

City of Carson City
Agenda Report

Hem #100

Date Submitted: March 6, 2007

Agenda Date Requested: March 15, 2007

Time Requested: 30 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development Division

Subject Title: Action to consider the following: **Tentative Planned Unit Development** application known as Ross Park PUD from Randall Long of Lumos & Associates (property owner: Ross Park, LLC), to allow 23 single family detached units on 1.24 acres with associated **Variances** to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to 1.24 acres and an Abandonment of a five foot right-of-way approximately 290 feet in length of California Avenue and a five foot right-of-way approximately 350 feet in length of E. Appion Way and a **Zoning Map Amendment** to change the zoning from Single Family One acre (SF1A) to Multi-Family Apartment - Planned Unit Development (MFA-PUD) on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01. (File TPUD-07-010

Staff Summary: This Tentative Planned Unit Development Map is a request to allow the proposed residential development known as Ross Park. The Ross Park Planned Unit Development (PUD) is a residential development consisting of 23 detached dwelling units on 1.24 acres with proposed Right-of-Way Abandonment with 36% of the site devoted to open space.

Type of Action Requested:

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 4 ayes and 3 nays at the Planning Commission Meeting of February 28, 2007.

Recommended Board Action: I move to consider the following: **Tentative Planned Unit Development** application known as Ross Park PUD from Randall Long of Lumos & Associates (property owner: Ross Park, LLC), to allow 23 single family detached units on 1.24 acres with associated **Variances** to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to 1.24 acres and an Abandonment of a five foot right-of-way approximately 290 feet in length of California Avenue and a five foot right-of-way approximately 350 feet in length of E. Appion Way and a **Zoning Map Amendment** to change the zoning from Single Family One acre (SF1A) to Multi-Family Apartment - Planned Unit Development (MFA-PUD) on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01. (File TPUD-07-010163.

Recommended Board Action: I move to approve a Tentative Map Planned Unit Development application known as Ross Park from Randall Long, Lumos and Associates, Inc. (property owner: Ross Park, LLC), consisting of 23 single family dwelling units and common open space on 1.24 acres, located at 4749 Snyder Avenue, Assessor's Parcel Number 009-193-01, based upon 12 findings and subject to the recommended conditions of approval contained in the staff report and modification of Condition of approval #24 and two stipulations made by the applicant.

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

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.02.080 (Special Use Permits), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps)

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review, or, 2) Deny with appropriate findings.

Supporting Material:

- Staff report to Planning Commission
- Tentative PUD Map application with associated AB-07-011 application
- Tentative map copy
- AB-07-011 Order of Abandonment

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By: Walter Sullivan Date: 3-05-07
(Walter Sullivan, Planning Director)

Larry Werner Date: 3/6/07
(Larry Werner, Development Services Director/City Engineer)

Linda Ritter Date: 3-6-07
(Linda Ritter, City Manager)

Melanie Buketta Date: 3-6-07
(Edward Oueilhe, Senior District Attorney - Civil)

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

REVISED STAFF REPORT FOR PLANNING COMMISSION MEETING OF
FEBRUARY 28, 2007

FILE NO. TPUD-07-010

AGENDA ITEM(S): F-5

STAFF AUTHORS: Jennifer Pruitt, AICP, Senior Planner

REQUEST:

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

APPLICANT: Lumos and Associates, Inc.

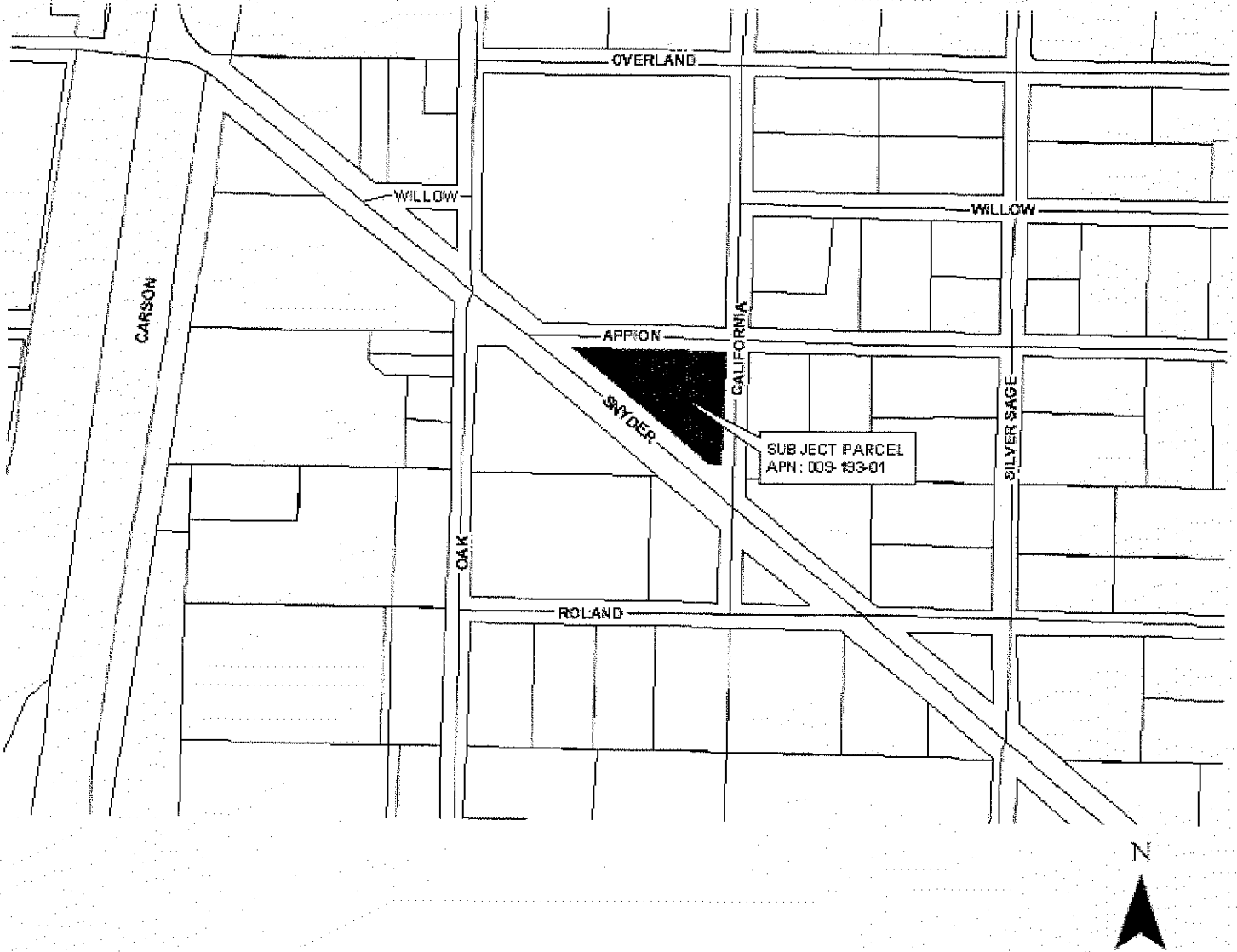
OWNERS: Ross Park, LLC

LOCATION: 4749 Snyder Avenue

APN: 009-193-01

RECOMMENDED MOTION:

"I move to recommend to the Board of Supervisors approval of Tentative Planned Unit Development application known as Ross Park from Lumos and Associates (property owner: Ross Park LLC) to allow a development known as Ross Park PUD consisting of 23 single family detached units on 1.24 acres with associated Variances to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to approximately 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to 1.24 acres and an Abandonment of a five foot right-of-way approximately 290 feet in length along California Avenue and a five foot right-of-way approximately 350 feet in length along East Appion Way and a Zoning Map Amendment to change the zoning from Single Family One acre (SF1A) to Multi-Family Apartment - Planned Unit Development (MFA-PUD) on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01 based on 12 findings and subject to the recommended conditions of approval contained in the staff report."



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

1. The final map shall be in substantial accord with the approved Tentative Map and the Tentative Map shall be signed by the Mayor, Planning Commission Chairman and the Planning Director.
2. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
3. Water, sewer and traffic reports shall be reviewed and approved by the City Engineer. A formal letter of acceptance is required. Recommendations of these reports shall be included in the subdivision improvements.
4. Final improvement plans for the development must be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
5. The applicant must adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.
6. A stand alone Operation and Maintenance (O&M) manual shall be prepared for private storm drainage facilities, submitted to the City for review and acceptance prior to recording of the final map. This manual will assist the homeowners association with required maintenance.
7. The applicant must obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

The following shall be specific revisions to the Tentative Map:

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

10. All streets shall include streetlights, per City standards. All internal lighting must be designed at a pedestrian scale and shall be reviewed and approved by the Planning Division.
11. Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association. Snow plowing of on-site areas will also be the responsibility of the Homeowners Association. This notation will be included in the Home Owners CC+R's.
12. The survey description shall be broken down into 40-acre 1/4 quarter section. This site is located in the NE quarter of the NE quarter of the referenced section.
13. The map shall reflect that any common landscaped areas, including those within the right-of-way, are to be maintained by the Homeowners Association and not by Carson City.
14. The revised Tentative Map must reflect all exterior landings, porches, cantilevers, etc. The Tentative map shall accurately follow all components of the structure. If the property line is to be the foot print of the structure, it must accurately follow all components of the structure.
15. Show all necessary right-of-way dedication at the property corners in order to accommodate the intersection radii at back of sidewalk.
16. Provide a proposed cross section for Snyder Avenue improvements.
17. Show intended locations of street lights.
18. Show locations of mailboxes. Mail cluster boxes shall be dispersed throughout the project. The locations shall be approved by the Engineering Division, Planning Division and the United States Postal Service.

The following shall be completed prior to final map:

19. Prior to submittal of any final map or parcel maps, Development Engineering shall review and approve all on-site and off-site improvements.
20. A "will serve" letter from the water and wastewater utilities must be provided to the Nevada Health Division prior to approval of a final map.
21. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved

by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of 150% of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

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

22. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
23. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on sub-grade strength values determined by Resistance @ Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
24. Complete reconstruction is required on Appion Way and California Street due to the poor condition of existing roadways. This will require removal of all existing pavement and may require removal of existing gravel base if it does not meet Type 2, Class B specifications. The new street section shall be graded with 2% standard crown located at the right of way centerline.

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

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

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

27. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
28. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to the pre-developed condition, in accordance with CCDS 14.1.8.
29. Water mains shall be extended along all street frontages in accordance with CCDS 15.1.1. In addition, off-site extension of water-main (approximately 350 feet) is required along California Street to connect to existing watermain at Willow Street.
30. Private sewer mains may be located within the private alley ways, with maintenance responsibility solely by the homeowners association.

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

31. These notes shall be added to the final map:
 - A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TPUD-07-010)."
32. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.
33. All final maps must be in substantially in accordance to the Directors satisfaction with the approved tentative map.
34. All other departments and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.
35. A copy of the signed Notice of Decision.
36. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

The following are general conditions:

37. All disturbed areas are required to have a palliative applied for dust control. Any and all grading must comply with State and City regulations.
38. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.
39. Hours of construction shall be limited 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.

40. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies with all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.
41. No parking is allowed on any private street/alleyway and enforced by the development's Homeowners Association through the CC + R's.
42. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities must be relocated prior to the submittal of a parcel map or preferably final maps.
43. The maximum number of residential lots is 23 for Ross Park. Any increase will require a new Tentative Map.
44. Application TPUD-07-010 is subject to the approval of application AB-07-011 and application ZMA-07-009.
45. Building plans for individual units shall be in substantial compliance with plans submitted with the tentative PUD application.
46. The Planning Director and the District Attorney's Office shall approve the development's CC & R's prior to the recording of the first final map.
47. All fencing shall meet the requirements of CCMC Development Standards Division 1.
48. All lot areas and lot widths shall meet the Planned Unit Development and zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
49. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the Planning and 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 parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.

50. Prior to submittal of the final map the applicant must consult with Carson City School District regarding a centralized school bus stop location and provide said information to the Planning Division at the submittal of the final map.
51. The Unified Pathways Master Plan identifies Synder Avenue as a proposed bicycle lane facility. As a result, The Parks and Recreation Department would request that the Planning Commission require the developer to provide a 5 foot wide on-street bicycle lane with the development's required half street frontage improvements.
52. The residential units within the development will be subject to the collection of Residential Construction Tax. These funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.
53. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. The exterior building elevations will be subject to the review and approval of the Planning Division.
54. Ross Park will utilize lighting options which include Sierra Pacific Street lights. The lighting fixtures include a variety of designs which Sierra Pacific designs, installs, operates and maintains. All fixtures will incorporate cut-off options supporting the "Dark Skies" initiative.

Stipulations:

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

RIGHT OF WAY ABANDONMENT RECOMMENDED CONDITIONS OF APPROVAL:

1. Applicant shall provide all corrected legal descriptions, survey information and documentation necessary for the recordation of this action.
2. Applicant shall provide required documents and exhibits for the abandonment of the existing public utility easements behind the right of way being requested for abandonment. Easement abandonment applications are available at the Planning and Community Development Department. Prior to recordation of the right of way abandonment the abandonment of public utility easement application and related documents must be reviewed and approved for recordation by the City.

3. Applicant shall provide required documents and exhibits to dedicate new public utility easements behind the new right of way lines. Dedication documents and exhibits shall be submitted and approved for recordation by the City prior to recordation of the abandonment of public right of way.
4. This abandonment is for :
 - APN: 009-193-01:
 - The total area of the proposed East Appion Way abandonment is approximately 1,877 square feet more or less.
 - APN: 009-193-01:
 - The total area of the proposed California Street abandonment is approximately 1,372 square feet more or less.
5. Public utility easements will be maintained over the subject right-of-way for the continued provision and maintenance of existing utilities or until additional written information is provided to document otherwise.

LEGAL REQUIREMENTS: NRS Chapter 278A (Planned Development), Carson City Municipal Code Section 17.09 (Planned Unit Development), CCMC Section 18.04.045 (Single Family 1 Acre) CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps), NRS 445.386 (Health Department Requirements), NRS 278.349(a) (Health Department Requirements), NRS 278.349(b) (Water Availability Requirements), NRS 278.349(c) (Utility Requirements), NRS 278.349(d) (Department of Parks and Recreation Requirements), NRS 278.349(f)(g) (Streets and Highways Requirements)

MASTER PLAN DESIGNATION: High Density Residential (HDR)

PROPOSED MASTER PLAN DESIGNATION: No change

PRESENT ZONING: Single Family One Acre (SF1A)

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

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

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Community (PC), Carson City Ross Gold Park and Fire Station #3
SOUTH: Multi Family Duplex (MFD), Snyder Avenue Apartments/Single family residence
EAST: Single Family 1 Acre (SF1A), Single family residence
WEST: General Commercial (GC), commercial

ENVIRONMENTAL INFORMATION

- 1.FLOOD ZONE: Zone "C" Area of minimal flooding zone.
- 2.EARTHQUAKE FAULT: No earthquake faults in the vicinity.
- 3.SOILS: 61- Surprise Gravelly sandy loam 0%-2% slopes.
- 4.WETLANDS: No wetlands exist on the site.

ADDITIONAL REVIEWS

- CPUD-06-103 was reviewed by staff on July 29, 2006.
 CPUD-06-249 was reviewed by staff on January 02, 2007.

SITE DEVELOPMENT INFORMATION

- 1.LOT SIZE: The entire site contains 1.24 acres. The lot sizes range from 700 square feet to 750 square feet.
- 2.PROPOSED BUILDING SIZE: The proposed dwelling units range from 1,718 square feet to 1,738 square feet in size excluding the attached garages(436 square feet in addition to a 220± square foot storage area). The proposed dwelling units are 2.5 stories in height which includes the lower level for parking and unit entrance and the upper two levels for living.
- 3.PROPOSED BUILDING HEIGHT: The maximum MFA building height is 45 feet. At 32 feet in height the proposed units are similar to traditional two story residential structures.
- 4.PARKING: Pursuant to the Carson City Municipal Code, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows: 2 parking spaces per dwelling unit. Each single family dwelling unit as presented has an attached two car garage and 21 parking spaces are proposed on street for a total of 67 parking spaces. No parking is allowed on any private street/alleyway.
- 5.SETBACKS: MFA setbacks are as follows: 20 foot front, 10 foot sides and 20 foot rear. The proposed building envelopes are the proposed parcels.
- 6.VARIANCES REQUESTED:

Criteria	Code Requirement	Proposed	Total Variance
Minimum Lot Area for a PUD	5 acres	1.24 acres w/o proposed right of way abandonment	3.76 acres
		1.33 acres w/proposed right-of-way abandonment	3.67 acres
Periphery Setback for PUD	20 feet	0 feet	20 feet
Lot Size	6,000 square feet	700 square feet to 750 square feet	5,250 square feet to 5,300 square feet
Lot Width and Depth	60 feet width 150 feet depth	25 feet width 30 feet depth	35 feet 120 feet
<u>Setbacks</u>	MFA SF1A	MFA-PUD	
Front	20 feet 30 feet	0 feet	20 feet
Side	10 feet 15 feet	0 feet	10 feet

Street Side	15 feet 20 feet	0 feet	15 feet
Rear	20 feet 30 feet	0 feet	20 feet

7.LANDSCAPING AREA: All Landscaping Plans must be submitted in compliance with Carson City Development Standards Division 3.3..

SITE HISTORY:

The subject site was purchased by Arthur P. Herman from the United States of America in January 1960. At that time the subject site was comprised of 3.8 acres. The subject site was developed in 1962 with a single family dwelling unit of 1,000 square feet in addition to a detached accessory structure (storage shed). The primary access of the dwelling unit is currently on California Street.

On April 6, 2006 the BOS adopted the revised Carson City Master Plan which included the accompanying Land Use Map. As a result of the Master Plan update there were several changes to the entire vicinity. North of the subject site, the land use map changed from Public Community (PC) to High Density Residential (HDR) and Public/ Quasi Public (P/QP) and Parks and Recreation (PR). The area further north was changed from Medium Density Residential (MDR) to Mixed Use Residential (MUR). Southwest of the subject site, the land use map changed from Medium Density Residential to High Density Residential. The area further to the west was changed from Commercial/High Density Residential (C/HDR) to Community/Regional Commercial (C/RC). Lastly the area to the east was adjusted but continued as Medium Density Residential and Low Density Residential (LDR).

The applicant submitted Conceptual Maps for the proposed development pursuant to the subdivision map process requirements of CCMC 17.05.005 (Application Process). Two Conceptual Map review meetings were conducted with City staff and the applicant on July 29, 2006 and January 02, 2007, and City comments were provided to the applicant at that time. The applicant submitted the subject Tentative Map, Zoning Map Amendment and Right-of-Way Abandonment applications on January 17, 2007 for review and action of the Planning Commission.

DISCUSSION:

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

It is important to recognize the following information which is specific to Planned Unit

Developments specifically the CCMC section. Pursuant to CCMC 17.09.005, Statement of Objectives for Planned Unit Developments:

In order that the public health, safety and general welfare of the residents of Carson City be furthered in an era of increased urbanization, growing demand for housing of all types and desire for attractive commercial and industrial developments, there is enacted an ordinance controlling Planned Unit Developments.

The purpose of the ordinance codified in this chapter, in addition to the above, is to encourage more efficient use of the land and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City.

It is the intention of this chapter to produce developments which meet or exceed the city standards of open space, access to light and air, pedestrian and vehicular circulation and produce a variety of land uses which complement each other and harmonize with the existing and proposed land uses in the vicinity. Additionally, this chapter insures increased flexibility of substantive regulations over land development and that is administered in such a way as to encourage land development without undue delay, while controlling development in the best interests of the ecology, economy, public health, safety, morals, and general welfare of the citizens of Carson City.

The Ross Park Planned Unit Development (PUD) is a 2.5 story detached residential development consisting of 23 single family dwelling units on:

- 1.24 acres along with 36% of open space excluding the proposed right-of-way abandonment.
- 1.33 acres along with 40% of open space including the proposed right-of-way abandonment.
- 1.56 acres along with 49% of open space including the proposed Snyder Avenue right-of-way landscaping.

The applicant has provided the following justification for the requested variances that are explained in the variance table provided on page 10 of this staff report:

- PUD Minimum site area, the minimum PUD site area per CCMC is five acres. The applicant states the intention of Ross Park is to develop a project compatible with the existing surrounding uses and fulfilling the vision of the Master Plan. The method the applicant has chosen to accomplish both of these goals is to develop a single family detached housing product for sale. Due to the existing conditions of the subject site, it is impossible to acquire additional acreage for the subject site. Ross Park did explore the possibility of completely abandoning East Appion Way, however the Carson City Fire Department was not in favor due to negatively impacting the response time to the area. Snyder

Avenue cannot be abandoned and California Street is needed to be maintained for access to existing homes. It is also important to note the existing uses in the area also limit Ross Park's ability to expand the acreage with a public park, fire station, multi family project and occupied residential homes all adjacent to the subject property. Lastly, PUD's are ideally suited to assist property owners in developing infill projects, which is a priority of Carson City. It is noted that most infill projects are located on smaller tracks of land and in many instances they cannot be expanded. Ross Park is a development on a parcel of land identified the higher density in the Carson Master Plan and has a limited amount of site area.

- PUD periphery setback, the purpose of the PUD periphery setback is to provide a buffer between adjacent uses. The subject site is unique in the fact that it is buffered on all sides by existing public rights-of-way. All street frontages for the proposed project will have tree lined landscaping areas created to provide a friendly street scape and fully maintained by the HOA. Both East Appion Way and California Street setbacks are proposed at zero to direct the vehicular traffic to the internal access drive aisle, which will result in an internal speed controlled area maintained by the HOA. Actual separation on Snyder Avenue from units to edge of pavement is approximately 25 feet and on East Appion Way and California Street separation is approximately 10 feet from unit to sidewalk.
- Lot area and lot width, the proposed project is proposed with the building foot print and the proposed lot as one in the same. This project is designed to provide the maximum common open space, enabling the HOA to maintain and control the open space and ensure a quality residential development.
- Setbacks, as noted above the proposed project is designed with building foot prints that result in a zero setback. Ross Park has been designed with a minimum separation between structures of 10 feet to ensure building separation for health, fire safety and aesthetics.

Staff conducted several site visits to the subject area. The subject site is located within the southeastern portion of Carson City and is bordered on all three sides by existing streets; California Street, East Appion Way and Snyder Avenue. The subject site is primarily flat and has an existing single family dwelling unit and accessory structure constructed in 1962. As a result of the proposed project the existing single family dwelling and accessory structure will be demolished.

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

The project encompasses a sound approach to residential development, conveniences within walking distance and houses greeting visitors instead of driveways and garage doors are elements incorporated within Ross Park. The project is based on specific design principles: garages in the rear of houses, accessed via alleys. An alley can be an elegant solution to getting the car onto the site without crossing over multiple sidewalk points. Since there is no need for multiple curb cuts on the street, there is also more area for on-street parking and landscaping.

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

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

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

Trees will be planted along all existing streets and will be maintained by the home owners association (HOA). Trees along roads will cause drivers to slow down. The trees may not provide a physical impediment to speed, but they do have a psychological effect while looming near the road and creating a hard edge that protects the pedestrian.

All yards are considered open space, landscaped, and maintained by a homeowner's association. All street-scapes are also landscaped as well as additional common open space within the developed areas of the site. Ross Park is designed to be completed in one phase.

Pursuant to the CCMC, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows: two parking spaces per dwelling unit. This equates to 23 single family dwelling units x two spaces = 46 spaces. Each single family dwelling unit as presented has an attached two car garage and 21 parking spaces proposed on street for a total of 67 parking spaces. No parking is allowed on any private street/alleyway.

The central focus of the proposed development is the open space located along Snyder Avenue. The units located adjacent to this open space are orientated toward this area providing a visually pleasing view for the homeowners, pedestrians and vehicular traffic traveling along Snyder Avenue. The homeowners' front door will face the open space, and pedestrians and the traveling public will have a view of the landscaped open space and the fronts of the buildings.

As part of this Ross Park request, a right-of-way abandonment is requested to acquire the proposed square footage in the right-of-way. The request is to approve an Abandonment of right-of-way for a five foot wide portion of East Appion Way and California Street. The areas of right-of-way being requested are 1,877 ± square feet on East Appion Way, and approximately 1,372 ± square feet on California Street. The total area of the proposed abandonment is approximately 3,249 square feet more or less.

In January 1960, Arthur P. Herman purchased public lands from the United States of America. The property was located at Mount Diablo Meridian, Nevada T. 15 N., R. 20 E., Section 32, N 1/4, NE 1/2, SW 1/4, NW 1/4 and the total site area was comprised of 3.8 acres. The patent was "Subject to a right of way not exceeding 33 feet in width, for

roadway and public utilities purposes, to be located along the boundaries of said land." From the information provided by the applicant at the time of land transfer, the area transferred to Mr. Herman excluded the right-of-way for East Appion Way and California Street.

As part of Ross this Ross Park request, a Zoning Map Amendment from Single Family 1 Acre to Multi Family Apartment Planned Unit Development (MFA-P) is proposed. Carson City identified this area specifically as high density residential, Ross Park's MFA re-zoning request will ensure this balanced land use mix is actually implemented. The applicant has noted the scale and size of the structures as a whole are compatible with the area. As a result of the proposed project Carson City will benefit in many ways, a residential project that promotes livable neighborhoods, improved water pressure in the area, street improvements (curb, gutter and sidewalks), street lights, additional fire hydrants, possible centralized bus stop location, a new five foot bike path along the Snyder Avenue frontage that satisfies the Unified Pathways Master Plan and Residential Construction Tax, these funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. Therefore, it is recommended that the Planning Commission approve application TPUD-07-010, application AB-07-011 and application ZMA-07-009 based on the required findings as noted below the comment section.

SUMMARY:

In designing a Planned Unit Development, the ordinance allows lot area, width, building height, lot size, minimum site area and setbacks to be reduced to better utilize land. In this case, the applicant has requested the planned unit development within 1.24 acres of land, as opposed to the minimum 5 acres. The provision of common open space and a pedestrian system represents a positive policy to better utilize the land and to provide diversity. Ross Park represents a logical utilization of a unique property and will create an alternative housing development that will add diversity to Carson City.

Ross Park is the first proposal located on a major thoroughfare within this area of Carson City to provide a housing type of this nature since the adoption of the updated Master Plan. Staff is in support of the proposed development with the recommended conditions of approval.

The following items are provided for the Planning Commission and Board of Supervisors consideration to offer guidance/direction to this planned unit development:

1. Boundary treatment of the Ross Park.

The eastern boundary (lots 9-14) which abuts the California Street boundary could benefit from additional attention to the connectivity/sensitivity aspect of the proposed plan. It is

important to note a 20 foot setback in this instance would be excessive due to the type of housing proposed and site limitations. Connectivity/sensitivity can be accomplished by a number of ways such as, but not limited to:

- Increased setback
- Increased landscaping buffering
- Facade articulation
- Variation of the massing proposed

Staff is of the opinion that the treatments of the southern and northern boundaries of this three sided parcel are proposed in a manner that implements and fulfills the vision of the Carson City Master Plan. The southern boundary which abuts Snyder Avenue is designed with a central focus of the development as the open space area on Snyder Avenue. As the applicant has noted the units adjacent to the open space are oriented toward this area will provide a visually pleasing view for the homeowners, pedestrians and vehicular traffic on Snyder Avenue. The scale of the structures in this portion of the proposed development will be compatible with the multi family project/single family dwellings to the immediate south.

The northern boundary which abuts East Appion Way is designed with minimal setback with planted landscaping along the street frontage. The units located along East Appion Way will also be able to view the Ross Gold public park across the street in addition to having access to the central open space via internal pedestrian paths.

An important element associated with the proposed project is its direct relationship to the existing City public park. This is a wonderful development feature. Ross Park is currently improved with a horse shoe area, volleyball courts, tennis courts, play ground equipment, a shade structure, a pond and additional recreational features.

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

The applicant is aware of this specific condition of approval, it is important to note the proposed increase of the foot prints of the structures will not decrease the proposed open space of Ross Park. The applicant used the foresight to calculate the open space areas and excluded the areas in question from the required open space tabulation.

PUBLIC COMMENTS:

Public notices were mailed to 31 adjacent property owners within 529+ feet of the subject site. Staff has received inquires from adjacent property owners of the subject project. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on February 28, 2007, depending on their submittal date to the Planning and Community Development Department.

AGENCY COMMENTS:

All comments from various city departments and agencies which were received as of February 23, 2007, are attached to this report and summarized below:

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

1. Provide documentation that the proposed subdivision is not in a 100-year flood plain.
2. Provide a master plan showing the future development and intended use of all land under the ownership or control of the developer in the vicinity of the proposed development.
3. Provide a brief description regarding the historical usage of the property or any significant existing environmental degradation that could negatively affect the proposed project.
4. Supply "Will Serve" or "Intent to Serve" letters from the water and wastewater utilities.
5. Provide certification of the proposed sewage disposal method by the Nevada Division of Environmental Protection (NDEP) Bureau of Water Pollution Control.
6. Delete the Bureau of Safe Drinking Water and Health Division Certificates on Sheet 1 of 3 of the Tentative Map as they are only necessary on the Final Map.
7. Please submit a plan re-submittal fee in the amount of \$100.00, per NAC 278.490.

Carson City Fire Department commented that the following is required:

1. Addressing shall be facing street frontage, clearly visible and comply with the Carson City GIS mapping.
2. The access and egress shall meet minimum design criteria of 20 foot wide roadways and a 13 foot 6 inch unobstructed height. The access/egress onto Snyder Avenue shall be both a public emergency evacuation point and a fire access point. If gated, it shall have a knox key access for emergency vehicle use.
3. All structures that are greater than or equal to 5,000 square feet or larger, including attachments, shall be equipped with an NFPA fire sprinkler system.
4. No street parking shall be allowed on private streets.
5. This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.

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

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

The Carson City Building Department:

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

The Carson City Parks and Recreation Department:

1. The Unified Pathways Master Plan identifies Synder Avenue as a proposed bicycle lane facility. As a result, the Parks and Recreation Department would request that the Planning Commission require the developer to provide a 5 foot wide on-street bicycle lane with the development's required half street frontage improvements.
2. The residential units within the development will be subject to the collection of Residential Construction Tax. These funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.
3. All common open space landscape areas will be the responsibility of the developer or the development's home owners association.

PLANNED UNIT DEVELOPMENT STANDARDS:

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

	<u>REQUIRED</u>	<u>PROPOSED</u>
1. Minimum site area:	5 acre minimum	1.24 ± acres excluding abandonment 1.33 ± acres including abandonment

This proposal does not satisfy this requirement; the applicant has requested a variance from the 5 acre minimum. The applicant has addressed the justification for the variance addressing the proposed development as it related the consistency of the Master Plan.

	<u>REQUIRED</u>	<u>PROPOSED</u>
2. Minimum # of units:	5 dwelling units	23 dwelling units

The proposal satisfies the requirements of CCMC, Section 17.09.

3. Density:
CCMC Section 17.09.095(3) establishes the PUD maximum density per dwelling units per acre. The proposed maximum density of the subject site allowed is 29-36 dwelling units per acre utilizing the multi family apartment density standards. The proposed development is at 19 dwelling units per acre which is well below the maximum allowed. The proposed 23 dwelling units is supported by staff for the subject site. In this proposal the applicant has included a plan that produces a housing product of stable and desirable character consistent with the objectives of the CCMC and Master Plan of Carson City.

4. Common Open Space:

The proposed common open space for this site consists of 36% of the total land area and is in accordance with CCMC Section 17.09.100(4), which requires a minimum of 30% of the gross site area. The project is proposed at .45 acres of open space (19,614sf). With the proposed right-of-way abandonment the total open space will be .53 acres and will increase to 40% of the gross site area.

The proposed development will participate in a long term lease with NDOT of 9,971 square feet of right-of-way (Snyder Avenue) in which the proposed project will be fully landscaped. If the additional square footage is incorporated into the open space for the proposed project the overall open space could be as much as 49% of the total project.

The proposed open space is comprised of all of the common area (except building footprint), less the proposed drive aisles and proposed unit extensions (overhangs, front porches, window pop outs). The proposed NDOT right-of-way is **NOT** included in the common area or the open space calculations.

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

5. Private Open Space:

All of the proposed units are designed with private open space (courtyards) for this site is approximately (10 feet by 15 feet) 150 square feet per unit or 3,450 square feet total. Each single family dwelling unit has a porch area of 90 square feet to 150 square feet, which is **not** included in the private or public open space calculation.

6. Parking/Streets:

Pursuant to the Carson City Municipal Code, Development Standards Division 2 Parking and Loading, PUD parking standards are as follows two parking spaces per dwelling unit. This equates to 23 single family dwelling units x two spaces = 46 spaces. Each single family dwelling unit as presented has an attached two car garage and 21 parking spaces proposed on street for a total of 67 parking spaces. No parking is allowed on **any** private street/alleyway, and is addressed by the proposed Variance to allow guest parking on public streets.

7. Storage Area:

Exterior storage areas are optional but none is proposed and is not in conflict with CCMC Section 17.09.095(5). The applicant has incorporated interior storage areas of (220+ square feet) in addition to the proposed garage area for parking to be utilized by the home owner for storage of personal items.

8. Sidewalks:

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

9. Utilities:

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

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

10. Landscaping:

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

11. Bike Paths:

The Unified Pathways Master Plan identifies Synder Avenue as a proposed bicycle lane facility. As a result, the Parks and Recreation Department would request that the Planning Commission require the developer to provide a 5 foot wide on-street bicycle lane with the development's required half street frontage improvements.

12. Fencing:

The only fences provided are for the side yard court yard areas for each unit. The court yards will be areas which will allow a resident a small private area while maximizing the overall open space.

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

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

A Utility Investigation was performed by Lumos & Associates on January 17, 2007. This investigation addressed water, fire flow analysis and sanitary sewer capacity. As documented in the report the existing water system with the addition of Ross Park development notes that the development is located in an area in which adequate water, sewer and storm drain facilities presently exist.

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

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

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

Per the information provided by the applicant there is an existing water main at Willow Street and Snyder Avenue, and Ross Park will connect to that existing water main. In order to loop the water system, water main extensions are required on California Street, Snyder Avenue and East Appion Way.

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

3. The availability and accessibility of utilities.

Water supplied to the development will meet applicable health standards. Sewer capacity exists and the City is not requesting any additional improvements to the sewer system. Internal sewer connections will be private and maintained by the Home Owners Association (HOA). Per the information provided by Development Engineering neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development and all other utilities are available in the area to serve this development.

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

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

The proposed development is located south of an existing City park, Ross Gold Park.

The proposed development is located directly to the southeast on the existing Fire Station #3.

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.

As noted above, the proposed development is directly adjacent to Ross Gold Park. Ross Gold Park is located directly to the north of East Appion Way. Ross Gold Park is approximately

seven acres in size. The proposed development has incorporated access through the proposed development to Ross Gold Park to the north.

6. Conformity with the Zoning Ordinance and Master Plan.

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

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

Per the information provided by Development Engineering the streets within and extending to the development are consistent with the Carson City Transportation Plan. In general, the development will **not** cause adverse impacts to the existing street system.

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 Impact Investigation was prepared by Lumos and Associates and completed in January 2007. The estimated traffic generated from the new land use does not exceed the requirements for providing a detailed traffic engineering study.

Development Engineering has determined that the proposed development will not cause adverse impacts to the existing street system. Ross Park will provide frontage improvements to a portion of California Street, East Appion Way and Snyder Avenue. The improvements will include new pavement widening, curb, gutter and sidewalk. It is anticipated that these improvements will provide a safe and more efficient means of conveying vehicular traffic while providing the pedestrian with a safe walkway.

California Street is currently unpaved, Ross Park will pave approximately 26 feet of this street and provide a five-foot sidewalk, curb and gutter at the eastern boundary. East Appion Way is paved but is poor condition, Ross Park will upgrade the road to nine feet past the centerline and install a five-foot side walk, curb and gutter at the northern boundary.

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

A Conceptual Drainage Study was prepared by Lumos and Associates in January 2007. The study has evaluated the existing and proposed storm water runoff conditions for the proposed development. The Ross Park project will be designed in accordance with Carson City

Municipal Code and Carson City Development Standards. The proposed project will not have a detrimental effect of excess storm water run off onto the surrounding properties.

A geotechnical investigation report was prepared by Lumos & Associates in July 2006. The investigation addressed excavation, moisture protection and drainage, construction specifications and limitations. The physical characteristics of the area do not preclude the development as proposed. The project is not located within a FEMA mapped flood plain. The soils are generally considered suitable for the proposed improvements. There are no earthquake faults in the immediate vicinity.

Per Development Engineering the physical characteristics of the area do not preclude the development as proposed. There are no steep slopes on the site. Site soils consist of silty sands and are generally considered suitable for the proposed improvements.

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

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

The requirements of NDEP have been incorporated into the tentative map conditions of approval. The applicant must comply with all State agency requirements prior to approval of the final subdivision map.

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

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

- *Addressing shall be facing street frontage, clearly visible and comply with the Carson City GIS mapping.*
- *The access and egress shall meet minimum design criteria of 20 foot wide roadways and a 13 foot 6 inch unobstructed height. The access/egress onto Snyder Avenue shall be both a public emergency evacuation point and a fire access point. If gated, it shall have a knox key access for emergency vehicle use.*
- *All structures that are greater than or equal to 5,000 square feet or larger, including attachments, shall be equipped with an NFPA fire sprinkler system.*
- *No street parking shall be allowed on private streets.*
- *This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.*

The proposed project is not located within the Wildlife Urban Interface Zone. The proposed project is located directly southeast of the Carson City Fire Station #3.

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

The proposed project is relatively small and exceeds the open space criteria for Planned Unit Developments. The applicant has incorporated pathways within the proposed parkways as a solution to the pedestrian links and connection within the Ross Park Planned Unit Development. The seven acre public park is improved with a horse shoe area, volleyball courts, tennis courts, play ground equipment, a shade structure, a pond and additional recreational features.

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

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

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

The purpose of the PUD ordinance is to encourage more efficient use of the land and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City.

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

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

The proposed development has been designed to be compatible with the surrounding uses and open space considerations. The characteristics of the site has been taken into account and designed to take advantage of the lack of extreme topography changes. Ross Park through its unique architecture, site sensitive landscaping, distinctive color palette and restrictive Covenants Condition & Restrictions will ensure that this development maintain its definitive impact in this region of Carson City. The applicant has provided the proper justification for the proposed departures see page 11 of this staff report and staff has deemed them to be in the public interest.

3. The purpose, location and amount of the open space in the PUD, 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 amount of the proposed opens space exceeds requirements pursuant to the CCMC. The proposed development also has incorporated into the plan a central open space area on Snyder Avenue which will enhance the overall look of the proposed development as well as increase the open space for the use of the anticipated residents.

The subject parcel is 1.24 acres (1.33 acres w/proposed right of way abandonments) in size. The open space associated with the subject area is .45 acres or 36% (.53 acres or 40% w/proposed right-of-way abandonments) of the proposed project area. The proposed project also includes private open space of 3,450 square feet or 18% (15% w/proposed right-of-way abandonments) of the proposed total open space. The right-of-way abandonments as noted above are the portions of California Street and East Appion Way.

The reliability of the proposed open space areas will be the total responsibility of the HOA as noted by the applicant.

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

As detailed in the staff report prepared by the Engineering Division staff, the proposed plan does make adequate provisions for public services.

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

As submitted, the plan does explain its beneficial relationship with the existing neighborhood. The proposed lots will provide a variety of housing opportunities for residents including empty-nesters, professionals and retired individuals. It is anticipated that many of the potential

residents might not desire large lots and prefer a smaller lot and the freedom it provides, in addition to utilizing the commercial uses within the area. Staff has noted that the proposed plan will benefit from additional attention to the connectivity/sensitivity aspect of the proposed plan to the eastern boundary. The proposed project will have a benefit to the neighborhood as providing a transition and a product not currently available in this area of town. In addition to improvements to the area that will result in benefits to the immediate neighborhood.

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

The information provided by the applicant is that the proposed development will be developed in one phase. It should be noted that it is anticipated that the development of the subject site will begin within approximately one year of the Tentative Map approval and conclude approximately six to eight months thereafter. Staff has included 54 conditions of approval to ensure the protection of the integrity of the proposed plan.

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

1. Will the public be materially injured or not?

The public will not be materially injured by the abandonment, since with the recommended conditions of approval, public utility easements will be maintained over the subject right-of-way for the continued provision and maintenance of these utilities. The subject parcel will have a primary access on California Street and an emergency access only on Snyder Avenue. The public will continue to utilize the right-of-way with improved amenities as provided by the applicant as they do today.

2. Whether the street was dedicated or not?

In January 1960, Arthur P. Herman purchased public lands from the United States of America. The property was located at Mount Diablo Meridian, Nevada T. 15 N., R. 20 E., Section 32, N 1/4, NE 1/2, SW 1/4, NW 1/4 and the total site area was comprised of 3.8 acres. The patent was "Subject to a right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land." From the information provided by the applicant at the time of land transfer, the area transferred to Mr. Herman excluded the right-of-way for East Appion Way and California Street.

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

As concluded in Item #2, formal dedication was part of the area transferred to Mr. Herman.

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

There shall be no offset against the determination of reasonable consideration. The portions of right-of-way requested were gained by Carson City from the subject property. Ross Park will provide frontage improvements to a portion of California Street, East Appion Way and Snyder Avenue. The improvements will include new pavement widening, curb, gutter and sidewalk. It is anticipated that these improvements will provide a safe and more efficient means of conveying vehicular traffic while providing the pedestrian with a safe walkway.

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

This item is not applicable to the proposed abandonment. The abandonment is not located within the downtown area nor will it impact the possibility of parking on California Street or East Appion Way. On the contrary the proposed development will make it possible to park of California Street and East Appion Way.

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

As demonstrated by the attached signatures of utility companies in the release form for a portion of East Appion Way, Charter Communications request the continuation of public utility easement over the subject property. The release form for a portion of California Street, Sierra Pacific Power Company (SPPCO) and AT&T request that said right-of-way continue in its location. This is required as a recommended condition of approval for the abandonment. The applicant has provided additional information regarding the contact with SPPCO, AT&T and Charter Communications. The applicant is aware that City staff will request written documentation from AT&T regarding a change in the above comments from AT&T.

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

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

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

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

The Carson City Mater Plan identifies the subject area as High Density Residential (HDR). Regarding the Master Plan Policy Checklist which is designed for developers, staff and decision makers and is intended to be used as a guide only, the following themes are the themes are identified as being satisfied by the subject PUD.

Chapter 3: A Balanced Land Use Pattern

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

Policy 1.1d, Municipal Code 18.12 Growth Management.

Goal 1.5 Foster cooperation on Master Plan issues.

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

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

Goal 5.1—Maintain and enhance primary job base

Policy 5.1j—Housing Mix

Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City, recognizing that imbalance on either end of the spectrum may have adverse economic and fiscal impacts.

Chapter 6: Livable Neighborhoods and Activity Centers

Goal 6.1 Promote High Quality Development.

Policy 6.1b—Neighborhood Design

The development does promote variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features. The project provides variety and visual interest through the incorporation of well articulated building facades, clearly identified entrances and pedestrian connections.

Policy 9.4b—"Spot" Rezoning

Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for a comparable density. The proposed development is in an established area identified as higher density on the Land Use Map.

Chapter 7: A Connected City

GOAL 12.1—Establish a city wide system of multi-use pathways

Policy 12.1a—Enhance the Pathways Network

Continue to maintain and expand the City's existing network of pathways to link distinct geographic locations within the community and to provide improved access to and between neighborhoods, activity centers, schools, and other destinations. Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map to cross physical barriers, establish direct connections between neighborhoods, activity centers, schools (as

consistent with the Safe Route to School public safety program), and other destinations, and to take advantage of available opportunities such as utility and open space corridors where possible. The proposed development provides pathways within and through the proposed project.

Policy 12.1c—Section-by-Section Implementation

Seek opportunities to complete individual sections of the City's adopted Unified Pathways Master Plan on a site-by-site and "missing link" basis as future development occurs. Continue to require future development to construct, to City standard, on-site sidewalks and connections to adjacent pedestrian and bicycle systems as needed and coordinate the dedication of rights-of-way for planned pathway connections at the time of development. The proposed development is required to provide sidewalks and connections within the project and a new five foot bike path along the Snyder Avenue frontage that satisfies the Unified Pathways Master Plan.

The HDR Master Plan designation is intended to provide opportunities for higher density neighborhoods in an urban and suburban setting. Primary housing types include apartments, condominiums, townhomes, duplexes, single-family detached, and four-plexes. Secondary uses may include parks, recreational facilities, open space, schools, and other civic uses. HDR developments generally have shared parking and recreational facilities. The Master Plan anticipates density for such projects to be between eight to 36 dwelling units per acre. The density for the proposed project is 19 dwelling units per acre, which is well within this range.

HDR neighborhoods are typically located near intersections of arterials and collector streets, sometimes providing a transition between commercial or employment areas and lower density neighborhoods. Plain, monolithic structures should be avoided. Infill projects should be compatible with the established mass and scale of other buildings along the block.

HDR neighborhoods should be organized around an interconnected system of parks, open space, and pathways that provides linkages to the surrounding community. Amenities should be sited according to the City's adopted Parks and Recreation Master Plan and Unified Pathways Master Plan. The proposed development is located directly south of the Ross Gold Park of seven acres. Residential Construction Tax will be generated by this project, these funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.

The proposed project is a residential development which is unique and provides a different option for buyers. It is recognized that instead of the typical tract subdivision, this project provides options for those with busy lifestyles or retirees, who are seeking to minimize maintenance time and effort resulting in a housing choice that fulfills their needs and expands their quality of life.

The proposed residential product is unequalled to Carson City and provides a different option

for potential buyers, instead of the usual tract home. This product gives buyers, those with a busy life style, retirees or those who do not want to maintain lawns, to minimize maintenance time and effort.

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

The proposed project as designed is to be a transition area between the Community/ Regional Commercial master plan designation to the west and the Medium Density Residential master plan designation to the east. The proposed project will allow for greater conformance with the Master Plan as more residential and commercial development is completed.

It is important to note with the Master Plan Designation of High Density Residential it is understood that the subject area is identified as an area in which an opportunity for higher densities was identified. To accomplish this the Master Plan identifies MFA, Multi Family Duplex (MFD) and Mobile Home Park (MHP) zoning districts as appropriate zoning districts for this land use designation.

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

The re-zoning of the subject property to MFA along with the proposed project Carson City will benefit as a whole. The proposed project with the multiple conditions of approval will fulfill the intent of the Carson city Master Plan. The City will gain a development with a variety of housing types within close proximity to other uses which may be easily accessed by pedestrians. More importantly the applicant notes the proposed project addresses three trends identified in Appendix A:

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

The applicant's intent with the proposed project is the utilize the available land in the most efficient manner possible while providing single family detached housing product at a higher density thus maximizing the housing available on a relatively small piece of property.

As a result of the proposed Ross Park PUD, Carson City as a whole will benefit in many ways, a residential project that promotes livable neighborhoods, improved water pressure in the area, street improvements (curb, gutter and sidewalks), street lights, additional fire hydrants, possible centralized bus stop location, a new five foot bike path along the Snyder

frontage that satisfies the Unified Pathways Master Plan and Residential Construction Tax, these funds will be collected and used for new park amenities and facility construction throughout Carson City's park system. Staff agrees that the proposed development provides improvements to the area it will also provide a positive impact while complying with the City's Master Plan as the area makes in a new directions.

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

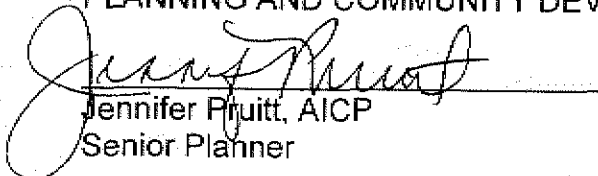
The proposed project is located within an area of Carson City in which all of the City services are currently existing. Information as provided by Development Engineering notes the proposed development will not adversely impact drainage, sewer, water, traffic, emergency services, roadways and other city services.

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

Prior to submittal of the final map the applicant must consult with Carson City School District regarding a centralized school bus stop location and provide said information to the Planning Division at the submittal of the final map.

Respectfully submitted,

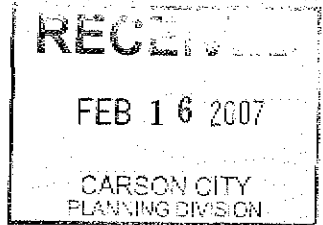
PLANNING AND COMMUNITY DEVELOPMENT DIVISION


Jennifer Pruitt, AICP
Senior Planner


JP/

Attachments

- Application (TPUD-07-010)
- Application (AB-07-011)
- Application (ZMA-07-009)
- Fire Department comments
- Building Department comments
- Engineering Division comments
- Carson City School District comments
- Division of Environmental Protection Comment



MEMORANDUM

DATE: February 16, 2007
TO: Jennifer Pruitt – Planning
FROM:  Jeff Sharp – Engineering
RE: TPUD 07-010 Ross Park PUD
Engineering Text for Planning Commission Staff Report

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

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

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

FINDINGS: The Conceptual Findings by the Engineering Division are:

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

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

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

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

(c) *The availability and accessibility of utilities;*

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

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

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

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

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

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

The physical characteristics of the area do not preclude the development as proposed. There are no steep slopes on the site. Site soils consist of silty sands and are generally considered suitable for the proposed improvements.

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

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

1. The revised Tentative Map shall be reviewed and signed by the Planning Director and City Engineer.
2. Show necessary right of way dedication at the property corners in order to accommodate the intersection radii at back of sidewalk.
3. Provide a proposed cross section for Snyder Avenue improvements.
4. Show locations of street lights.
5. Show locations of mailboxes.
6. Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association. Snow plowing of on site areas will also be the responsibility of the homeowners association. A note to this effect should be included on the tentative and final maps.

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

1. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
2. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on

subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.

3. Complete reconstruction is necessary on Appion Way and California Street due to the poor condition of existing roadways. This will require removal of all existing pavement and may require removal of existing gravel base if it does not meet Type 2, Class B specifications. The new street section shall be graded with 2% standard crown located at the right of way centerline.
4. Accessible curb ramps are required at driveways and intersections to meet current ADA standards.
5. Improvements to Snyder Avenue will require NDOT approval.
6. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
7. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to the predeveloped condition, in accordance with CCDS 14.1.8.
8. Water mains shall be extended along all street frontages in accordance with CCDS 15.1.1. In addition, offsite extension of watermain (approximately 350') is required along California Street to connect to existing watermain at Willow Street
9. Private sewer mains may be located within the private alley ways, with maintenance responsibility by the homeowners association.

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

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. A stand alone Operation and Maintenance (O&M) manual shall be prepared for private storm drainage facilities, submitted to the City for review and acceptance prior to recording of the final map. This manual will assist the homeowners association with required maintenance.
3. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

D. General Conditions

1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in

the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

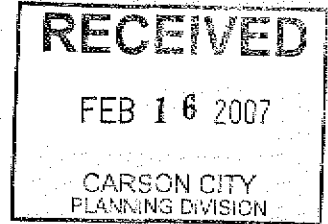
DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed PUD:


- Water main extensions are required along all site frontages. In addition, a watermain extension of approximately 350' is required along California Street to connect to existing watermain at Willow Street.
- A proposed private sewer main extension within the on-site alley ways will accommodate all proposed structures. No sewer main extension within public right of way is necessary because all surrounding properties are already served by the existing sewer infrastructure.
- A storm drainage infiltration facility is proposed on site, with 100-year overflow draining to the existing system in Snyder Avenue.
- Street improvements are required along Appion Way and California Street consisting of complete pavement reconstruction, curb, gutter and sidewalk.
- Proposed street improvements along Snyder Avenue consist of pavement widening, curb, gutter and sidewalk. This will require coordination and approval from NDOT since Snyder Avenue is State right of way.
- A 5 foot right of way abandonment is proposed along the Appion Way and California Street frontages.
- Maintenance of on site improvements including alley ways, pedestrian walkways, storm drainage facilities, water, sewer, landscaping and common areas will be the responsibility of the homeowners association.
- Snow plowing of on site areas will be the responsibility of the homeowners association.

V:\Engineering\Planning Commission Reports\Tentative Map\TPUD 07-010 Ross Park\TPUD 07-010 Ross Park Engineering.doc



MEMORANDUM



DATE: February 16, 2007
TO: Jennifer Pruitt – Planning
FROM:  Jeff Sharp – Engineering
RE: AB 07-011 Appion Way and California Street
Engineering Text for Planning Commission Staff Report

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

SUBJECT TITLE: Request to allow the following abandonments:

1. A 5 foot wide strip of Appion Way to be abandoned between Snyder Avenue and California Street for a total of 1877 square feet, for owner Thomas Vasquez, affecting APN 09-193-01.
2. A 5 foot wide strip of California Street to be abandoned between Appion Way and Snyder Avenue for a total of 1372 square feet, for owner Thomas Vasquez, affecting APN 09-193-01.

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

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

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

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

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 (Arrow Way)

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: [Signature] Subco 1/10/07
 Signature Company Date

Signed: [Signature] Carson City 2/16/07
 Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
 Charter Communication
 Carson City Engineering (will sign during review)

Southwest Gas Corporation
 SBC Nevada Bell Telephone Company
 Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 CALIFORNIA ST

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: [Signature] Carson City 2/16/07
 Signature Company Date

Signed: _____
 Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): GAS SERVICE CROSSES PORTION

OF COLL. STREET ABANDONMENT. TO BE ABAND. FOR NEW PDU. NO OBJECTION TO PROPOSED ABANDONMENT OF CALIFORNIA ST.

Signed: [Signature] SNGas 1/10/05
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

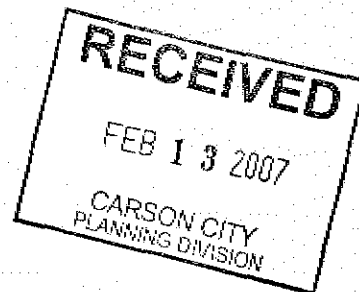
Sierra Pacific Power Company
 Charter Communication
 Carson City Engineering (will sign during review)

Southwest Gas Corporation
 SBC Nevada Bell Telephone Company
 Carson City Utilities (will sign during review)



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES



MEMORANDUM

TO: Community Development Department
FROM: John Symons, Plans Examiner
DATE: February 13, 2007
SUBJECT: Planning Commission Agenda for February 28, 2007

SUP-06-219 Action to consider a **Special Use Permit** application from Peak Consulting Engineers LLC (property owner: Carson City) to allow construction of an indoor youth sports facility located in the southeast corner of Governor's Field on property zoned Public Regional (PR) located at 500 Evaïyn Drive, APN 004-016-03. (Heidi Eskew-Hermann)

Proper permits will be required for construction of this building.

ZCA-07-018 Action to consider an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.02, Administrative Provisions, Section 18.02.085, Variances, to establish limitations on variances and allowing the director to approve minor variances of less than 10 percent under certain circumstances; amending Section 18.02.100, Major Project Review, to clarify when a major project review is required for additions of 10 percent or more to existing buildings greater than 50,000 square feet; amending Section 18.02.110, Administrative Permits, by deleting minor variances for setbacks and building height as those cases where an administrative permit is required; amending Chapter 18.03, Definitions, Section 18.03.010, Words and Terms Defined, to change the definition of Community/Regional Office/Commercial from 50,000 square feet to 150,000 square feet or larger; amending Chapter 18.05, General Provisions, deleting Section 18.05.070, Community/Regional Commercial/Office, which includes redundant language regarding commercial or office centers in excess of 50,000 square feet or larger; and amending Chapter 18.12, Growth Management, Section 18.12.055, Obtaining a Building Permit, to allow the return of growth management fees if a project is abandoned, and amending Chapter 18.16, Development Standards, Section 1.9, Wireless Telecommunication Facilities and Equipment, subsection 1.9.2, Height and Dimensional Standards, by deleting process-oriented standards in conflict with Chapter 18.15, Communication Facilities and Equipment, and other matters properly related thereto. (Lee Plemel)

No Building Division Requirements.

SUP-07-005 Action to consider a **Special Use Permit** application from William Grow (property owner: Stankevich Family Trust) to allow a modular office to serve as a permanent office on property zoned General Commercial (GC) located at 2835 Highway 50 East, APN 008-163-01. (Heidi Eskew-Hermann)

This property has an outstanding permit application for a shade structure that needs to be resolved prior to approving any permanent status for the sales office.

BUILDING DIVISION • 2621 Northgate Lane, Suite 6 • Carson City, Nevada 89706
Phone: (775) 887-2310 Fax: (775) 887-2202 e-mail: bldgdiv@ci.carson-city.nv.us

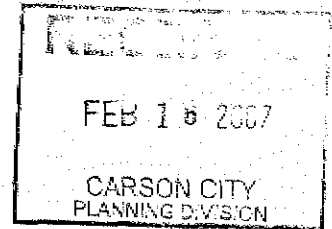
February 13, 2007
Planning Commission Comments
Page 2 of 2

MPA-07-008 Action to consider a Resolution to approve a **Master Plan Amendment** application from the Carson City Parks and Recreation Department amending the Unified Pathways Master Plan Element to incorporate the Carson River Aquatic Trail Master Plan, relocate a pathway identified on Arrowhead Drive to the south side of the Airport property, and make technical corrections including minor text and map revisions. (Lee Plemel)

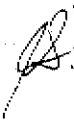
No Building Division requirements.

TPUD-07-010 Action to consider the following: **Tentative Planned Unit Development** application known as Ross Park PUD from Randall Long of Lumos & Associates (property owner: Ross Park, LLC), to allow 23 single family detached units on 1.24 acres with associated Variances to allow a reduction of the required 20 foot periphery PUD setback, a reduction of required MFA setbacks, a reduction of the MFA standard lot area from 6,000 square feet to 750 square feet, a reduction of the MFA required lot width of 60 feet to a lot width of 25 feet, and a reduction of the minimum PUD site area from five acres to 1.24 acres and an Abandonment of a five foot right-of-way approximately 290 feet in length of California Avenue and a five foot right-of-way approximately 350 feet in length of E. Appion Way and a Zoning Map Amendment to change the zoning from Single Family One acre (SF1A) to Multi-Family Apartment - Planned Unit Development (MFA-PUD) on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01. (Jennifer Pruitt)

All parcels shall match the proposed structures including porches, stairs, overhangs and architectural trim. Construction requires permits and shall comply with the adopted codes of this jurisdiction and specifically the requirements of International Residential Code (IRC) Section R302, Location on Lot.



MEMORANDUM

DATE: February 16, 2007
TO: Jennifer Pruitt – Planning
FROM:  Jeff Sharp – Engineering
RE: ZMA 07-009 Ross Park PUD
Engineering Text for Planning Commission Staff Report

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

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

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

1. **Utilities:** Adequate water, sewer and storm drain facilities presently exist near the area of proposed zoning map amendment.
2. **Circulation/Traffic:** Existing street sections, traffic and circulation should remain at an acceptable level of service with the proposed zoning map amendment.

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CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMO TO: Major Project Review Committee
Heidi Eskew-Herrmann, Assistant Planner, Carson City

FROM: Teresa Hayes, Environmental Health Specialist

DATE: January 31, 2007

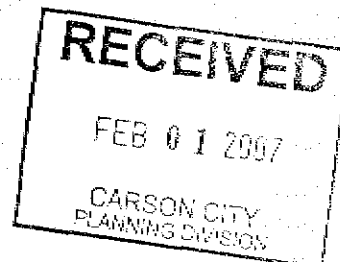
SUBJECT: TPUD 07-010
Location: Snyder, Appion and California St.
APN: 009-193-01
Owner/Applicant: Ross Park LLC
Brief Description of Project: Residential

As of this date the Health Department has no objections to this project as it has been explained in the plans submitted to us.

Should there be any changes to the plans please contact the Health Department immediately.

Any questions or comments please contact Teresa Hayes at 887-2190 ext 1316.

Thank you



HEALTH DEPARTMENT

3303 BUTTI WAY, BUILDING #1 • CARSON CITY, NEVADA 89701

Consumer Health

(775) 887-2190

Fax: (775) 887-2248

Code Enforcement

(775) 887-2190

Fax: (775) 887-2248

Human Services

(775) 887-2110

Fax: (775) 887-2248

Animal Services

3770 Butti Way

(775) 887-2171

Fax: (775) 887-2128

MEMORANDUM

DATE: January 22, 2007

TO: Planning and Community Development
Jennifer Pruitt
Ross Park LLC
POB 11026
Zephyr Cove, NV 89448

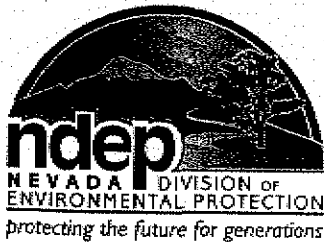
FROM: Bruce Van Cleemput Assistant Chief/ Fire Marshal

SUBJECT: ZMA-07-009 TPUD-07-010, AB-07-011 APN 009-193-01 4749 Snyder

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

- Addressing shall be facing street frontage, clearly visible and comply with the Carson City GIS mapping.
- The access and egress shall meet minimum design criteria of 20' wide roadways and a 13' unobstructed height. The access/egress onto Snyder Avenue shall be both a public emergency evacuation point and a fire access point. If gated, it shall have a Knox key access for emergency vehicle use.
- All structures that are greater than or equal to 5,000 square feet or larger, including attachments, shall be equipped with an NFPA fire sprinkler system.
- No street parking shall be allowed on streets.
- This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.

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



STATE OF NEVADA

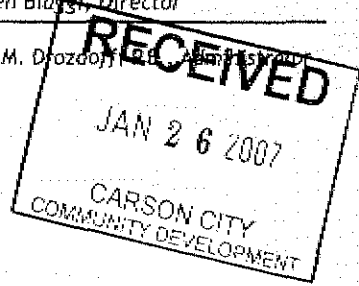
Department of Conservation & Natural Resources

Jim Gibbons, Governor

Allen Biazoli, Director

DIVISION OF ENVIRONMENTAL PROTECTION

Leo M. Drozdoff, Chief, Carson City



January 24, 2007

Walter Sullivan, AICP
Carson City Planning and Community Development Department
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319

RE: TENTATIVE MAP: ROSS PARK PLANNED UNIT DEVELOPMENT (23 Lots)
In reply, please refer to plan review number (CC-2748-07LAK)D

Dear Mr. Sullivan:

The Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, has reviewed the tentative subdivision map and cannot recommend approval at this time because the application is incomplete or deficient.

The following information or activity is requested of the developer or the developer's engineer/surveyor:

1. Provide documentation that the subdivision is not in a 100-year flood plain.
2. Provide a master plan showing the future development and intended use of all land under the ownership or control of the developer in the vicinity of the proposed subdivision.
3. Provide a brief description regarding the historical usage of the property or any significant existing environmental degradation that could negatively affect the proposed project.
4. Supply "Will Serve" or "Intent to Serve" letters from the water and wastewater utilities.
5. Provide certification of the proposed sewage disposal method by the Nevada Division of Environmental Protection (NDEP) Bureau of Water Pollution Control.
6. Delete the Bureau of Safe Drinking Water and Health Division Certificates on Sheet 1 of 3 of the Tentative Map as they are only necessary on the Final Map.
7. Please submit a plan resubmittal fee in the amount of \$100, per NAC 278.490.

If you have any questions or comments, please contact me at (775) 687-9524.

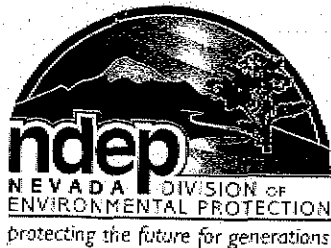
Sincerely,

Lisa Kremer
Lisa Kremer, P.E.
Bureau of Safe Drinking Water

- cc: Doug Zimmerman, Chief, Bureau of Safe Drinking Water
 Jim Balderson, P.E., Engineering Supervisor, Bureau of Safe Drinking Water
 Jeff Sharp, P.E., Carson City Development Engineering Services
 Tom Grundy, E.I., Carson City Development Engineering Services
 David Bratcher, P.L.S., Lumos and Associates, Inc.
 Randall M. Long, P.E., Lumos and Associates, Inc.
 Ross Park, LLC

901 S. Stewart Street, Suite 4001 • Carson City, Nevada 89701 • p: 775.687.4670 • f: 775.687.5856 • ndep.nv.gov

Printed on recycled paper



STATE OF NEVADA

Department of Conservation & Natural Resources

DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

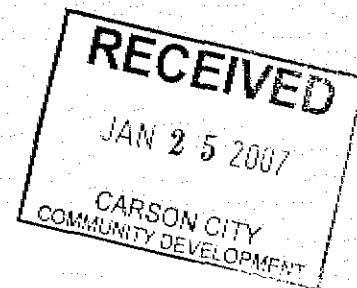
January 22, 2007

WALTER A. SULLIVAN

COMMUNITY DEVELOPMENT DEPARTMENT

2621 NORTHGATE LANE SUITE 62

CARSON CITY NV 89701



**Re: Tentative Map
Ross Park Planned Development
23 lots in Carson City**

Dear Mr. SULLIVAN:

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

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Larry Reuntree of NDEP at (775) 687-9440.

Sincerely,

Steve McGoff, P.E.

Technical Services Branch

Bureau of Water Pollution Control

cc:

JIM BALDERSON, P.E. Nevada Division of Environmental Protection, Bureau of Safe Drinking Water,
901 S. STEWART ST. CARSON CITY, NV 89701

Engineer: LUMOS & ASSOCIATES (RENO) 5401 Longley Lane Ste 5 Reno, NV 89511

Developer Name: ROSS PARK LLC PO Box 11026 Zephyr Cove, NV 89448

Control No. 8462



From: Vern Krahn
To: Jennifer Pruitt
Date: 2/20/2007 4:37:21 PM
Subject: Ross Park PUD - Parks and Recreation Department's Comments

Jennifer....

I have tried all afternoon to get a hold of you... Rea said you have been in meetings all afternoon. Anyway, here are the Parks and Recreation Department's comments for the above referenced project.

1. The Unified Pathways Master Plan identifies Synder Avenue as a proposed bicycle lane facility. As a result, our department would request that the Planning Commission require the developer to provide a 5' wide on- street bicycle lane with the development's required half street frontage improvements.
2. The residential units within the development will be subject to the collection of Residential Construction Tax. These funds will be collected and used for new park amenities and facility construction throughout Carson City's park system.
3. All common open space landscape areas will be the responsibility of the developer or the development's home owners association.

If you have any further questions regarding our above comments, please feel free to give me a call.

VERN

Vern L. Krahn
Park Planner
Carson City Parks & Recreation Department
3303 Butti Way, Building #9
Carson City, NV 89701
Tel: (775) 887-2363 x1006
Fax: (775) 887-2145
Email: vkrahn@ci.carson-city.nv.us

CC: Lee Plemel; Roger Moeliendorf; Scott Fahrenbruch; Walter Sullivan

ROSS PARK'S RESPONSES TO STAFF COMMENTS
JANUARY 31, 2007
TPUD 07-010

The following is Ross Park's response to the additional information requested by Carson City during the staff review held January 24, 2007.

1. *Comment: Please provide additional information regarding proposed Right of Way Abandonment.*

Response: Ross Park intends on conducting additional meetings with the utility providers to discuss relocating the existing utilities. Ross Park believes it can relocate the existing utilities to the satisfaction of the applicable utility providers. Ross Park is seeking conditional approval of the abandonment request from the utilities that have facilities within the abandonment area. The City's approval of the abandonment application would be subject to Ross Park obtaining the necessary approvals from the utility providers.

2. *Comment: Minimum PUD Site area must have justification provided.*

Response: Ross Park wants to develop a project compatible with the existing surrounding land uses and fulfilling the intent of the vision of the Master Plan. The best method for achieving both goals is to develop a single family detached for sale product. Such a development is compatible with the existing townhomes to the south of the project site and the single family detached homes to the east of the project site. The project will also be compatible with future uses since the Master Plan shows the existing low density residential development changing to medium density residential in the future. Based on the current Carson City Development Code, the PUD is the best method for developing the project as a single family detached for sale development. The traditional development standards identified in the MFA and MFD zoning districts do not enable Ross Park to develop the project as envisioned in the Master Plan while providing a compatible transition from HDR to MDR.

Due to the existing conditions, it is virtually impossible to acquire more acreage for the site. The proposed site is surrounded by existing City streets: Appion, Snyder, and California. Ross Park explored the feasibility of completely abandoning Appion, but the fire department was not in favor of such a request. Snyder Street is NDOT right of way and cannot be abandoned. California is needed to maintain access to existing homes. Existing uses in the area limit Ross Park's ability to expand out the project site as well. A public park, fire station, new townhome development, and occupied residential homes are adjacent to the property, and Ross Park has no reason to believe these uses will be abandoned in the near future.

Additionally, the PUD standard of a minimum of five acres fails to take into account the limited amount of acreage available for development with the City. The PUD is ideally suited to assist property owners in developing infill projects, which is a priority of the City and provides one of the best methods for redeveloping properties. Most infill projects are located on small tracts of land and cannot be expanded. Ross Park is developing a parcel of land identified as higher density residential in the City's Master Plan, and it has limited amount of site area to satisfy this vision.

3. *Comment: Conceptual Site Plan Must show all encroachments*

Response: See attached tentative map.

4. *Comment: Zoning Map Master Plan Policy Check List.*

Response: See attached checklist.

5. *Comment: Please provide photo simulation and site section of the proposed PUD.*

Response: These documents will be provided the week of February 12 at the latest.

6. *Comment: Staff requested a chart showing the difference in the site calculations pre and post abandonment.*

Response: See attached Table Two

TABLE TWO
SITE AREA CALCULATIONS
PRE AND POST ABANDONMENT

Requirement/Condition	Pre Abandonment	Post-Abandonment	Variance (Pre-abandonment) if applicable	Variance (Post-abandonment) if applicable	NDOT ROW**
Total Site Area	1.24 acres (54,014 sq. ft.)	1.33 acres (57,889 sq. ft.)	3.76 acres	3.67 acres	1.56 acres (67,870 sq. ft.)
Total Open Space*	36% (19,614 sq. ft.)	40% (23,489 sq. ft.)	N/A	N/A	49% (33,460 sq. ft.)
Total Private Open Space	18% (3,450 sq. ft.)	15% (3,450 sq. ft.)			10% (3,450 sq. ft.)

*Open Space equals total common area minus drive aisles and unit extensions.

** The NDOT right of way on Snyder Ave. is oversized for current road conditions. Ross Park did ask NDOT about the possibility of abandoning some of the right of way. At this time, NDOT has no plan to abandon any right of way because of the future free way. City staff, however, did ask Ross Park to include a calculation of site area and open space should the right of way be abandoned in the future. These calculations are for informational purposes only. Ross Park is basing the calculations on post abandonment (California and Appion) conditions.

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Ross Park

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- N/A Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- N/A In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- N/A If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- N/A Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- N/A Help maintain and enhance the primary job base (5.1)?

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1 a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?



APN-009-193-01

AN ORDER ABANDONING A PUBLIC RIGHT-OF-WAY, A PORTION OF EAST APPION WAY AND CALIFORNIA STREET. THE AREAS OF PUBLIC RIGHT OF WAY BEING REQUESTED ARE 1,877 SQUARE FEET OF EAST APPION WAY AND APPROXIMATELY 1,372 SQUARE FEET OF CALIFORNIA STREET APN 009-193-01 IN CARSON CITY, NEVADA

WHEREAS, on January 17, 2007, Randall Long, Lumos & Associates (property owner: Ross Park LLC) duly filed a written application seeking vacation and abandonment of a public right-of-way, a portion of East Appion Way and California Street, adjacent to APN 009-193-01 in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on February 28, 2007, public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the abandonment if approved is in the public interest.

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of March 15, 2007 found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

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

NOW, THEREFORE, the Board of Supervisors hereby orders:

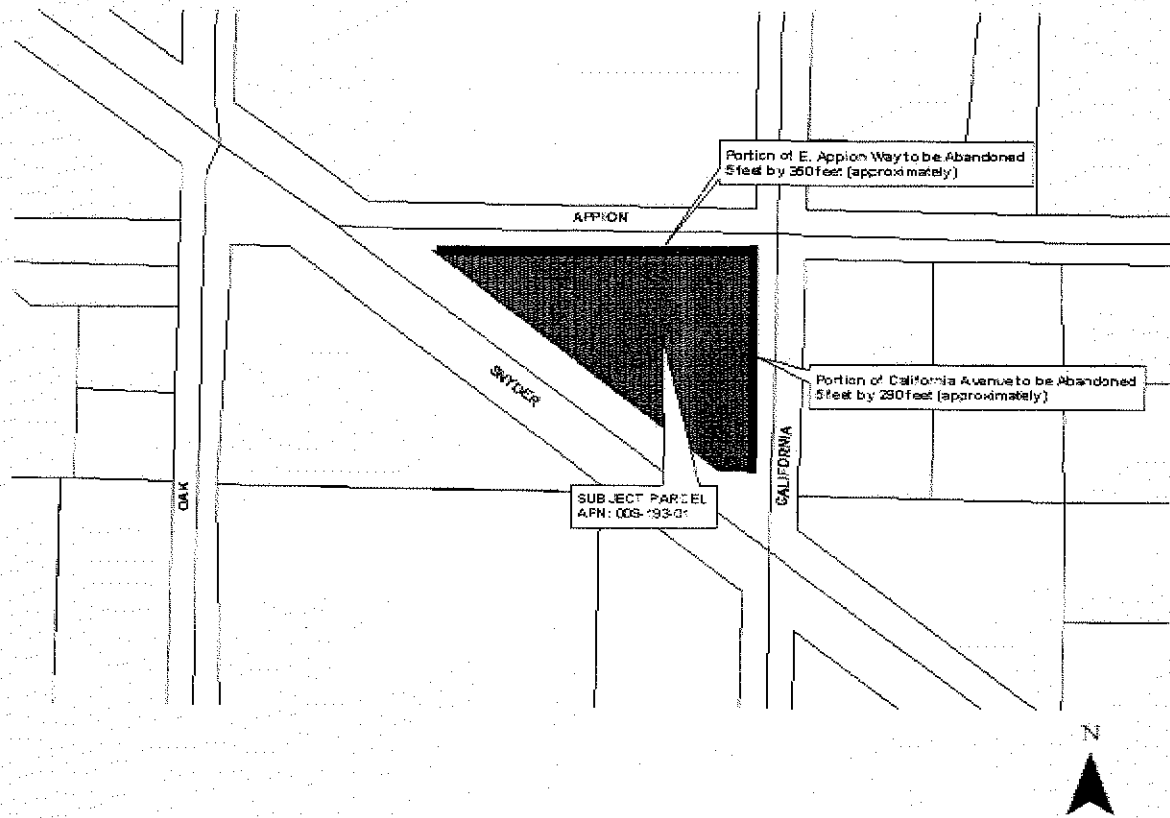
1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected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

ORDERED this ____ day of _____, 2007, by the Carson City Board of Supervisors.

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder



ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE (SF1A) TO MULTI FAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-P), ON PROPERTY LOCATED AT 4749 SNYDER AVENUE, APN 009-193-01, A TOTAL OF APPROXIMATELY 1.24 ACRES, LOCATED SOUTH OF EAST APPION WAY, NORTH OF SNYDER AVENUE AND WEST OF CALIFORNIA STREET AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-193-01, on property located at 4749 Snyder Avenue, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with section 18.02.075, et seq. Of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Single Family 1 Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-P). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 28, 2007, the Planning Commission review the Planning Division staff report and took public testimony and voted 4 ayes, 3 nays and 0 absent to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has

been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5),

the zoning map of Carson City is amended for Assessor's Parcel Number 009-193-01, a total of approximately 1.24 acres, changing the zoning designation from Single Family 1 Acre (SF1A) to Multi Family Apartment- Planned Unit Development (MFA-P), as shown on Exhibit "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 _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

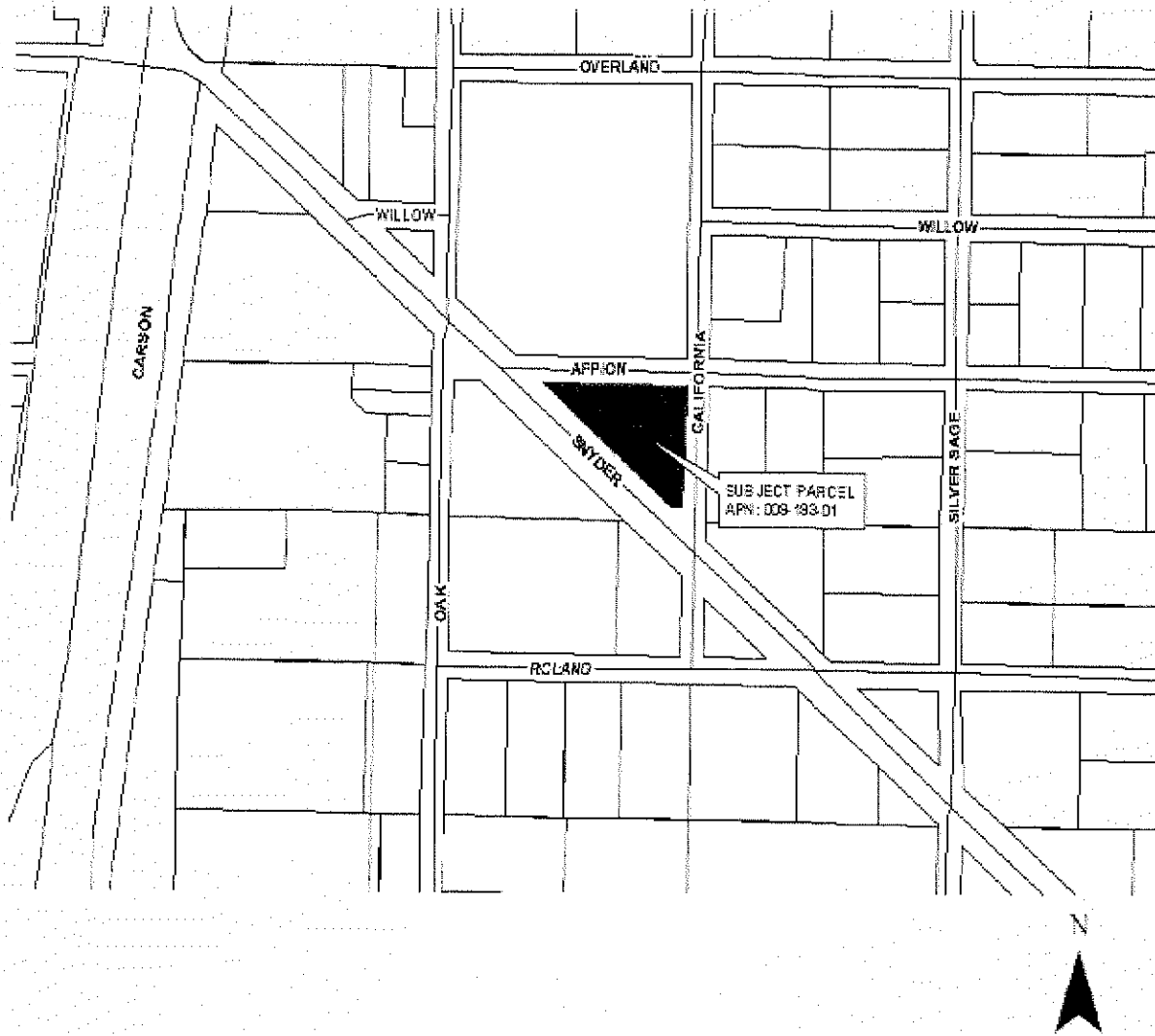
ATTEST:

ALAN GLOVER, Clerk-Recorder

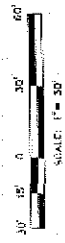
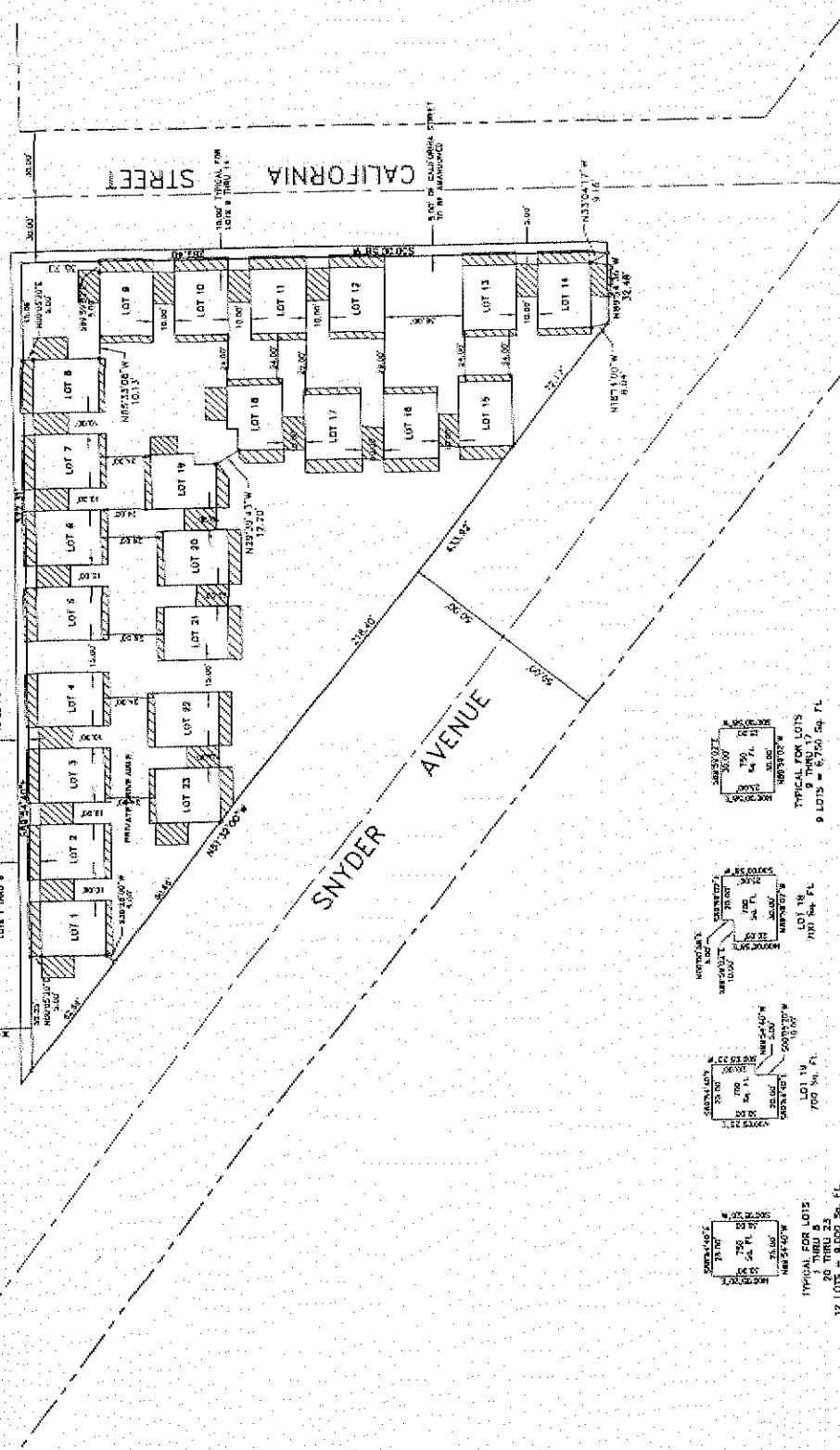
This ordinance shall be in force and effect from and after the
____ of _____, 2007.

EXHIBIT "A"

Subject parcel change from Single Family 1 Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-P)



E. APPION WAY



- LEGEND**
- CENTERLINE OF STREET
 - RIGHT OF WAY LINE
 - EASEMENT PROPERTY LINE
 - DIMENSION POINT, NOTHING FOUND OR SET.
 - ▨ LIMITED COMMON AREA

TENTATIVE MAP
FOR
ROSS PARK P.U.D.

SUBDIVISION OF A PART OF THE NW 1/4 OF SECTION 22
T15 N, R20 E, W11 E & 4,
NEVADA

LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 22
CARSON CITY

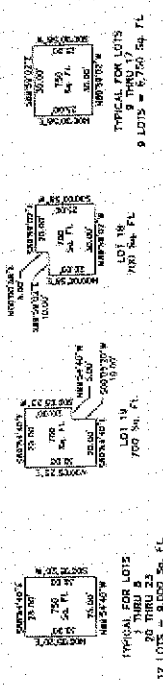
DATE: 7-19-07
JOB No. 2006000
DML: 08/08/2007
FILE No. _____
DRAWING FILE: _____

FILED FOR RECORD THIS _____ DAY OF _____
2007, AT _____ OF THE
OFFICIAL RECORDS OF CARSON CITY,
NEVADA AT THE REQUEST OF
REVENUE, LLC
A NEVADA LIMITED LIABILITY COMPANY.

DRAWN BY: _____
CHECKED BY: _____
DATE: _____

LUMLOS
99 E. CHURCH AVENUE
CARSON CITY, NV 89801
TEL: (775) 885-7077

SHEET 2 OF 3



DESCRIPTION	SQ. FT.	ACRES
TYPICAL FOR LOTS 9 THRU 17	9 LOTS = 87,000 Sq. Ft.	
TYPICAL FOR LOTS 20 THRU 23	4 LOTS = 171,150 Sq. Ft.	
CURRENT TOTAL COMMON AREA	258,150	0.70
GENERAL COMMON AREA	30,475	0.09
LIMITED COMMON AREA	227,675	0.66
TOTAL COMMON AREA	532,325	1.53
PROPOSED TOTAL COMMON AREA	532,325	1.53
GENERAL COMMON AREA	32,725	0.09
LIMITED COMMON AREA	499,600	1.44
PROPOSED TOTAL COMMON AREA	532,325	1.53

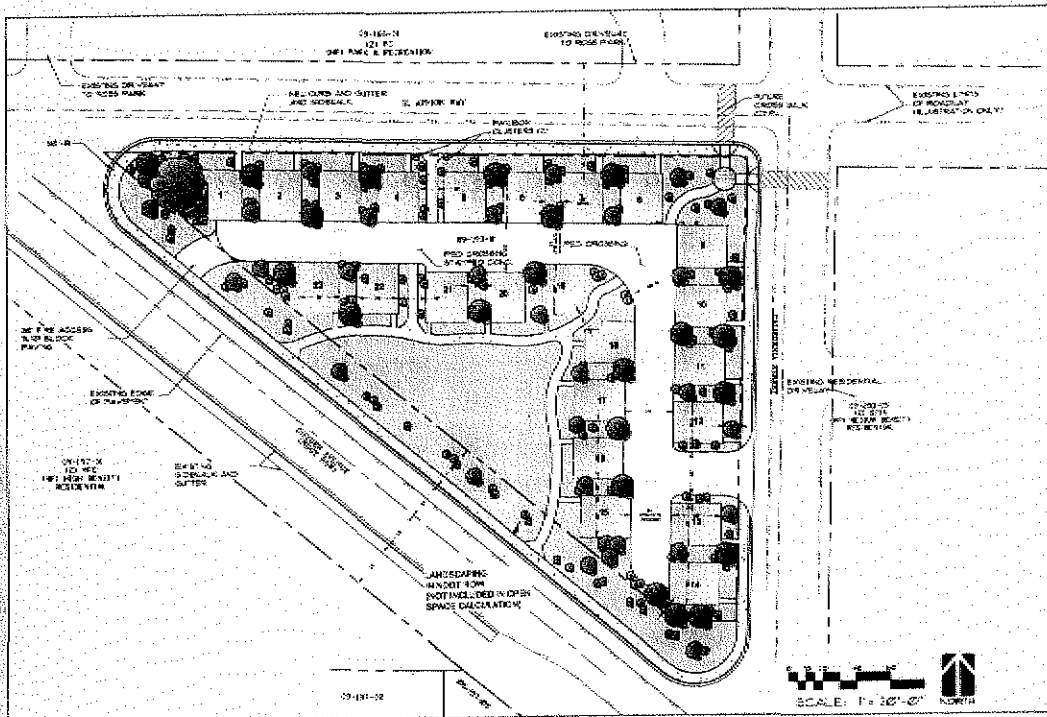
- NOTE:**
1. SHOW FLOWING AND SHOW REMOVAL RELATING TO THE INTERIOR ALLEY WAYS FOUND IN THE SUBDIVISION WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 2. A COMMON ACCESS AND DRAINAGE, MAINTENANCE AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED FOR ALL COMMON AREAS.
 3. ON SITE STORM DRAINAGE FACILITIES WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. ALL SITE IMPROVEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · SURVEYING
 GIS · GEOTECHNICAL ENGINEERING · CONSTRUCTION SERVICES · MATERIALS TESTING

Ross Park

A Planned Unit Development



Zoning Map Amendment Application PUD / Tentative Map Application Abandonment Application

Developer
 Ross Park LLC
 P.O. Box 11026
 Zephyr Cove, Nevada 89448

January 2007

5401 Longley Lane, Suite 5, Reno, Nevada 89511
 Tel: 775.827.6111 / Fax: 775.827.6122

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EXHIBITS:

Vicinity Map	A
Master Plan Map 8 ½" x 11"	B
Site Plan and Landscape Plan 8 ½" x 11"	C
Open Space Plan 11" x 17"	D
Legal Description	E
Tax Certificate	F
Title Report	G
Tentative Map 8 ½" x 11"	H
Grading and Drainage Plan 8 ½" x 11"	I
Utility Plan 8 ½" x 11"	J
Erosion Control Plan 8 ½" x 11"	K
Architectural Elevations 8 ½" x 11"	L
Floor Plans 8 ½" x 11"	M
Lot Area 8 ½" x 11"	N
Typical Lighting 8 ½" x 11"	O
Will Serves	P
Abandonment Original Deed	Q

Map Pockets

Overall Site and Landscape Plan 24" x 36" (original in color)	C1
Conceptual Open Space 24" x 36" (original in color)	C2
Grading/Drainage and Erosion Control Plan and 24" x 36"	C3
Utility Plan 24" x 36"	C4
Tentative Map 24" x 36"	
Topographic Sheet 24" x 36"	1
Erosion Control Plan 24" x 36"	

Documents Under Separate Cover

- Traffic Letter (5 copies)
- Drainage Report (5 copies)
- Water and Sewer Report (5 copies)
- Geotechnical Report (5 copies)
- Draft CC&RS (2 copies)

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandep@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # ZMA - 07 -

ZONING MAP AMENDMENT

PROPERTY OWNER
Ross Park, LLC

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
PO BOX 11026 ZEPHYR COVE, NV 89448

SUBMITTAL PACKET

E-MAIL ADDRESS 3tvasquez@myway.com

- G Application Form
- G Site Plan
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 31 Completed Application Packets (1 Original + 30 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

PHONE # (510) 703-2247 FAX # (510) 568-4482

Application Reviewed and Received By:

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

Lumos and Associates, Inc. Attn: Randall Long

Submittal Deadline: See attached 2006 PC application submittal schedule

MAILING ADDRESS, CITY, STATE ZIP
800 E. College Parkway, Carson City, NV 89706

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

PHONE # (775) 883-7077 FAX # (775) 883-7114

E-MAIL ADDRESS rlong@lumosengineering.com

Project's Assessor Parcel Number(s) 09-193-01	Street Address 4749 Snyder Ave.	ZIP Code Carson City, NV 89761-6667
Project's Master Plan Designation High Density Residential	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Snyder Avenue, Appion Way, and California Street

Briefly describe the components of the proposed project in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

See Project Narrative

PROPERTY OWNER'S AFFIDAVIT

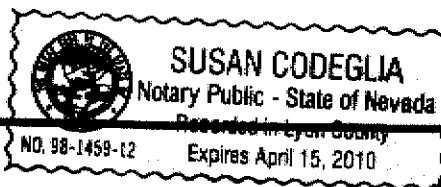
Thomas Vasquez being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: [Signature] Address: P.O. Box 10531, Zephyr Cove, NV Date: 1-16-07

STATE OF NEVADA
Notary Public, if necessary, for other names.

On Jan. 16, 2007, Thomas Vasquez, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

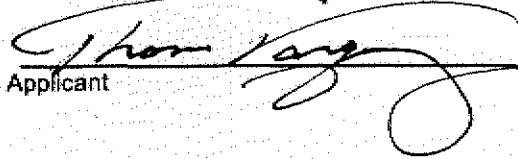
Dusan Codeglia
Notary Public



ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.


Applicant

1-16-07
Date

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

APPLICANT
ROSS PARK, LLC

PHONE #
(510) 703-2247

TENTATIVE MAP FOR A PUD

FEES: \$2,200 (plus \$1/lot over 25 lots)

MAILING ADDRESS, CITY, STATE, ZIP
PO BOX 11026 ZEPHYR COVE, NV 89448

SUBMITTAL PACKET

See checklist.

ENGINEER
Lumos and Associates, Inc. Attn: Randall Long

PHONE #
(775) 883-7077

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
800 E. College Parkway, Carson City, NV 89706

E MAIL ADDRESS rlong@lumosengineering.com

PC Date:

PROPERTY ADDRESS, CITY, STATE, ZIP
4749 Snyder Ave. Carson City, NV 89761-6667

BOS Date:

PRESENT ZONING SF1A APN(S)
APN 09-193-01

REQUEST: In accordance with the provisions of Title 18 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at the intersections of Snyder Avenue, Appion Way and California Street.

The required modifications to Carson City's Land Use Regulations are as follows: **See Project Narrative**

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statements are true and correct to the best of my knowledge and belief. (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature

Date

1-16-07

PROPERTY OWNER'S AFFIDAVIT

I, Thomas Vasquez, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Address

Date

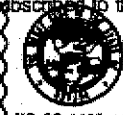
Use additional page(s) if necessary for other names.

STATE OF NEVADA

COUNTY Carson City

On Jan. 16, 2007, I personally appeared before me, a notary public, Thomas Vasquez, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Susan Codeglia
Notary Public



SUSAN CODEGLIA
Notary Public - State of Nevada
Recorded in Lyon County
Expires April 15, 2010

NOTE: In order to avoid unnecessary time delays in processing your develop project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call Planning and Community Development at (775) 887-2180.

1/06

PUD Submittal Checklist

- | Yes | No | |
|-----|-----|---|
| ✓ | --- | 1. Presubmittal conference held previous to submittal of Subdivision/PUD application. |
| ✓ | --- | 2. 36 copies of Tentative Map (Folded 8-1/2 X 11). |
| ✓ | --- | 3. 21 copies of Informational Booklet. |
| ✓ | --- | 4. Fee payment. |
| ✓ | --- | 5. Application form completed. |

COMPLETE APPLICATION PACKET
TIME OF TENTATIVE SUBMITTAL

Note: Digital data is required on a 3.5 floppy diskette (DWG or DXF format).

The tentative submittal packet must include all of the following information. Packets which do not contain this information or information requested at the conceptual may not be scheduled on the next available Planning Commission agenda. It is up to the applicant to ensure that all required information is submitted in order for staff and the Planning Commission to make a proper recommendation.

- | Yes | No | |
|-----|-----|---|
| ✓ | --- | 1. The location and size of the site, the lot layout and the lot lines of the proposed development, including a legal description of the land and the owners interest in the land proposed to be developed, by an affidavit of ownership. |
| ✓ | --- | 2. The density of land use to be allocated to parts of the site to be developed; a tabulation of the total land area and the percentage designed for the various uses. |
| ✓ | --- | 3. The location, size of any park land or open space, and the form of organization proposed to own and maintain any common open space, and amount of recreational improvements. <u>Provide two copies of proposed C.C. and R.'s.</u> |
| ✓ | --- | 4. The subdivision/PUD name, and name and address of the developer and engineer and date of map. |
| ✓ | --- | 5. The proposed circulation pattern including the design of all public and private streets, name and width of streets and the location of adjoining streets, sidewalks and bikeways. |
| ✓ | --- | 6. Provide a street grading plan. |
| ✓ | --- | 7. Adjacent subdivision, land uses, zoning, and ownership abutting the project. |
| ✓ | --- | 8. Number, size, square footage and use of proposed parcels. Blocks and parcels are to be numbered consecutively and the dimension of all parcels are to be shown. |
| ✓ | --- | 9. A proposed grading plan meeting department of public works standards and requirements showing all cuts and retaining walls to be designated. |
| ✓ | --- | 10. Provide a landscape plan for the development. |
| ✓ | --- | 11. Topographic map with contour intervals of two and one-half feet for slopes of less than 10% and five feet for slopes of greater than 10%. |
| ✓ | --- | 12. A note indicating location of all utility easements proposed and existing. |
| ✓ | --- | 13. The layout of water, sewer, and storm drainage systems. |
| ✓ | --- | 14. A soils report including soil types, seasonal high water table, and percolation rates (if on septic). |
| ✓ | --- | 15. North arrow and scale, all sheets to be numbered. |
| ✓ | --- | 16. Location of existing buildings. |
| ✓ | --- | 17. Building setbacks to be noted on plat. If applying to planning commission for staggered setback approvals, separate set of 12 plans to be submitted. |
| ✓ | --- | 18. Areas not a part of the subdivision to be designated as "not a part". |
| ✓ | --- | 19. Provide a conceptual drainage study meeting the standards and requirements of the Carson City Development Standards Division 14.8. |
| ✓ | --- | 20. An indication of the type of water system to be used, its water sources and engineering data on fire flows. |
| ✓ | --- | 21. Location of all natural drainage features shown. |

Yes No

- 22. An erosion control plan including stream protection, road drainage, erosion prevention, prevention of untreated discharge to streams, if applicable.
- 23. Solid waste provision.
- 24. Height, size, location and use of all structures, fences and walls are to be shown.
- 25. An indication of method of sewage disposal to be used and area of disposal.
- 26. A map showing a 100 year flood plan, as determined by recognized methods, for those areas subject to flooding; show earthquake fault lines through the proposed development with building setbacks from fault line as recommended by a geotechnical study.
- 27. The development shall be described by 40 acre subdivision, section, township and range.
- 28. Indicate master plan designation for the project.
- 29. A master plan for potential development of the property under the ownership or control of the developer in the area of the proposed development.
- 30. Location, dimensions of all vehicle parking and/or boat/RV storage areas, if applicable.
- 31. In the case of plans which call for development over a period of years, a schedule showing proposed time within which applications for final approval of all sections of the development are intended to be filed.
- 32. Shall prove that no tax is delinquent by placing a certificate signed by the city treasurer to this effect (NRS.278.349(5)) on the plat.
- 33. Traffic study stating average daily trips generated from the project.
- 34. A written document indicating the benefits of the development to Carson City, any adverse impacts which may arise from the development and the mitigation programs, and how the proposed development will enhance or benefit the surrounding areas and stating how dust will be controlled. Address how your project complies with the attached NRS278.349(3); addressing each section item by item.
- 35. Application complete Handed In Date 1.17.07

The State Division of Environmental Protection will now require fees for the review of subdivision and planned unit development applications. This fee is in addition to the fees required by State Consumer Health and State Water Resources.

To assure the necessary reviews are completed, the Planning and Community Development Department will require payment of the State fees at the time of the City application submittal. This can be handled by submitting four checks to this office: one payable to NEVADA STATE DIVISION OF HEALTH for \$400 per map plus \$3.00 per lot; the second check payable to STATE WATER RESOURCES in the amount of \$150 per map plus \$1.00 per lot; the third check payable to NEVADA DIVISION OF ENVIRONMENTAL PROTECTION in the amount of \$100 per map plus \$1.00 per lot; and the fourth check payable to CARSON CITY PLANNING DIVISION in the amount of \$2,200 per map plus \$1.00 per lot over 25 lots. The checks will be routed to the State offices with their copy of the application packet. The alternative method is to pay the State offices directly and submit the receipts with your City application.

The State Division of Environmental Protection will also require a non-refundable fee of \$50 for each review of final subdivision and planned unit development maps.

NOTE: Fees are subject to change. It is applicant's responsibility to ensure their checks are submitted for current required fees.



Master Plan Policy Checklist

Conceptual & Tentative Subdivisions, PUD's & Parcel Maps

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to subdivisions of property. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Ross Park

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Consistent with the Master Plan Land Use Map in location and density?
- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Encourage the use of sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- N/A* Located in a priority infill development area (1.2a)?

- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Encourage cluster development techniques, particularly at the urban interface with surrounding public lands, as appropriate, and protect distinctive site features (1.4b, c, 3.2a)?
- At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access and amenities (1.5a)?
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context (2.2a, 9.1a)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- If at the urban interface, provide multiple access points, maintain defensible space (for fires) and are constructed of fire resistant materials (3.3b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b, c)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?



CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Incorporating public facilities and amenities that will improve residents' quality of life (5.5e)?
- MUA Promote revitalization of the Downtown core (5.6a)?
- MUA Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Promote variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- MUA If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1 a, b)?
- MUA If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1 a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?



CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Carson City Planning and Community Development 2621 Northgate Lane, Suite 62 • Carson City NV 89706 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us		FOR OFFICE USE ONLY:	
PROPERTY OWNER Ross Park, LLC		ABANDONMENT OF PUBLIC RIGHT-OF-WAY FEE: \$700.00 + noticing fee	
MAILING ADDRESS, CITY, STATE, ZIP PO Box 11026 Zephyr Cove, NV 89448		SUBMITTAL PACKET	
PHONE # (510) 703-2247 FAX # ((510) 568-4482		G Application Form G 26 Completed Application Packets (1 Original + 25 Copies) G Legal Description G Site Map G Utility Statements (original) G Documentation of taxes paid to date G Chain of Title or Title Report for subject parcel showing how right of way was originally dedicated G Complied with notes below.*	
E-MAIL ADDRESS 3tvasquez.com		Application Reviewed and Received By:	
Name of Person to Whom All Correspondence Should Be Sent APPLICANT/AGENT Lumos and Associates, Inc. Attn: Randall Long		Submittal Deadline: See attached 2006 PC application	
MAILING ADDRESS, CITY, STATE ZIP 800 E. College Parkway, Carson City, NV 89706			
PHONE # (775) 883-7077 FAX # (775) 883-7114			
E-MAIL ADDRESS rlong@lumosengineering.com			
Project's Assessor Parcel Number(s): 09-193-01	Street Address 4749 Snyder Ave. Carson City, NV 89761-6667	ZIP Code	

Briefly describe location, width and length of the proposed abandonment: The Applicant is requesting Carson City abandon a 5 foot wide strip of right-of-way approximately 290 feet in length along California Avenue adjacent to the Applicant's Property.

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties: See Project Narrative

If you are abandoning an access, explain how the parcel will be accessed: N/A

PROPERTY OWNER'S AFFIDAVIT

I, Thomas Vasquez being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

Thomas Vasquez P.O. Box 10531, Zephyr Cove, NV. 1-16-07
89448

Use additional page(s) if necessary for other names.

STATE OF NEVADA
~~COUNTY~~ Carson City

On Jan. 16, 2007 ~~200~~ Thomas Vasquez personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and he/she executed the foregoing document.

Susan Codeglia
 Notary Public

personally appeared before me, a notary public, who SUSAN CODEGLIA he/she
 Notary Public - State of Nevada
 Recorded in Lyon County
 NO. 98-1459-12 Expires April 15, 2010

***NOTES:** In order to facilitate the processing of your application, prior to submitting your application to the Planning and Community Development Department, please contact Development Engineering at 2621 Northgate Lane, Suite 6, to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8' by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.
PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE #AB - 07 -

PROPERTY OWNER
Ross Park, LLC

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 11026 Zephyr Cove, NV 89448

PHONE # (510) 703-2247 FAX # (510) 568-4482

E-MAIL ADDRESS 3tvasquez@myway.com

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT
Lumos and Associates, Inc. Attn: Randall Long

MAILING ADDRESS, CITY, STATE ZIP
800 E. College Parkway, Carson City, NV 89706

PHONE # (775) 883-7077 FAX # (775) 883-7114

E-MAIL ADDRESS rlong@lumosengineering.com

ABANDONMENT OF
PUBLIC RIGHT-OF-WAY

FEE: \$700.00 + noticing fee

SUBMITTAL PACKET

- G Application Form
- G 26 Completed Application Packets
(1 Original + 25 Copies)
- G Legal Description
- G Site Map
- G Utility Statements (original)
- G Documentation of taxes paid to date
- G Chain of Title or Title Report for subject parcel
showing how right of way was originally dedicated
- G Complied with notes below.*

Application Reviewed and Received By:

Submittal Deadline: See attached 2006 PC application
submittal schedule.

Project's Assessor Parcel Number(s):	Street Address	ZIP Code
09-193-01	4749 Snyder Ave. Carson City, NV 89761-6667	

Briefly describe location, width and length of the proposed abandonment: The Applicant is requesting Carson City abandon a 5 foot wide strip of right-of-way approximately 350 feet along E. Appion Way adjacent to the Applicant's Property.

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties: See Project Narrative

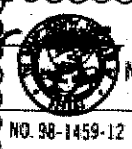
If you are abandoning an access, explain how the parcel will be accessed: N/A

PROPERTY OWNER'S AFFIDAVIT

I, Thomas Vasquez being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

Signature Thomas Vasquez

Address PO Box 10581, Zephyr

 **SUSAN CODEGLIA**
Notary Public - State of Nevada
Recorded in Lyon County
NO. 98-1459-12 Expires April 15, 2010

Use additional page(s) if necessary for other names.

STATE OF NEVADA
~~County~~ Carson City

On Jan. 16, 2007 Thomas Vasquez personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Signature Susan Codeglia
Notary Public

 **SUSAN CODEGLIA**
Notary Public - State of Nevada
Recorded in Lyon County
NO. 98-1459-12 Expires April 15, 2010

*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning and Community Development Department, please contact Development Engineering at 2621 Northgate Lane, Suite 6, to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.
PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

**LEGAL DESCRIPTION
A PORTION OF APPION WAY
ABANDONMENT**

EXHIBIT A

All that certain real property located within a portion of the NW 1/4 of Section 32, Township 15 North, Range 20 East, M.D.B.& M., being a portion of Appion Way, Carson City, Nevada, more particularly described as follows:

BEGINNING at the intersection of the southerly line of Appion Way (60 feet in width, 30 feet on each side of the centerline) and the westerly line of California Street (60 feet in width, 30 feet on each side of the centerline);

THENCE along said southerly line S.89°54'40"E., 372.31 feet to the northeasterly line of Snyder Avenue;

THENCE along the prolongation of said northeasterly line N.51°32'00"W., 8.05 feet to a line lying parallel with and 5.00 feet distant from the southerly line of Appion Way;

THENCE along last said line S.89°54'40"E., 378.62 feet to the prolongation of the westerly line of California Street;

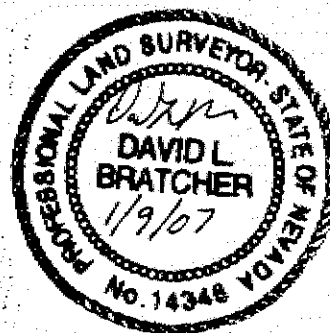
THENCE along last said line S.00°00'58"W., 5.00 feet to the POINT OF BEGINNING.

Containing 1,877 square feet or 0.04 acres, more or less.

The basis of bearings for this legal description is the southerly line of Appion Way, being S.89°54'40"E in that certain document recorded February 25, 2005 as document No. 332432, Official Records of Carson City, Nevada,

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

END OF DESCRIPTION.



Exp 12/31/09

**LEGAL DESCRIPTION
A PORTION OF CALIFORNIA STREET
ABANDONMENT**

EXHIBIT A

All that certain real property located within a portion of the NW 1/4 of Section 32, Township 15 North, Range 20 East, M.D.B.& M., being a portion of California Street, Carson City, Nevada, more particularly described as follows:

BEGINNING at the intersection of the southerly line of Appion Way (60 feet in width, 30 feet on each side of the centerline) and the westerly line of California Street (60 feet in width, 30 feet on each side of the centerline);

THENCE along the prolongation of the westerly line of California Street N.00°00'58"E., 5.00 feet to a line lying parallel with and 5.00 feet distant from the southerly line of Appion Way;

THENCE along last said line S.89°54'40"E., 5.00 feet to a line lying parallel with and 5.00 feet distant from the westerly line of California Street;

THENCE along last said line S.00°00'58"W., 274.40 feet;

THENCE leaving last said line N.89°54'36"W., 5.00 feet to the westerly line of California Street;

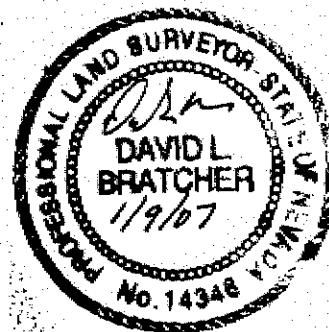
THENCE along said westerly line N.00°00'58"E., 269.40 feet to the POINT OF BEGINNING.

Containing 1,372 square feet or 0.03 acres, more or less.

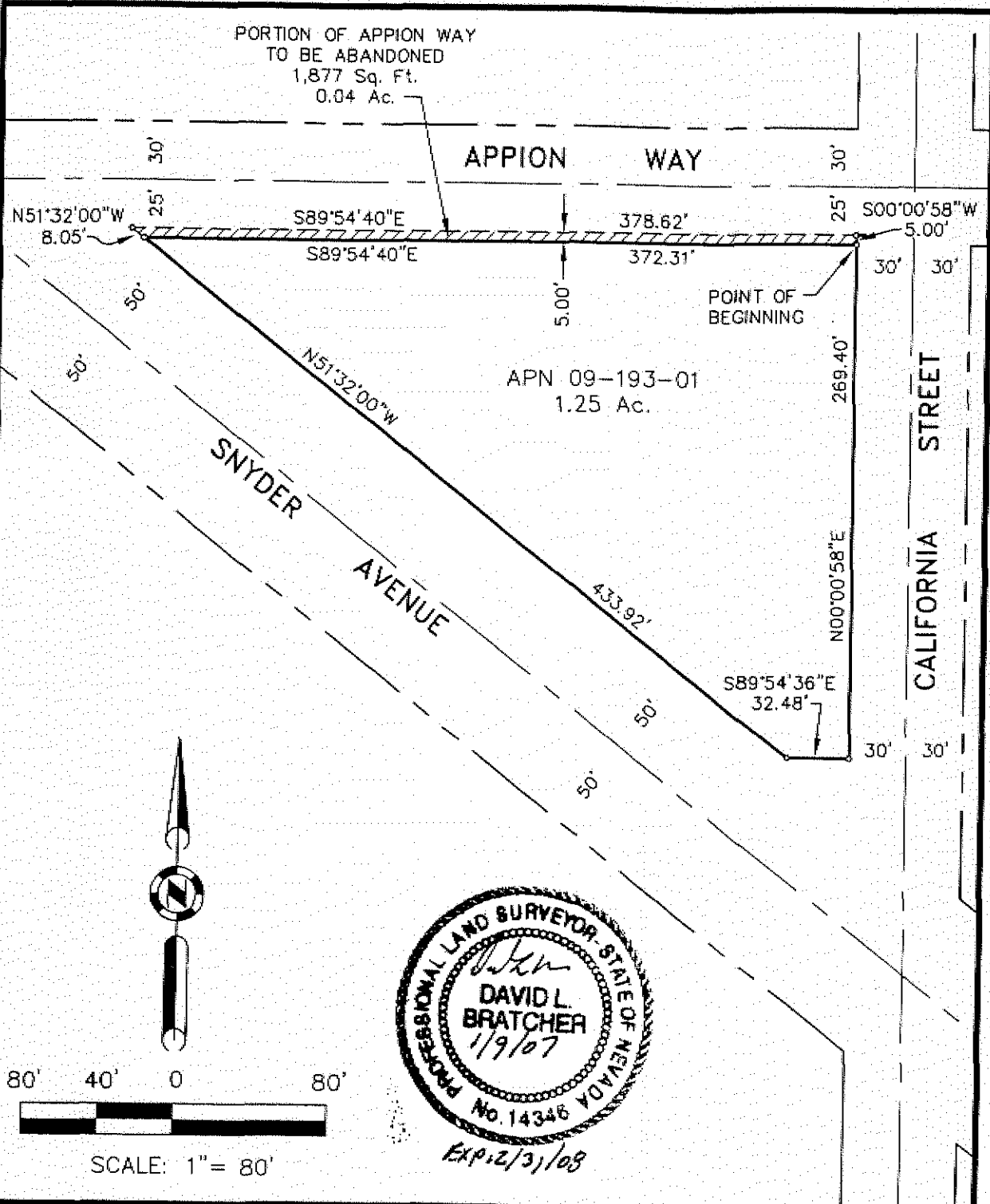
The basis of bearings for this legal description is the southerly line of Appion Way, being S.89°54'40"E in that certain document recorded February 25, 2005 as document No. 332432, Official Records of Carson City, Nevada,

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

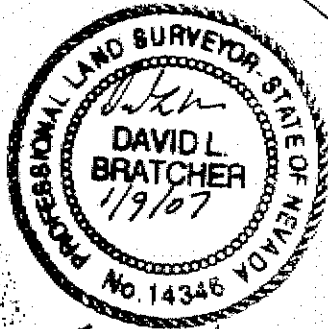
END OF DESCRIPTION.




EXP 1/3/08

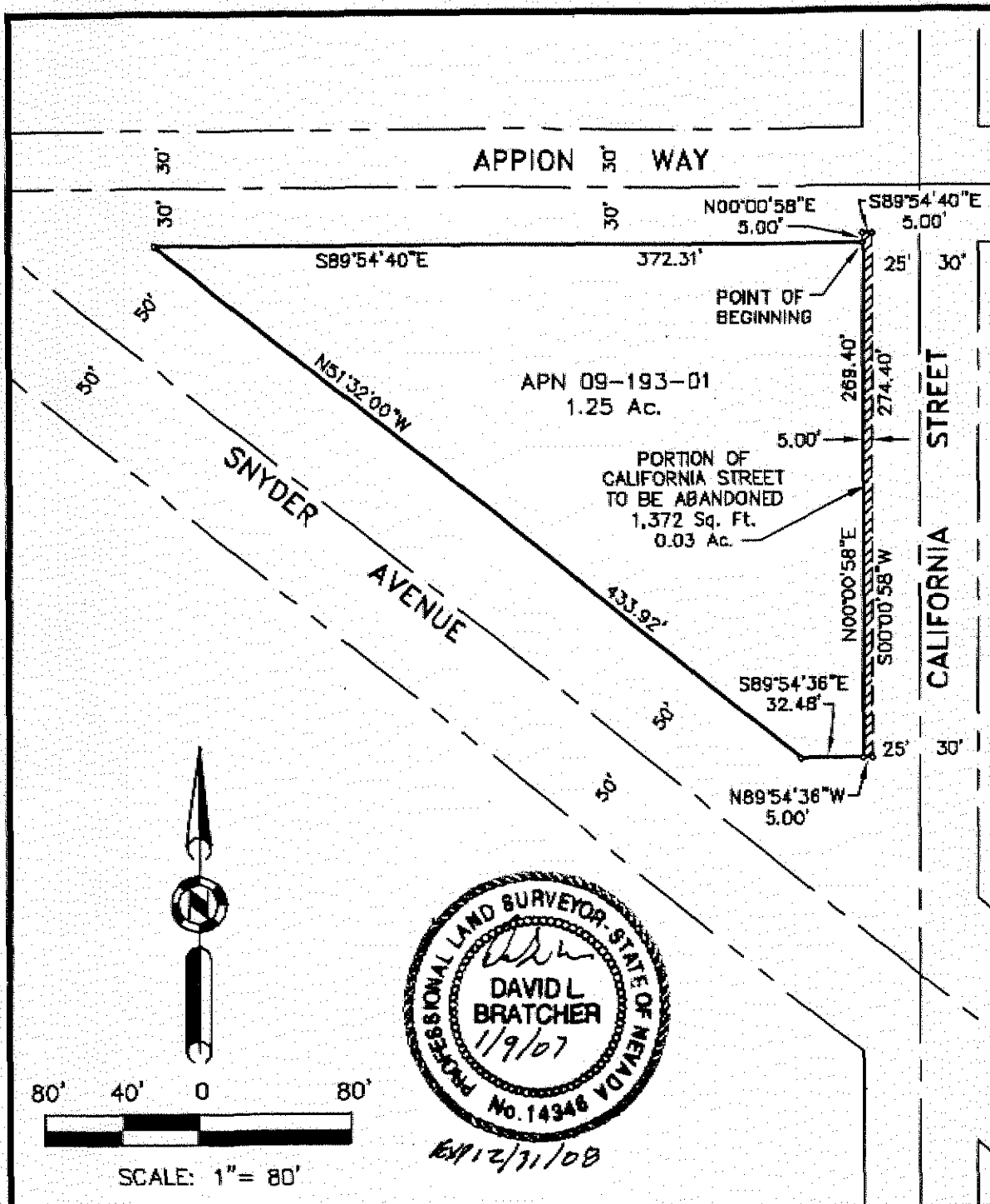


SCALE: 1" = 80'



EXP. 12/31/08

 LUMOS 5455010155 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89706 PH (775) 883-7077 FAX (775) 883-7114	EXHIBIT B APPION WAY ABANDONMENT TO APN 09-193-01	Date: 1-9-07 Scale: 1"=80' Job No: 6688.000
	CARSON CITY NEVADA	FIGURE B



LUMOS
 & ASSOCIATES
 400 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89401
 PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT B
 CALIFORNIA STREET ABANDONMENT
 TO
 APN 09-193-01
 CARSON CITY NEVADA

Date: 1-9-07
 Scale: 1"=80'
 Job No: 8688.000
 FIGURE B

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 APPIDNWAY

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: E. J. [Signature] SPPCo. 1/12/07
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 APPION WAY

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned. *(Appion Way)*

Signed: *D. Callahan* *AT&T* *1/11/2007*
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 (Arrow Way)

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: [Signature] SUNCO 1/10/07
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

- | | |
|---|---|
| Sierra Pacific Power Company | Southwest Gas Corporation |
| Charter Communication | SBC Nevada Bell Telephone Company |
| Carson City Engineering (will sign during review) | Carson City Utilities (will sign during review) |

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 APPROX WAY

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed:  CHARTER COMMUNICATIONS 1/10/07
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 CALIFORNIA 97

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: [Signature] _____ SPPCo _____ 1/12/07
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 CALIFORNIA ST

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location. California Street

Signed: [Signature] AT&T 1/11/2007
Signature Company Date

Signed: _____
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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Charter Communication
Carson City Engineering (will sign during review)

Southwest Gas Corporation
SBC Nevada Bell Telephone Company
Carson City Utilities (will sign during review)

UTILITY STATEMENTS FOR ABANDONMENT OF A PUBLIC RIGHT-OF-WAY

LOCATED AT: 4749 SNYDER APN 9-193-01 CALIFORNIA ST

(THE LOCATION INCLUDING APN NUMBERS FRONTING THE RIGHT OF WAY MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned.

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire a continuation of said right-of-way in its present location.

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): GAS SERVICE CROSSES PORTION

OF CALIF. STREET ABANDONMENT. TO BE ABAND. FOR NEW PDU. NO DISJUNCTION TO
PROPOSED ABANDONMENT OF CALIFORNIA ST.

Signed: [Signature] SUGAS 1/10/09
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

Sierra Pacific Power Company
 Charter Communication
 Carson City Engineering (will sign during review)

Southwest Gas Corporation
 SBC Nevada Bell Telephone Company
 Carson City Utilities (will sign during review)