



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 7, 2019

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 109, an ordinance changing the zoning from Tourist Commercial to Tourist Commercial Planned Unit Development, and to approve a minute order granting tentative approval, for a Tentative Planned Unit Development proposing 227 RV lots for sale on property zoned Tourist Commercial, located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors is authorized to approve a Tentative Planned Unit Development subject to the provisions of Carson City Municipal Code (CCMC) 17.09. The applicant is seeking approval of a Planned Unit Development that would allow for the sale of individual RV lots. Amenities would include a sales office, gate house, clubhouse (with restroom and laundry facilities), maintenance building, pool, tennis court, pickleball court, café, a 9 hole putting golf course, and open space. Pursuant to NRS 278A.480, hearings for a Tentative Planned Unit Development shall be held consistent with hearings for amendments to a zoning ordinance; therefore, a first and second reading of the ordinance is required. The Board introduced the ordinance, on first reading, at its meeting of October 17, 2019.

Agenda Action: Ordinance - Second Reading **Time Requested:** 20 Minutes

Proposed Motion

I move to adopt Bill No. 109, on second reading, Ordinance No. _____, and to approve and authorize the Mayor to execute the minute order.

Board's Strategic Goal

Quality of Life

Previous Action

September 25, 2019: The Planning Commission recommended approval by a vote of 6 - 1, 0 absent, 0 abstention.

October 17, 2019: The Board of Supervisors introduced the ordinance, on first reading, by a vote of 4 – 0, 1 abstention.

Background/Issues & Analysis

The Board of Supervisors is authorized to approve Tentative Planned Unit Development after a recommendation from the Planning Commission.

The Board of Supervisors introduced Bill No. 109 at their meeting of October 17, 2019 and modified Condition No. 14, outlined in the October 3, 2019 memo from staff to read as follows:

“ The district attorney shall approve any CC&R’s prior to recordation of the first final map. The CC&R’s must speak to the private maintenance of all on-site sewer, water, and storm drain utilities. Additionally, the CC&R’s shall require all lot owners to utilize the resort’s management company for the rental of their lot.”

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.09 (Planned Unit Development); CCMC 17.07 (Findings); NRS 278.330 (Tentative Map); and NRS Chapter 278A (Planned Unit Development); NRS Chapter 244; Article 2 of the Carson City Charter.

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

- 1) Deny the request based on an inability to make the required findings, noting what finding cannot be made.
- 2) Adopt Bill No. 109, approving the request subject to modified conditions of approval.

Attachments:

[TPUD-19-142-Ordinance \(11.7.19\).doc](#)

[MINUTE ORDER.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. 109
ORDINANCE NO. 2019-__

AN ORDINANCE TO CHANGE THE ZONING FROM TOURIST COMMERCIAL TO TOURIST COMMERCIAL-PLANNED UNIT DEVELOPMENT, ON A 38.6 ACRE PARCEL, LOCATED AT 1400 OLD HOT SPRINGS ROAD, ON THE NORTH SIDE OF OLD HOT SPRINGS ROAD, APPROXIMATELY 0.4 MILES WEST OF GONI ROAD, APN 008-123-40, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Planned Unit Development on Assessor’s Parcel Number 008-123-40, property located at 1400 Old Hot Springs Road, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 17.09, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel being changed from Tourist Commercial to Tourist Commercial-Planned Unit Development. After proper noticing pursuant to NRS 278 and CCMC Title 18, on September 25, 2019, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 1 nay to recommend to the Board of Supervisors approval of the Tentative Planned Unit Development.

SECTION II:

Based on the findings of fact enumerated in Carson City Municipal Code 17.07.005 and 17.09.050, the zoning map of Carson City is amended changing the zoning of Assessor’s Parcel Number 008-123-40, a total of 38.6 acres, from Tourist Commercial to Tourist Commercial-Planned Unit Development, as depicted on Attachment A.

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

PROPOSED this ____ day of _____, 2019.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2019.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

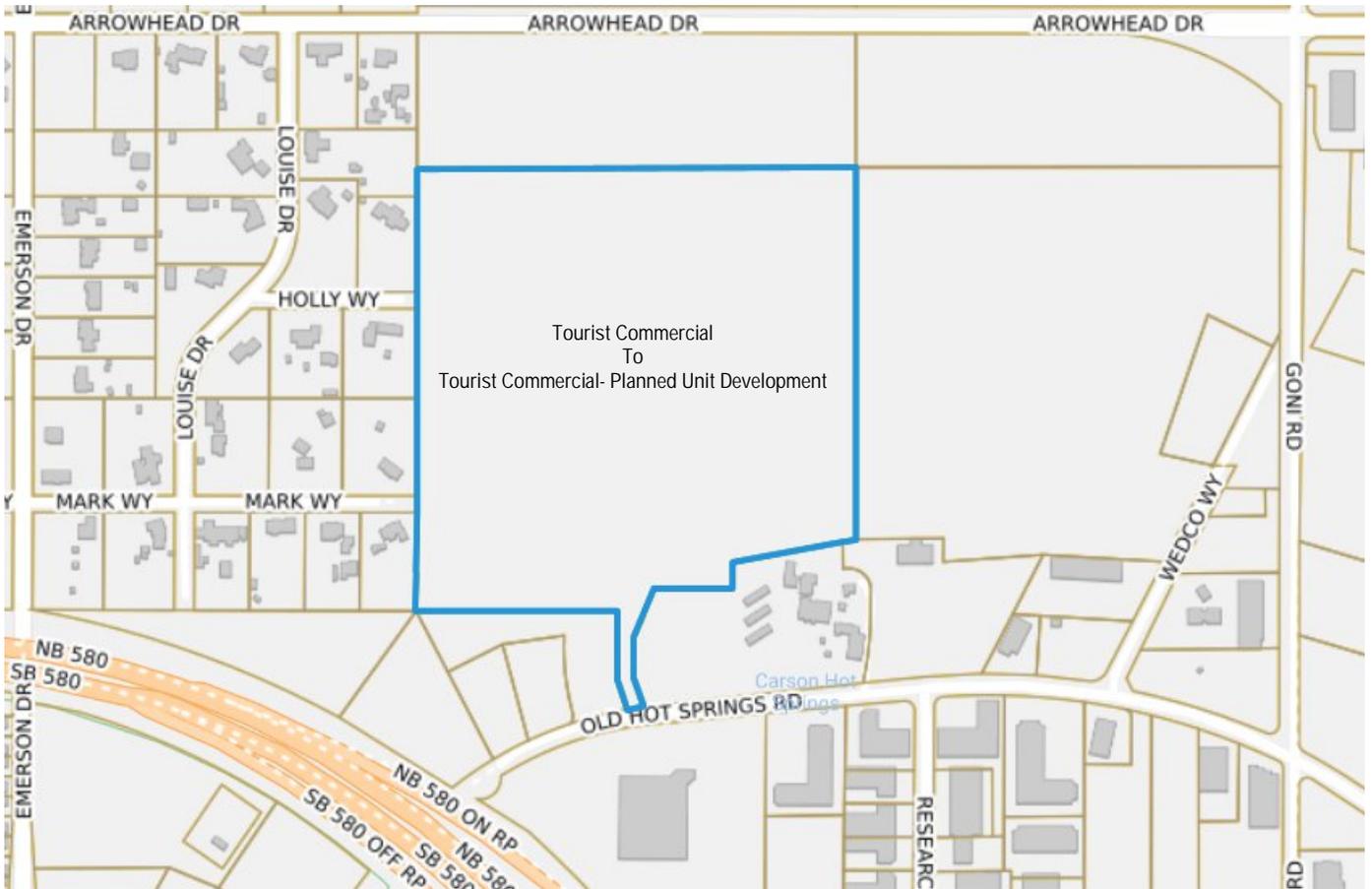
ROBERT L. CROWELL, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2019.

Attachment A



MINUTE ORDER
SIERRA SKIES RV RESORT, LLC
TENTATIVE PLANNED UNIT DEVELOPMENT
(TPUD-19-142)

Applicant: Sierra Skies RV Resort, LLC
Meeting Date: November 7, 2019

The Board of Supervisors has granted tentative approval of the Planned Unit Development (PUD) with conditions of approval (attached) and the findings pursuant to NRS 278A.500, which are made part of Carson City Municipal Code 17.07.005 and 17.09.050, as follows:

FINDINGS PURSUANT TO 17.07.005

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

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

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

Water supplied to the development will meet applicable health standards. Carson City's water supply will not be exceeded by final approval of this development. The City has sufficient system capacity and water rights to meet the required water allocation for the PUD. A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,000 gallons per day. The anticipated daily water usage is 33,793 gallons per day and therefore requires review and approval of the Growth Management application. The proposed Tentative Planned Unit Development (TPUD) is dependent upon the approval of Growth Management Application (GM-19-141). The Growth Management Commission approved this application at their September 25, 2019 meeting.

- 3. The availability and accessibility of utilities.***

All utilities are available in the area to serve this development. The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,000 gallons per day. The anticipated daily water usage is 33,793 gallons per day and therefore requires review and approval of the Growth Management application. The Growth Management Commission approved this application at their September 25, 2019 meeting.

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

The Fire Department has provided comments on the project and their conditions are incorporated as appropriate.

A traffic study was completed for the project. The proposed development is anticipated to generate 788 average weekday trips with 50 trips occurring during the AM peak hour and 64 trips occurring during the PM peak hour. Key intersections were studied and no intersection would function below Level Of Service D which is the standard for all city maintained streets and intersections. The traffic analysis determined the traffic generated by the proposed development will have some impact on the adjacent street network and made the following recommendations:

- Any required signing, striping, or traffic control improvements comply with Carson City requirements.
- The project driveway road, all internal streets, and on-site parking areas be designed to conform to Carson City standards.

The public roads are capable of serving the project. The applicant is proposing primary access from Old Hot Spring Road with an emergency secondary access to the west connecting to Holly Way. The previously approved Special Use Permit for the Sierra Skies RV Park was only required to provide a single fully functional access plus emergency access. The applicant is requesting the same requirement be applied to the TPUD. While Carson City Development Standards 12.4 requires two fully operational points of access to serve a subdivision or development, this standard also provides the City Engineer with the ability to waive or modify the requirements. In this case, the City Engineer has waived the requirement for two fully operational points of access and is allowing secondary access to be limited to the emergency access off of Holly Way.

The Parks Recreation and Open Space Department has reviewed the proposed Tentative Planned Unit Development. Recreational amenities are provided on-site for use by the lot owners and their guests. Impacts to City recreational facilities are anticipated to be minimal.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

Property immediately north of the project site is owned and managed by Carson City. The property is intended for public use; however, it is currently undeveloped. At this time, connection to the vacant land is neither required nor desired. The Parks Recreation and Open Space Department has required a 6 foot tall chain link fence along the northern property line adjacent to the City's property. The developer will be required to maintain the fence in perpetuity.

6. *Conformity with the zoning ordinance and land use element of the City's Master Plan.*

The project is zoned Tourist Commercial with a Community/Regional Commercial master plan designation. Pursuant to Carson City Municipal Code (CCMC) 17.09.015.2 uses allowed in a commercial or industrial planned unit development are limited to permitted uses within the underlying zoning district. Pursuant to Carson City Municipal Code (CCMC) 18.04.140, a Recreational Vehicle (RV) park is an allowed use in the Tourist Commercial (TC) zoning district with a maximum stay of 30 days, subject to completing a Major Project Review. Additionally, all requirements of CCMC 18.09.050 *RV Park Requirements* must be met. RV Parks with maximum stays of 180 days require review and approval of a Special Use Permit. However, a Special Use Permit is not required in this case because the applicant is proposing a Planned Unit Development. In order to ensure an efficient method for processing a Tentative Planned Unit Development, Carson City Municipal Code 17.09.030 incorporates all procedures

with regard to the division of land, zoning map amendment, and regulations otherwise applicable to the property, with respect to the approval or disapproval of the Planned Unit Development.

7. *General conformity with the City's Master plan for streets and highways.*

Subject to compliance with the proposed conditions of approval, the proposed subdivision conforms to the City's master plan for streets.

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

A traffic study was conducted and determined that the existing infrastructure is sufficient to meet the additional demand imposed by the proposed PUD.

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

The physical characteristics of the land do not preclude the development as proposed. The property is located outside of any Special Flood Hazard Area. Fill from the I-580 freeway project was placed on this site. The fill is undocumented. The geotechnical report, submitted with the application, outlines construction requirements to address this undocumented fill. Staff has incorporated conditions of approval to require the implementation of those requirements.

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

The proposed tentative map has been routed to the Nevada Department of Environmental Protection and the Nevada Division of Water Resources. The Division of Water Resources has requested that a Will Serve letter from Carson City Public Works and a final mylar map of the proposed project be presented to the State Engineer for approval and signed through his office prior to development. Public Works has indicated there is sufficient water supply and sewer capacity to serve the project.

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

The Carson City Fire Department will provide fire protection services to the project location. The Fire Department has reviewed the project and provided comments. The development will be required to provide fire hydrants every 500 feet consistent with the International Fire Code (2018) Appendix C. Additionally, the project is required to comply with the currently adopted edition of the International Fire Code amendments.

12. *Recreation and trail easements.*

The Parks Recreation and Open Space Department has reviewed the proposed Tentative Planned Unit Development. Recreational amenities are provided on-site for use by the lot owners and their guests. Impacts to City recreational facilities are anticipated to be minimal.

Section 17.09.050 (Approval or Denial of PUD Application):

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

The proposed plan is consistent with the statement of objectives of the Planned Unit Development ordinance. The proposed project has been designed to meet all requirements of the Planned Unit Development Ordinance, including providing open space and access to light and air. Additionally, the project proposes a unique commercial use that will complement the other commercial uses in the area, while being designed to be sensitive to neighboring residential uses.

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

The proposed plan does not depart from the PUD regulations. Within the parameters of the PUD regulations, an applicant can propose modifications to Carson City land use regulations otherwise applicable to the subject property. The requested modifications from the standards include the following:

- Lot size: The Tourist Commercial zoning district requires a minimum lot size of 6,000 square feet. The applicant is proposing a reduced lot size. As proposed, the typical lot is approximately 40' x 90' in size with the smallest lot being 3,275 square feet in size and the largest lot being 9,269 square feet.
- Parking: Parking requirements for RV parks are not specifically listed within the City's parking standards (Division 2 of Carson City Development Standards). Carson City Municipal Code 18.09.050 requires parking for one vehicle or one recreational vehicle per RV space. The applicant is proposing parking for one RV and two additional vehicles per RV space/lot. One car/truck parking space would be used for the parking of the lot owner's tow vehicle and the additional parking space provided within each space/lot will provide parking for guests. Additionally, 35 parking spaces will be provided near the clubhouse and sales/welcome center in the center of the development.
- Restrooms/showers: As proposed, all recreational vehicles permitted within the development will be fully contained including a full restroom with a toilet and shower for the occupants of the RV. The applicant is requesting a reduction in the number of restrooms/showers provided throughout the development. The accessory buildings, including the clubhouse, sales office, and café, will include restrooms. Shower facilities will be provided in the clubhouse. The intent is for the individual RV to serve as the primary bathroom and shower facilities. The modified numbers of each required facility are listed below:

TYPE OF FACILITY	NUMBER REQUIRED	NUMBER REQUESTED
Toilets: Men	9	5
Toilets: Women	12	6
Urinals: Men	4	3
Lavatories: Men	10	7
Lavatories: Women	10	7
Shower: Men	7	3
Shower: Women	7	3

Toilets: Unisex	0	1
Lavatories: Unisex	0	1

Two fully operational points of access: The applicant is proposing primary access from Old Hot Springs Road with an emergency secondary access to the west connecting to Holly Way. The previously approved Special Use Permit for the Sierra Skies RV Park was only required to provide a single fully functional access plus emergency access. The applicant is requesting the same requirement be applied to the TPUD. It should be noted, while Carson City Development Standards 12.4 requires two fully operational points of access to serve a subdivision or development, this standard also provides the City Engineer with the ability to waive or modify the requirements. In this case, as noted above in finding 4 under CCMC 17.07.005, the City Engineer has waived the requirement for two fully operational points of access and is allowing secondary access to be limited to the emergency access off of Holly Way. Additionally, garbage trucks may be allowed to access the trash enclosure for the property via Holly Way.

These modifications to the standards can be deemed to be in the public interest because they support a unique development near commercial services that will complement the existing adjacent commercial uses while being sensitive to the neighboring residences and providing for a minimum of 30% open space with buffers between the development and the existing uses.

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

The purpose, location and amount of open space in the PUD is appropriate for the project, and consistent with the requirements. The development is required to incorporate 30% open space or 11.58 acres. The development will provide over 12 acres of open space. The open space will include over 9 acres of common open space improved with recreational amenities as well as open areas with landscaping throughout the development. Additionally, each lot will have a substantial amount of private open space. The maintenance responsibility will be assigned to an owner’s association or similar entity.

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

As detailed in the Engineering Division comments the physical design of the plan makes adequate provisions for public services and provides adequate control over vehicular traffic. Additionally, sufficient parking, open space, and recreational amenities will be provided on-site (see #2 and #3 above).

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

The TPUD will be beneficial to the neighborhood. The TPUD proposes a unique commercial use that will complement the other commercial uses, while being designed to be sensitive to neighboring residential uses. The design includes minimum 91 foot buffer along the west side of the project between the

existing residences and the closest RV space lots. The development will provide over 12 acres of open space including recreational amenities for the occupants and landscaped open space areas.

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

The applicant has provided a phasing plan that includes 132 RV space lots in phase 1, as well as, all buildings and amenities. Phase 2 will include the remaining 95 RV space lots. With the incorporation of the conditions of approval, staff finds that the interest of the public and occupants of the commercial Planned Unit Development will be protected.

TIME FOR FILING OF PLAN:

The recording of final maps shall be consistent with NRS 278.360.

Phase I: 132 lots; all buildings and amenities; and associated infrastructure

Phase II: 95 lots and associated infrastructure

ROBERT L. CROWELL, Mayor

ATTEST:

AUBRY ROWLATT, Clerk-Recorder

CONDITIONS OF APPROVAL:

The following are conditions of approval required per CCMC 18.02.105.6

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to Development Engineering for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. 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 Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.
5. With the submittal of any final maps, the applicant shall provide evidence to the Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps, and shall include approval by the Fire Department for all hydrant locations.
6. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.
7. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the Board of Supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
8. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
9. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.
10. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection ("NDEP"). The site grading must incorporate proper dust control and erosion control measures.
11. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to Development Engineering prior to approval of any final map.

12. Prior to recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a property surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.
13. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
14. The district attorney shall approve any CC&R's prior to recordation of the first final map. The CC&R's must speak to the private maintenance of all on-site sewer, water, and storm drain utilities. Additionally, the CC&R's shall require all lot owners to utilize the resort's management company for the rental of their lot.
15. The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall be removed only after approval of the Planning Division.
16. A private Owners Association (association) or similar entity shall be formed to provide 100% funding and maintenance for all common areas, open space, amenities, fences and vegetative screening. The maintenance and funding shall be addressed in the development's CC&R's as well as in the Handbook to the satisfaction of the Carson City District Attorney and Community Development Director. A separate development agreement regarding maintenance of these facilities shall be entered into between the association and the City, and the maintenance agreement shall be referenced in the Handbook. A recorded covenant or deed restriction shall be placed on all properties included in the development agreement to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the association ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for the maintenance and upkeep.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of the construction permit:

17. Prior to issuance of any site improvement permit or building permit, the applicant at his expense shall have the subject property's northern and eastern property lines surveyed. The applicant shall install an orange construction fence to prevent any construction related activities from occurring on the adjacent City property. The applicant shall maintain the integrity of the fence until the project's construction is completed or until the six foot chain link fence has been permanently installed along this property line.
18. There shall be no construction activities, access routes, material storage, or contractor related parking on the adjacent City property.
19. The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds.

20. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any site improvement permit or building permit application.
21. The site improvement plans must include a turning path analysis of the following turning movements at the specified intersections: Goni Road and Old Hot Springs Road (eastbound turning right onto Goni Road); Research Way and College Parkway (southbound turning right and left onto College Parkway and westbound turning right onto Research Way); and Old Hot Springs Road and Research Way (eastbound turning right onto Research Way and northbound turning left onto Old Hot Springs Road). Should the analysis demonstrate the RV's will be unable to make the turns without crossing over the centerline of the road, necessary improvements shall be made consistent with the analysis.
22. The sewer and water utility plans must be reviewed and approved by NDEP prior to issuance of a construction permit.
23. The applicant shall submit, with the site improvement permit, a water main analysis that analyzes receiving water from both pressure zones and provides an estimated pressure at the highest point of use.
24. The construction recommendations of the geotechnical report must be implemented in the site improvement permit plans. The site improvement permit application must include a written description of how these recommendations have been implemented in the grading plans, and standard details must be included in the grading plans as necessary for clarity.
25. The applicant shall install a six foot tall sight obscuring fence or wall, in conjunction with vegetative screening, along the western property line to provide privacy to adjacent properties. A six foot tall chain link fence shall be installed along the northern and eastern property line, adjacent to the City's property. Fencing along the northern and western boundaries shall be installed with Phase 1 of the project. The existing fence along the eastern boundary shall remain until replaced with Phase 2 of the project.
26. A lighting plan, including a photometric survey, consistent with 1.3 of the Development Standards, shall be submitted for review and approval by City staff.
27. The site improvement permit plans must include a trash enclosure which meets the requirements of Development Standards Division 1.2.6. Location and design of trash enclosures must meet the requirements of CCMC 18.09.100.
28. In order to mitigate potential for an increase in bird population on-site and the possibility of bird strikes, the applicant shall develop a refuse storage and disposal plan. The plan shall be reviewed and approved by the Airport Manager prior to the issuance of the site improvement permit.
29. Access onto Holly Way shall be limited to emergency access and trash pick-up only. Access shall be limited by a gate or other means to allow only for emergency and trash truck ingress/egress. Holly Way shall not be used for construction traffic. Access shall be wide enough to accommodate turning movements.

30. A landscape plan consistent with Division 3 of the Development Standards is required for review and approval by the staff. The landscape plan shall include plans for the landscape buffer at the rear of each individual lot.
31. Landscaping for the perimeter buffer shall be of plant material identified in the University of Nevada Cooperative Extension's publication--*Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas*. Final plant material selection must be reviewed and approved by the Community Development Department, Carson City Fire Department, and the Parks, Recreation & Open Space Department. Landscape maintenance and any required plant material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner in perpetuity. The plant material and landscape buffer shall be irrigated with an automatic drip irrigation system.
32. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site, but not within the buffer area referenced in 31 above.
33. The applicant shall use pollinator friendly plant material for any landscaped areas within the development. A tree and shrub species list can be obtained from the Parks, Recreation & Open Space Department.
34. The maintenance yard shall be screened using a six foot tall site obscuring fence such as a solid wood fence or chain link fence with slats.
35. The applicant shall file with the Federal Aviation Administration (FAA) a form 7460-1, providing the FAA with notice and opportunity for review of construction near the airport. The Form 7460-1 can be found at this link <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
36. The site improvement permit shall include placement of signage notifying guests of the resort's proximity to the airport. The applicant shall install signage notifying guests of the resort's proximity to the airport and advising of potential for low flying aircraft and associated noise. The applicant shall coordinate with the Airport Authority regarding the specific language on the signs as well as the location of the signs.

Conditions to be Addressed with the Final Map:

37. The final map must note that all on-site sewer, water, and storm drain utilities are to be privately owned and maintained. The CC&R's must speak to the maintenance of these utilities.
38. Drainage and utility easements must be granted over the lots where drainage and/or water or sewer mains cross lots.
39. The applicant shall execute and record an avigation and noise easement granting the Carson City Airport and Airport Authority the right of overflight in the airspace above and in the vicinity of the subject property and recognizing the right to create noise or other effects associated with the lawful operation of aircraft in such airspace. The applicant shall coordinate with the Airport Authority regarding the specific language in the document.

The following applies to the site throughout the life of the project:

40. Except as modified by these conditions, the resort shall operate consistent with the requirements of Carson City Municipal Code 18.09 (Recreational Vehicle Parks).
41. Maintenance of the fences and vegetative screening shall be the responsibility of the owner's association or similar entity, in perpetuity. The Parks, Recreation & Open Space Department will not be responsible for maintenance of any fences, landscaping, or open space associated with this development.
42. The resort management shall require all owners and renters, as a condition of staying in the resort, to be notified of the airport and associated noise. The owners and/or renters shall be required to sign an acknowledgement of the resort's proximity to the Carson City Airport and recognize the right of the airport to create noise or other effects associated with the lawful operation of the aircraft in the vicinity.
43. There shall be no dwelling unit constructed within the PUD. Each individual RV space lot owner may improve their lot with landscaping, pavers, and acceptable accessory structures. Accessory structures permitted within each individual RV space lot may include a fire place or fire ring (either built-in or not), an outdoor kitchen with grill (either built-in or not), and a coach house (maximum 12'x16' in size, and may include a restroom, wetbar, washer/dryer, and seating area). Coach houses may not include sleeping areas and cannot be occupied when an RV is not present on-site.
44. The maximum height for all structures in this development is two stories, but in no instance greater than 26 feet.
45. All recreational vehicles permitted within the development shall be fully self-contained including a full restroom with a toilet and shower for the occupants of the RV.
46. Owner and/or guest stays may be no longer than 180 days continuously. Owners and/or guests must vacate the park, remove all personal property (unless stored in the coach house), and be unregistered for a period of 30 days prior to being able to return. For the purposes of this requirement, a 180 day stay is considered to be continuous unless the tenant vacates the RV park for a minimum of 30 days in aggregate during that period.

