "we will go with". Supervisor Smith continued his second. The motion as amended was voted by roll call with the following results: Ayres - Yes; Tatro - No; Smith - Yes; Teixeira - Yes; and Mayor Pro-Tem Bennett - Yes. Motion carried 4-1.

REMARK: An eight minute recess was declared at 7:18 p.m. When the meeting reconvened at 7:26 p.m. the entire Board was present constituting a quorum. Mayor Pro-Tem Bennett returned the gavel to Mayor Teixeira.

3. COMMUNITY DEVELOPMENT DIRECTOR - Walter Sullivan, Parks and Recreation Director Steve Kastens, Senior Planner Juan Guzman, and Associate Planner Sandra Danforth

4. PLANNING COMMISSION REVIEW AND APPEAL ITEMS - ACTION ON MPA-93/94-1 - MASTER PLAN AMENDMENT REQUEST FROM G.T.S. PARTNERS, INC. (PROPERTY OWNERS: SILVER OAK DEVELOPMENT COMPANY, MARSHALL ASHCRAFT AND NEVADA CHILDREN'S FOUNDATION) TO AMEND THE MASTER PLAN LAND USE DESIGNATION FROM

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COMMERCIAL AND SUBURBAN RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND COMMERCIAL, AND TO AMEND THE STREETS AND HIGHWAYS MASTER PLAN ELEMENT REGARDING THE REALIGNMENT OF THE PROPOSED GRAVES LANE TO JIMBS CANYON ROADWAY TO CONNECT INSTEAD WITH WEST NYE LANE NEAR THE WESTERN NEVADA COMMUNITY COLLEGE, ON APPROXIMATELY 683 ACRES OF LAND LOCATED IN THE NORTHWEST PORTION OF CARSON CITY BETWEEN U.S. HIGHWAY 395 ON THE EAST, THE WESTERN NEVADA COMMUNITY COLLEGE CAMPUS AND THE UNIVERSITY HEIGHTS SUBDIVISION ON THE WEST, WINNIE LANE ON THE SOUTH AND THE EAGLE VALLEY CHILDREN'S HOME ON THE NORTH, ASSESSOR'S PARCEL NUMBERS 8-061-02, 8-061-17, 7-091-55, 7-091-56, 7-091-57, 7-091-58, AND 7-091-68 (PORTION) - (PLANNING COMMISSION APPROVED 7-0-0-0)

B. ORDINANCE - FIRST READING - ACTION ON Z-93/94-1 - AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCEL NUMBERS 8-061-02 AND 17, 7-091-55, 56, 57, AND 7-091-68 (PORTION), SAID PARCELS BEING LOCATED IN THE NORTHWEST PORTION OF CARSON CITY, WEST OF HIGHWAY 395, SOUTH OF EAGLE VALLEY CHILDREN'S HOME, NORTH OF WINNIE LANE, EAST OF WESTERN NEVADA COMMUNITY COLLEGE AND UNIVERSITY HEIGHTS SUBDIVISION IN CARSON CITY, NEVADA, FROM SINGLE FAMILY TWO ACRE (SF2A), SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000 (SF12000), AND CONSERVATION RESERVE (CR) TO SINGLE FAMILY 12,000-PUD (12000-PUD), RETAIL COMMERCIAL-PUD (RC-PUD), TOURIST COMMERCIAL-PUD (TC-PUD), RESIDENTIAL OFFICE-PUD (RO-PUD), AND NEIGHBORHOOD BUSINESS-PUD (NB-PUD) ZONING (PLANNING COMMISSION APPROVED 7-0-0-0)

C. PLANNING COMMISSION REVIEW ITEMS

i. ACTION ON P-93/94-1 - A REQUEST FROM G.T.S. PARTNERS, INC. PROPERTY OWNERS: SILVER OAK DEVELOPMENT COMPANY, MARSHALL ASHCRAFT AND VADA CHILDREN'S FOUNDATION) FOR A SF12000 PLANNED UNIT DEVELOPMENT (SILVER OAK PLANNED UNIT DEVELOPMENT) ON APPROXIMATELY 683 ACRES OF LAND; THE PROPOSED DEVELOPMENT WILL CONSIST OF APPROXIMATELY 308 ACRES OF OPEN SPACE; APPROXIMATELY 78.9 ACRES OF COMMERCIAL AREA; APPROXIMATELY 13.6 ACRES FOR PARK/SCHOOL SITE; APPROXIMATELY 225.2 ACRES FOR SINGLE FAMILY AND CLUSTER RESIDENTIAL DEVELOPMENT (FOR A TOTAL OF 1,181 LOTS); AND APPROXIMATELY 59.9 ACRES OF ROADWAYS; THE REQUEST ALSO INCLUDES VARIANCES FOR FRONT, SIDE AND REAR SETBACKS; BUILDING HEIGHTS; LOT SIZE AND WIDTHS; ROADWAY WIDTH; AND PERIPHERAL BOUNDARY SETBACKS; THE AREA IS CURRENTLY ZONED RETAIL COMMERCIAL (RC), SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000 (SF12000), SINGLE FAMILY TWO ACRES (SF2A), AND CONSERVATION RESERVE (CR); THE PROPERTY IS LOCATED IN THE NORTHWEST PORTION OF CARSON CITY BETWEEN HIGHWAY 395 ON THE EAST, THE WESTERN NEVADA COMMUNITY COLLEGE CAMPUS AND UNIVERSITY HEIGHTS SUBDIVISION ON THE WEST, WINNIE LANE ON THE SOUTH AND THE EAGLE VALLEY CHILDREN'S HOME ON THE NORTH; ASSESSOR'S PARCEL NUMBERS 8-061-02, 8-061-17, 7-091-55, 7-091-56, 7-091-57, 7-091-58, AND 7-091-68 (PORTION) - (PLANNING COMMISSION APPROVED 7-0-0-0)

ii. ACTION ON U-93/94-6 - A SPECIAL USE PERMIT APPLICATION FROM SILVER OAK DEVELOPMENT COMPANY TO ALLOW DEVELOPMENT OF A SUPER K-MART BUSINESS ON A PARCEL OF LAND DIVIDED BY FOUR ZONING DISTRICTS (RETAIL COMMERCIAL (RC), SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000

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CARSON CITY BOARD OF SUPERVISORS  
Minutes of the September 16, 1993, Meeting  
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(SF12000), AND SINGLE FAMILY TWO ACRES (SF2A) ON APPROXIMATELY 540.88 ACRES OF LAND LOCATED IN THE NORTHWEST PORTION OF CARSON CITY BETWEEN U.S. HIGHWAY 15 ON THE EAST, THE WESTERN NEVADA COMMUNITY COLLEGE CAMPUS AND UNIVERSITY RIGHTS SUBDIVISION ON THE WEST, WINNIE LANE ON THE SOUTH AND THE EAGLE ALLEY CHILDREN'S HOME ON THE NORTH ON A PORTION OF ASSESSOR'S PARCEL NUMBER 061-02 - (PLANNING COMMISSION APPROVED 7-0-0-0) (3-1265) - Steve Hartman, Traffic Engineer Gordan Shaw, Project Engineer George Thiel - Mr. Guzman stated for the record that the period for filing an appeal had passed without anyone filing an appeal. Mr. Hartman thanked staff and the community for its assistance throughout the process. Discussion among the Board, Mr. Hartman and staff included the (3-2389) (4-0525) ten-foot bike/park paths, the senior citizen housing cluster, (4-0105) inclusion of the V&T right-of-way in the open space calculations, reasons the commercial and cluster area open spaces were not included in the open space calculations, rezoning sites and plans for the intersection of Ormsby and Community College Drive, the location of other signals, K-Mart and the project's drainage plans, low glare lighting, project roofing and architectural designs, maintenance of the bike/park areas, various terms in the Super K-Mart contract, the golf course's effluent irrigation plans, location of road access to the school/park site, the joint school/park use plans, the block wall fence and screening efforts between the school and K-Mart, (4-1025) the number and size of the "lakes", access routes from the southern developed areas including streets which would reach K-Mart, Kimberly Meadows Drive, arterials Ivy Baldwin Drive and Community College Parkway, and their rezoning. (4-0975) Discussion between Mayor Teixeira and Mr. Guzman emphasized that the final project would be similar to the matrix.

(4-1328) BREAK: At 8:50 p.m. a ten minute recess was declared. When the meeting reconvened at 9 p.m. the entire Board was present constituting a quorum.

(4-1335) Doretta Brown expressed her concern that the block wall fence would not stop individuals at the school from reaching K-Mart. Jim Robertson supported the project. Walter Sullivan, representing several adjacent property owners in the Dartmouth Drive area, outlined the residents' concerns and thanked staff and the developer for resolving those issues. Sullivan noted that he had not participated in staff's review of the development due to the potential conflict of interest.

Discussion ensued among the Board, Mr. Hartman, and Mr. Kastens on the right of the block and the project's Residential Construction Tax program.

(4-1910) Supervisor Tatro noted his normal procedures for considering Board items. In this case, however, due to the magnitude of the project, he had obviously heard and discussed the project. All of those concerns were contained within the supporting documentation. The Planning Commission's commendations and the lack of community concern at this stage indicated the work the developer had undertaken to meet the needs and concerns of the community. He commended the developer on the quality and dedication of the project. Mr. Hartman noted there had been numerous meetings on the

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# EXHIBIT B

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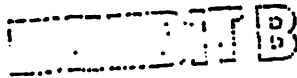
object. He felt that the project was acceptable due to the staff and the neighbors' knowledge of the issues and everyone's willingness to cooperate. He commended all of the participants on their efforts.

-2102) Discussion among the Board and Mr. Hartman returned to the bike path along Community College Parkway. Mr. Hartman agreed to put another urban foot path along the south side of the street. Supervisor Ayres noted the Parks and Recreation Commission had considered this issue and would support Mayor Teixeira's request. Supervisor Smith noted that the project would take many years to develop and Growth Management's control. Mr. Hartman explained the developers' plans were to "sell lots" but they could construct some of the homes. It would have at least a ten year buildout/sellout. The project is subject to Growth Management. Mr. Guzman entered into the record the following: 1. A letter from the Army Corps of Engineers indicating the area did not contain any wetlands; 2. A letter from the current K-Mart Manager supporting the K-Mart project; and 3. A petition containing over 1,300 signatures supporting K-Mart.

-2507) Supervisor Tatro moved that the Board approve a Master Plan Amendment request from G.T.S. Partners, Inc., Property Owners: Silver Oak Development Company, Marshall Ashcraft, and Nevada Children's Foundation. A 93/94-1, to amend the Master Plan Land Use Designation from Commercial and Suburban Residential and Low Density Residential to Low Density Residential and Commercial and to amend the Streets and Highways Master Plan Amendment regarding the realignment of the proposed Graves Lane to Combs Canyon Roadway to connect instead with West Nye Lane near the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south and the Eagle Valley Children's Home on the north; Assessor's Parcels Number 8-061-02 and 17, 7-091-55, 56, 57, 58, and 68 based on the findings and conditions contained in the staff report and the Planning Commission recommendation. Mr. Guzman noted there were no conditions. Supervisor Bennett seconded the motion. Motion carried 5-0.

Supervisor Tatro moved that the Board introduce Bill No. 149 on first reading, AN ORDINANCE EFFECTING A CHANGE OF LAND USE ON ASSESSOR'S PARCELS 8-061-02 AND 17, 7-091-55, 56, 57, 58, AND 7-091-68 (PORTION), SAID PARCELS BEING LOCATED IN THE NORTHWEST PORTION OF CARSON CITY, WEST OF HIGHWAY 395, SOUTH OF EAGLE VALLEY CHILDREN'S HOME, NORTH OF WINNIE LANE, EAST OF WESTERN NEVADA COMMUNITY COLLEGE AND UNIVERSITY HEIGHTS SUBDIVISION CARSON CITY, NEVADA, FROM SINGLE FAMILY TWO ACRE (SF2A), SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000 (SF12000), AND CONSERVATION RESERVE (R) TO SINGLE FAMILY 12,000-PUD (SF12000-PUD), RETAIL COMMERCIAL-PUD (C-PUD), TOURIST COMMERCIAL-PUD (TC-PUD), RESIDENTIAL OFFICE-PUD (RO-PUD), AND NEIGHBORHOOD BUSINESS-PUD (NB-PUD) ZONING. Supervisor Bennett seconded a motion. Motion carried 5-0.

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Supervisor Tatro moved that the Board approve a request from G.T.S. Partners, Inc.; property owners: Silver Oak Development Company, Marshall Ashcraft, and Nevada Children's Foundation; P-93/94-1 for a SF12000 Planned Unit Development, Silver Oak Planned Unit Development, on approximately 683 acres of land; the proposed development will consist of approximately 308 acres of open space; approximately 78.9 acres of commercial area; approximately 13.6 acres for park/school site; approximately 225.2 acres for single family and cluster residential development, for a total of 1,181 lots; and approximately 59.9 acres of roadways; the request also includes variances for front, side and rear setbacks; building heights; lot size and widths; roadway width; and peripheral boundary setbacks; the area is currently zoned Retail Commercial, Single Family One Acre, Single Family 12,000, Single Family Two Acres, and Conservation Reserve on property located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south, and the Eagle Valley Children's Home on the north; Assessor's Parcel Numbers 8-061-02, 8-061-17, 8-091-55, 56, 57, 58, and 68 based on the findings and subject to the conditions and stipulations contained in the staff report and Planning Commission recommendation. Supervisor Ayres seconded the motion. Clarification noted that the total acreage was 651 acres and Supervisor Tatro so amended his motion. Supervisor Ayres continued her second. Motion carried 5-0.

4-2735) Mr. Guzman requested the Board clarify Condition 20 of the Special Use Permit and explained the condition and amendment. Mr. Hartman agreed to the amendment. Supervisor Tatro then moved that the Board approve P-93/94-6, a Special Use Permit application from Silver Oak Development Company to allow development of a Super K-Mart business on a parcel of land divided by four zoning districts, Retail Commercial, Single Family One Acre, Single Family 12,000, and Single Family Two Acres, on approximately 540.88 acres of land located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights Subdivision on the west, Winnie Lane on the south, and the Eagle Valley Children's Home on the north on a portion of Assessor's Parcel Number 8-061-02, based on the findings and subject to the conditions as contained in the staff report and Planning Commission recommendation with the sentence being added to Condition No. 20: "No idling of engines when delivering nor noise producing operations will be conducted outside the building from 10 p.m. through 6 a.m.". Supervisor Smith seconded the motion. Clarification noted that Condition 20 also contained the delivery truck restriction. Motion carried 5-0. Mayor Teixeira commended the developers on their expertise and professionalism on the project. The community would receive a quality project based on the presentations made.

Supervisor Ayres then moved to adjourn. Mayor Teixeira seconded the motion. Motion carried 5-0. Mayor Teixeira adjourned the meeting at 9:35 p.m.

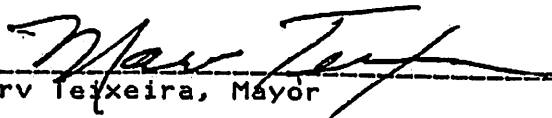
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EXHIBIT B

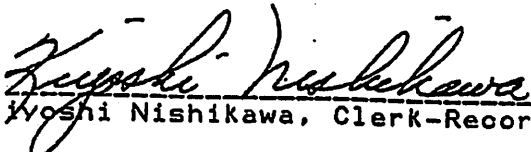
CARSON CITY BOARD OF SUPERVISORS  
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The Minutes of the September 16, 1993, Carson City Board of Supervisors Meeting

ARE SO APPROVED ON October 21, 1993.

...  
  
\_\_\_\_\_  
Marv Teixeira, Mayor

TEST:

  
\_\_\_\_\_  
Woshi Nishikawa, Clerk-Recorder

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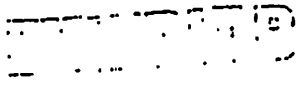
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CARSON CITY, STATE OF NEVADA  
BOARD OF SUPERVISORS  
SEPTEMBER 16, 1993

NOTICE OF DECISION

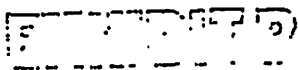
A request was received from G.T.S. Partners, Inc. (property owners: Children's Foundation) for a SF12000 Planned Unit Development (Silver Oak Planned Unit Development) on approximately 651 acres of land. The proposed development will consist of approximately 572 acres of Single Family and Cluster Residential development (for a total of 1,181 lots); including a 13 acre park/school site; approximately 76 acres of Commercial area; approximately 2.5 acres of Residential Office area; and approximately 1.5 acres of Neighborhood Business area. The request also includes variances for front, side and rear setbacks; building heights; lot size and widths; roadway width; and peripheral boundary setbacks. The area is currently zoned Retail Commercial (RC), Single Family One Acre (SF1A), Single Family 12,000 (SF12000), Single Family Two Acres (SF2A), and Conservation Reserve (CR). The property is located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south and the Eagle Valley Children's Home on the north; APNs 8-061-02, 8-061-17, 7-091-55, 7-091-56, 7-091-57, 7-091-58, and 7-091-68 (portion).

The Board of Supervisors conducted a public hearing on September 16, 1993 in conformance with City and State legal requirements, and the Board of Supervisors approved a request from G.T.S. Partners, Inc. (property owners: Silver Oak Development Company; Marshall Ashcraft and Nevada Children's Foundation), P-93/94-1, for a SF12000 Planned Unit Development (Silver Oak Planned Unit Development) on approximately 651 acres of land. The proposed development will consist of approximately 572 acres of Single Family and Cluster Residential development (for a total of 1,181 lots); including a 13 acre park/school site; approximately 76 acres of Commercial area; approximately 2.5 acres of Residential Office area; and approximately 1.5 acres of Neighborhood Business area. The request also includes variances for front, side and rear setbacks; building heights; lot size and widths; roadway width; and peripheral boundary setbacks. The area is currently zoned Retail Commercial (RC), Single Family One Acre (SF1A), Single Family 12,000 (SF12000), Single Family Two Acres (SF2A), and Conservation reserve (CR) on property located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south and the Eagle Valley Children's Home on the north; APNs 8-061-02, 8-061-17, 7-091-55, 7-091-56, 7-091-57, 7-091-58, and 7-091-68 based on the following findings and subject to the conditions of approval, acknowledgement and stipulations:



FINDINGS:

<u>DESIGN STANDARDS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
1. Minimum site area:	5 acre minimum	651 acres
Staff finds that the proposal satisfies the requirements of CCMC 17.69.190(a).		
2. Minimum # of units:	5 units	1,181 units
Staff finds that the proposal satisfies the requirements of CCMC 17.69.190(b).		
3. In designing a Planned Unit Development, the ordinance allows lot area, width, building height, lot size, minimum site area, and setbacks to be reduced to better utilize land. The proposed development consists of 1,181 dwelling units in standard single family and cluster single family configurations on 651 acres. The project involves a consolidation of the following approvals:		
A. Tentative Planned Unit Development map for 1,181 separate lots and structures in a standard and in a cluster development configuration.		
B. A variance of lot width in other than cluster development areas to allow 40 foot lot widths.		
C. A variance to vary front yard setbacks on one-acre parcels by five feet, providing a minimum of 25 foot front yard setback, rather than the 30 foot required setback.		
D. A variance to vary front yard setbacks on 6,000 to 7,000 square foot lots from the required 20 foot front yard setback to a 15 foot minimum front yard setback.		
E. A variance of building height in other than cluster development from the allowed 26 feet to 28 feet in height.		



Board Notice of Decision  
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<u>DESIGN STANDARDS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
F.	A variance within the cluster single family areas to allow minimum 4,000 square foot lot widths and to allow zero lot line construction.	
G.	A variance within the cluster single family areas to allow a maximum 35 foot building height.	
H.	A variance of side, front, rear, building height, lot width, and lot size in the cluster developments, depending on the design chosen for a particular parcel:	
	Proposed front yards:	5 foot to 18 feet
	Proposed rear yards:	5 foot to 15 feet (for two-story units)
	Proposed side yards:	zero lot line to 12 feet (for two-story units)
I.	Variance request to vary the existing 36 foot right-of-way width within the cluster area to 26 feet from interior parking courts.	
J.	A variance to allow patios and decks to be built within the rear, side and front setback areas within 3 foot of the property line.	
K.	A variance from required 25 feet setback on all peripheral boundary lines to not less than 15 feet within the residential portions of the development.	
L.	A variance request of 25 feet from the required 25 foot setback on all commercial property setbacks for the peripheral boundary to allow a zero foot setback in Commercial areas.	
4.	Parking area: 2.5 per dwelling unit	Compliance within standard residential development areas

Staff finds that the proposal meets requirements within the non-cluster areas. The cluster area require further review upon future approval of each cluster phase by staff.

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<u>DESIGN STANDARDS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
5. Storage area:	Optional	None is envisioned
6. Sidewalks: ...	Yes	Extensive interconnected pedestrian walks and paths follow the main network of roads
7. Utilities:	Underground	Underground (some existing power lines cannot be placed underground due to high voltage)
Staff finds that the proposal satisfies the requirements of CCMC 17.69.190(h).		
8. Landscaping:	Preliminary landscaping plans required	Conceptual plans submitted will require further review prior to construction of phases
9. Bike path:	Optional	Extensive well interconnected network
10. Open space required	40% of gross area of site to be determined individually for each PUD. Private open space not to constitute more than 25% of total open space area.	45% including golf course and hill. Of the 45% the main components are: Golf Course 62% Hill 23% Landscape Area 9% (walkways/buffers) Peripheral 6% (includes private)

The proposal meets the requirements of the Planned Unit Development Ordinance.

CONDITIONS OF APPROVAL:

1. All final maps or parcel maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map or parcel maps, the Public Works Department shall approve all on-site and off-site improvements.
3. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City standards.
5. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the State Health Division shall be obtained prior to any grading. Non-compliance with this provision may cause a cease and desist order to halt all grading work.
6. A note shall be placed on all final or parcel maps stating:  
  
"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
7. Placement of all utilities, including TCI Cable, shall be underground within the development.
8. All on and off-site improvements shall conform to City standards and requirements.
9. The applicant must sign and return the Board of Supervisors acknowledgement of conditions for approval within ten (10) days of receipt of notification. If the acknowledgement is not signed and returned within ten days of receipt, then the item will be rescheduled for the next Planning Commission meeting for further consideration.

000155121

RECEIVED  
DEC 27 1993  
CARSON CITY  
COMMUNITY DEVELOPMENT

DATE MAILED: 12/14/93

PLEASE SIGN AND RETURN THIS ACKNOWLEDGEMENT WITHIN TEN DAYS OF RECEIPT.

This is to acknowledge that I understand that the Carson City Board of Supervisors on September 16, 1993, approved a request from G.T.S. Partners, Inc. (property owners: Silver Oak Development Company; Marshall Ashcraft and Nevada Children's Foundation), P-93/94-1, for a SF12000 Planned Unit Development (Silver Oak Planned Unit Development) on approximately 651 acres of land. The proposed development will consist of approximately 572 acres of Single Family and Cluster Residential development (for a total 1,181 lots); 13 acre park/school site; approximately 76 acres of Commercial area; approximately 2.5 acres of Residential Office area; and approximately 1.5 acres of Neighborhood Business area. The request also includes variances for front, side and rear setbacks; building heights; lot size and widths; roadway width; and peripheral boundary setbacks. The area is currently zoned Retail Commercial (RC), Single Family One Acre (SF1A), Single Family 12,000 (SF12000), Single Family Two Acres (SF2A), and Conservation Reserve (CR) on property located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College campus and University Heights subdivision on the west, Winnie Lane on the south and the Eagle Valley Children's Home on the north; APNs 8-061-02, 8-061-17, 7-091-55, 7-091-56, 7-091-57, 7-091-58, and 7-091-68 (portion), based on the findings and subject to the following conditions of approval and stipulations:

CONDITIONS OF APPROVAL:

1. All final maps or parcel maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map or parcel maps, the Public Works Department shall approve all on-site and off-site improvements.
3. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City standards.
5. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the State Health Division shall be obtained prior to any grading. Non-compliance with this provision may cause a cease and desist order to halt all grading work.

Acknowledgement

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6. A note shall be placed on all final or parcel maps stating:  
"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
7. Placement of all utilities, including TCI Cable, shall be underground within the development.
8. All on and off-site improvements shall conform to City standards and requirements.
9. The applicant must sign and return the Board of Supervisors acknowledgement of conditions for approval within ten (10) days of receipt of notification. If the acknowledgement is not signed and returned within ten days of receipt, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
10. As required by CCMC, Section 17.69.040, the construction and the development of all approved open space shall occur no later than the construction of 25% of the dwelling units. In this case, no later than the construction of the 295th dwelling unit. Because the landscaping of this development is an integral part of the project, all landscaping within the project and along the perimeter of each phase shall be completed concurrent with the completion of each phase unless installation is delayed due to weather, in which event, financial assurances will be posted for its completion.
11. Fencing of corner lots must meet sight distance area requirements.
12. The last final map necessary to cover the entire development must be recorded for the entire development within two years from the time of the tentative map approval by the Board of Supervisors or the developer and the City will have entered into a development agreement.
13. CC&R's must be recorded, at the property owner's expense, in conjunction with the first final map of other than the Super K-Mart site.
14. A note shall be placed on all final maps stating that all development shall be in accord with planned unit development application (P-93/94-1).

**Acknowledgement**

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Page Three

15. Final CC&Rs shall be approved by the District Attorney and the Community Development Department and recorded prior to recordation of a final map, or parcel map; the CC&Rs shall provide for the on-going maintenance of the non-dedicated landscaping, lighting, fences, and the historical kiosk area.
16. Prior to the issuance of any certificates of occupancy, the applicant shall install or bond for the installation of all landscaping/irrigation in the area of the project in which the structure is located. An approved landscaping plan for the PUD must be secured prior to the issuance of any building permits.
17. Prior to final map or parcel map submittal, a submittal shall be made to the Community Development Department verifying the lack of, or presence of fault lines within the project site. Should a fault be located within the project site, a geotechnical study shall be provided to Community Development and an engineer's recommended building setback shall be noted on all final maps.
18. The final maps shall note all abutting property ownership, contain block and numbering, all approved street names, and information as required within the Planned Unit Development Ordinance and Nevada Revised Statutes (NRS).
19. Each block of cluster housing shall meet the standards of the development matrix as to unit type and as to the maximum allowable density and must be reviewed and approved by the Community Development staff prior to building plans submittal of any unit within that block.
20. All structure development within the project must meet the requirements as specified in the Development Matrix included in the application and herewith made a part of this condition as a means of defining the variance approvals and standards of development for both the residential cluster areas and the standard residential development areas.
21. If the developer wishes to provide 15 foot front yard setbacks with average of 20 foot front yard setback within the 6,000 to 7,000 square foot lot areas, a plan must be provided to Community Development Department and Building Division staff at time of the first building plan submittal and receive approval of the average setback plan from the Community Development Department.



Acknowledgement

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22. The developer will maintain grass or landscaping within the school/park site until such time as the site is developed for its designated use or is accepted by Carson City or the School District. The CC&Rs or a development agreement shall address this requirement.
23. Shrubbery and trees over four feet in height at maturity may not be planted along a pedestrian/bicycle path within 50 feet of any intersection.
24. No parcel map or final map may be recorded for any portion of the planned unit development until the tentative map receives Board of Supervisors' approval.
25. The area westerly of Ormsby Boulevard and southerly of Combs Canyon Road will be dedicated to Carson City as a detention facility to be improved with moderate landscaping which does not impede its use as a drainage facility. This area will be improved at the time of the construction of each adjacent phase; any land area not necessary for detention facilities will be offered to adjacent property owners without consideration.
26. The project reviewed as part of U-93/94-6 constitutes the first planned phase of this proposal and as such, shall be an integral part of this planned unit development.
27. Compliance with Chapter 12.09 (Flood Damage Prevention Ordinance) is required as the project develops.

STIPULATIONS:

By Steve Hartman:

1. The Residential Office-Planned Unit Development and adjacent Retail Commercial properties will be developed with unified-looking structures.
2. Residences will be limited to single story structures along the Silver Oak property line to the east where there is existing residential development and adjacent to University Heights residences along the Silver Oak west property line and limiting building height to twenty-two feet.

**Acknowledgement**

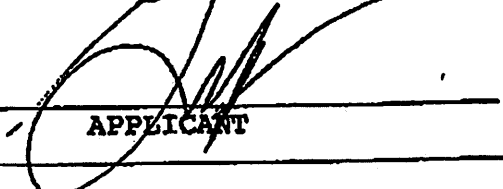
7-93/94-1

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3. On West Nye Lane within the Residential Office-Planned Unit Development area, there will be only four sites.
  4. A fuel-management plan will be provided for the area along the college edge of Silver Oak (west).
  5. The CC&Rs will be recorded first (with the commercial area of the development having a separate section in the CC&Rs).
  6. It is approximately fifteen feet lower elevation on Silver Oak's lots which abut University Heights residences than the University Heights lots.
  7. School property will be used as a park site until the school is built; but the property will be owned by the school.
  8. Each cluster block will be submitted to staff for review in total, not piecemeal; if staff is not comfortable with the submittal review, it will be referred to the Planning Commission and/or Board of Supervisors.
- If lakes and ponds do not remain water-filled, then they will be landscaped.
10. When the area next to Eagle Valley Ranch Road is ready to be developed, Silver Oak Development Company, Inc. will improve Eagle Valley Ranch Road to Carson City standards.
  11. Painted bike paths will be placed along both sides of Community College Parkway Boulevard.
  12. Lighting will be placed within the PUD to meet Carson City ordinance requirements.
  13. A minimum of 20 foot rear yard setbacks will be provided for lots immediately adjacent to the Dartmouth Residential lots.

Acknowledgement  
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This decision was made on a vote of 5 ayes and 0 nays.

  
\_\_\_\_\_  
APPLICANT

12.21.93  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
RETURN TO:

Carson City Community Development Department  
2621 Northgate Lane, Suite 62  
Carson City, Nevada 89706  
ATTN: Pat Austin

Enclosures: Board of Supervisors Notice of Decision  
Self-addressed envelope

ORDINANCE NO. 1995-5

BILL NO. 105

AN ORDINANCE APPROVING A SECOND  
ADDENDUM TO A DEVELOPMENT AGREEMENT  
BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT  
COMPANY LIMITED PARTNERSHIP TO MODIFY  
CERTAIN PREVIOUSLY APPROVED SETBACK VARIANCES  
AND OTHER MATTERS PROPERLY RELATED THERETO

Fiscal effect: None

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION 1:

WHEREAS, CARSON CITY and SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, hereinafter referred to as "SILVER OAK" entered into a Development Agreement which was approved by the Board of Supervisors as Ordinance 1994-1, Bill No. 167 on January 6, 1994 (hereinafter "Development Agreement") and which was modified in the First Addendum dated June 16, 1994, recorded as File Number 000163818 on July 1, 1994, CARSON CITY and SILVER OAK desire to amend the Development Agreement by agreeing to the Second Addendum to Development Agreement (hereinafter "Addendum") attached hereto as Exhibit "A"; and

WHEREAS, the land which is the subject of this Addendum is comprised of land commonly known as parcel Nos. 8-061-02, 8-061,06 and 8-061-13 and APNs 8-061-24 and 17, 7-091-55, 56, 57, 58, and 7-091-68 (portion) 7-411-01, 02, 03, 04, 05, 06, 7-412-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 14, 16, 18, 19, 20, 22, 23, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 53, 54, 55, 56, 58, which parcels were identified in the

Tentative Planned Unit Development Map entitled "Silver Oak P.U.D." (hereinafter "Silver Oak P.U.D.") that was approved by the Carson City Board of Supervisors on September 16, 1993 and which land is more particularly described in Exhibit "1" to Exhibit "A"; and

WHEREAS, the permitted uses of the land, the density or intensity of the land use, and the maximum height and size of any proposed buildings are provided for in the approved Silver Oak P.U.D. Map, the conditions of the Map, and the Development Agreement; and

WHEREAS, the Carson City Board of Supervisors finds that the contents of the Addendum conforms with CCMC 17.21.020, NRS 278.0201 and Carson City's Master Plan; and

NOW, THEREFORE, the Board of Supervisors hereby ordains:

1. The modifications to the Silver Oak P.U.D. made by the Addendum do not affect the rights of residents to maintain and enforce the provisions of the plan.

2. The modification to the Silver Oak P.U.D. made by the Addendum are consistent with the efficient development and preservation of the entire P.U.D., do not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, and are not granted solely to confer a private benefit upon any person.

3. The Second Addendum to Development Agreement between CARSON CITY and SILVER OAK attached and incorporated herein as Exhibit "A" and associated with all or portions of Carson City Assessor's Parcel Nos. 8-061-02, 8-061-06 and 8-061-13 and APNs 8-

061-24 and 17, 7-091-55, 56, 57, 58, and 7-091-68 (portion) 7-411-01, 02, 03, 04, 05, 06, 7-412-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 14, 16, 18, 19, 20, 22, 23, 24, 25, 26, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 53, 54, 55, 56, 58, which land is more particularly described in Exhibit "1" to Exhibit "A", is approved.

4. The Board of Supervisors further directs that the City Clerk shall cause a certified copy of this Ordinance and the Addendum to be filed with the Carson City Recorder.

PROPOSED this 19th day of January, 1995.

PROPOSED by Supervisor Tom Tatro

PASSED on the 2nd day of February, 1995.

VOTE: AYES: Greg Smith

Janice Ayres

Tom Tatro

Kay Bennett

Marv Teixeira, Mayor

VOTE: NAYES: None

ABSENT: None

Marv Teixeira  
MARV TEIXEIRA, Mayor

ATTEST:  
Alan Glover  
ALAN GLOVER, Clerk-Recorder

This Ordinance shall be in force and effect from and after the 13th day of February, 1995.

Exhibit "A"

SECOND ADDENDUM TO DEVELOPMENT AGREEMENT

This Second Addendum to Development Agreement made this 2nd day of February, 1995, by and between SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, Nevada limited partnership (hereinafter "DEVELOPER"), and CARSON CITY, a consolidated municipality of the State of Nevada, hereinafter referred to as "CARSON CITY".

R E C I T A L S

1. On September 16, 1993, the Carson City Board of Supervisors considered the SILVER OAK project (hereinafter the "PROJECT") and approved the PROJECT by passing on first reading Bill No. 167 which was later heard on second reading and passed as Ordinance 1994-1 on January 6, 1994 (hereinafter the "DEVELOPMENT AGREEMENT"). The DEVELOPMENT AGREEMENT was amended by the FIRST ADDENDUM TO DEVELOPMENT AGREEMENT dated June 16, 1994, and recorded as File No. 000163818 and recorded July 1, 1994 in the Carson City Recorder's office.

2. The parties find that certain variances granted by the Board should be modified and that additional provisions relating to drainage are desirable additions to the DEVELOPMENT AGREEMENT and CARSON CITY and the DEVELOPER mutually desire to amend, modify and restate portions of the DEVELOPMENT AGREEMENT as hereinafter set forth.

NOW THEREFORE for good and valuable consideration herein the parties do agree as follows:

I.

Paragraph c) of the portion of Article 2.11 pertaining to "Remaining Residential Areas: is hereby amended and restated to provide in its entirety as follows:

c) Front, rear and sideyard set backs are varied by lot size as follows:

Front Yard

12,000 sq. ft. lots and under.

12 feet to residential structure from the property line.

Over 12,000 sq. ft. to and including 17,000 sq. ft.

15 feet to residential structure from the property line.

Over 17,000 sq. ft. to and including 30,000 sq. ft.

20 feet to residential structure from the property line.

Over 30,000 sq. ft. to and including 45,000 sq. ft.

30 feet to residential structure from the property line.

Rear Yard

12,000 sq. ft. lots and under.

Not including uncovered patios and decks 15 feet minimum.



Over 12,000 sq. ft. to and including 30,000 sq. ft.

Not including uncovered patios and decks 20 feet minimum.

Over 30,000 sq. ft. to and including 45,000 sq. ft.

Not including uncovered patios and decks 30 feet minimum.

### Side Yard

9,000 sq. ft. lots and under.

Not including uncovered patios and decks 5 feet minimum. For side yards abutting a street, there shall be an increase of an additional .5 feet totalling 10 feet.

Over 9,000 sq. ft. to and including 12,000 sq. ft.

Not including uncovered patios and decks a minimum of 8 feet. For side yards abutting a street there shall be an increase of an additional 5 feet totalling 13 feet.

Over 12,000 sq. ft. to and including 17,000 sq. ft.

Not including uncovered patios and decks a minimum of 10 feet. For side yards abutting as street there shall be an increase of an additional 5 feet totalling 15 feet.

Over 17,000 sq. ft. to and including 30,000 sq. ft.

Not including uncovered patios and decks 15 feet minimum. For side yards abutting a street there shall be an increase of an additional 5 feet

totalling 20 feet.

Over 30,000 sq. ft.

Not including uncovered patios and decks 20 feet minimum. For side yards abutting a street there shall be an increase of an additional 5 feet totalling 25 feet.

For any irregular shaped lot (which is defined as a lot in which lot corners are not at 90° angles), on the end of a cul de sac and "bulbs" an Owner/Builder may utilize an average in calculating the rear and side yard set backs provided that the rear yard shall be not less than 10 feet under the averaging method and the side yard shall be no less than 5 feet under the averaging method. The stamp and signature of the Silver Oak Architectural Review Board shall be conclusive evidence that the Owner/Builder has satisfied the set back requirement set forth herein.

Notwithstanding any of the provisions for these variances the rear yards set backs on those properties abutting existing residences shall be no less than 20 feet.

III

This Agreement shall bind the heirs, executors, administrators, successors, and assigns of the respective parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

CARSON CITY

By: Marv Teixeira  
MARV TEIXEIRA, MAYOR

STATE OF NEVADA  
CLERK'S OFFICE  
Alan Glover  
ALAN GLOVER, CLERK/RECORDER

Approved:  
[Signature]  
Public Works Director

Approved as to form:  
Paul C. Sepacelli  
Deputy District Attorney

SILVER OAK DEVELOPMENT  
COMPANY LIMITED PARTNERSHIP

By: GTS PARTNERS, INC., a  
Nevada corporation, its  
general partner

By: [Signature]  
STEPHEN D. HARTMAN,  
SECRETARY

SUBSCRIBED and SWORN to  
before me on this 12<sup>th</sup> day  
of January, 1995.  
Virginia A. Powell  
NOTARY PUBLIC

VIRGINIA A. POWELL  
NOTARY PUBLIC - NEVADA  
WASHOE COUNTY  
My Appt. Exp. April 1, 1998

FOR RECORD  
AT THE REQUEST OF  
CARSON CITY CLERK TO  
THE BOARD  
'95 FEB -6 P1:10

RECEIVED  
FEB 09 Rec'd  
CARSON CITY  
COMMUNITY DEVELOPMENT

000171938  
FILED IN CLERK'S OFFICE  
CARSON CITY, NEVADA  
FEB 9 1995

000171938



1 cause a certified copy of this ordinance and the original  
2 development agreement to be filed with the Carson City Recorder.

3 PROPOSED this 16th day of December, 1993.

4 PROPOSED by Supervisor Tom Tatro

5 PASSED on the 6th day of January, 1994.

6 VOTE: AYES:

7 Janice Ayres

8 Tom Tatro

9 Kay Bennett

10 Marv Teixeira, Mayor

11  
12 NAYES: None

13 ABSENT: Greg Smith

14  
15   
16 MARV TEIXEIRA, Mayor

17 ATTEST:

18   
19 KIYOSHI NISHIKAWA, Clerk/Recorder

20 This ordinance shall be in force and effect from  
21 and after the 17th day of January, 1994.  
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