



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 7, 2016

Staff Contact: Susan Dorr Pansky (spansky@carson.org)

Agenda Title: For Possible Action: To approve an Abandonment of Public Right-of-Way application from Wayne Lepire (property owner: Desert Peak Investments, LLC) to abandon a section of right-of-way approximately nine feet wide by 170 feet long, along the west boundary of Anderson Street between East Caroline Street and East Robinson Street, adjacent to APN 004-244-04. (AB-15-164)

Staff Summary: Pursuant to NRS 278.480 and CCMC Title 17, the applicant is proposing the abandonment of a portion of Anderson Street adjacent to APN 004-244-04. This request is in conjunction with a Tentative Subdivision Map application for seven townhouses known as the Caroline Court Townhouses under TSM-15-165. Approval of this request would allow the required parking proposed for the project to be on-site. The Planning Commission makes recommendation on all Abandonment requests and the Board of Supervisors will make the final decision regarding the request.

Agenda Action: Formal Action/Motion

Time Requested: 15 minutes

Proposed Motion

I move to approve the Abandonment of Public Right-of-Way application from Wayne Lepire (property owner: Desert Peak Investments, LLC) to abandon a nine-foot wide by 170-foot long section of right-of-way, along the west boundary of Anderson Street between East Caroline Street and East Robinson Street, adjacent to APN 004-244-04 based on the findings and subject to the conditions of approval contained in the staff report, and authorize the Mayor to sign the Order of Abandonment.

Board's Strategic Goal

N/A

Previous Action

The Planning Commission recommended approval of the Abandonment application at their December 16, 2015 meeting by a vote of 6 ayes, 0 nays and 1 absent.

Background/Issues & Analysis

Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors takes final action on right-of-way abandonments. Please see the attached staff report to the Planning Commission for further explanation.

Attachments:

- 1) Order of Abandonment
- 2) Planning Commission Meeting Case Record
- 3) Planning Commission Staff Report
- 4) Application (AB-15-164)

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.480 and CCMC Title 17.15

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1) Deny the application.
- 2) Refer the application back to the Planning Commission for further review.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

APN: 004-244-04

AN ORDER ABANDONING A NINE-FOOT WIDE BY 170-FOOT LONG SECTION OF ANDERSON STREET, TOTALING 1,530 SQUARE FEET, MORE OR LESS, LOCATED ON THE WEST SIDE OF ANDERSON STREET, BETWEEN EAST CAROLINE STREET AND EAST ROBINSON STREET, WITHIN A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M., ON THE PROPERTY LOCATED ADJACENT TO ASSESSORS PARCEL NUMBER 002-244-04, IN CARSON CITY, NEVADA.

WHEREAS, on NOVEMBER 5, 2015, Wayne Lepire duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 1,530 square feet, adjacent to APN 004-244-04 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 December 16, 2015. At the public hearing 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 public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of _____, 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(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "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 abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

ORDERED this ____ day of _____, 2016, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

SUE MERRIWETHER, Clerk-Recorder

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: December 16, 2015

AGENDA ITEM NO.: F-2A

APPLICANT(s) NAME: Wayne Lepire
PROPERTY OWNER(s): Desert Peak Investments, LLC

FILE NO. AB-15-164

ASSESSOR PARCEL NO(s): APN 004-244-04
ADDRESS: west boundary of Anderson Street between East Caroline Street and East Robinson Street

APPLICANT'S REQUEST: For Possible Action: To make a recommendation to the Board of Supervisors regarding an Abandonment of a section of right-of-way approximately nine feet wide by 170 feet long.

COMMISSIONERS PRESENT: CASTRO ESSWEIN SATTLER
 GREEN SALERNO OWEN MONROY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky REPORT ATTACHED
STAFF RECOMMENDATION: CONDITIONAL APPROVAL
APPLICANT REPRESENTED BY: Tim Russell, Lumos & Assoc.

X APPLICANT/AGENT WAS and PRESENT and SPOKE

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

___ PERSONS SPOKE IN FAVOR OF THE PROPOSAL ___ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Alan Gustavson – owner of adjacent property on Robinson Street side. Questioned about fence/wall between properties.

Tim Russell (in response) – will continue 6’ wood fence along property boundary.

Dave Longston – Spear Street property owner. Will these be for sale, lease or rent? Lots of rentals that don’t keep up their property.

Tim Russell (in response) – rentals.

Salerno – wants assurance RV’s are not parked in driveway expect for a short period of time.

Tim Russell – agrees to include limitation of duration of RV parking in driveways.

MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT.

MOVED: Monroy **SECOND:** Sattler **PASSED:** 6 /AYE 0 /NO /ABSTAIN 1 /ABSENT

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 16, 2015

FILE NOS: AB-15-164 and TSM-15-165

AGENDA ITEMS: F-2(A) & (B)

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUESTS:

A) AB-15-164 – To make a recommendation to the Board of Supervisors regarding an application for Abandonment of a section of right-of-way approximately nine feet wide by 170 feet long, along the west boundary of Anderson Street between East Caroline Street and East Robinson Street, adjacent to APN 004-244-04.

B) TSM-15-165 – To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map to create seven attached dwelling units with associated common area in the General Office (GO) zoning district.

APPLICANT: Wayne Lepire

OWNER: Desert Peak Investments, LLC

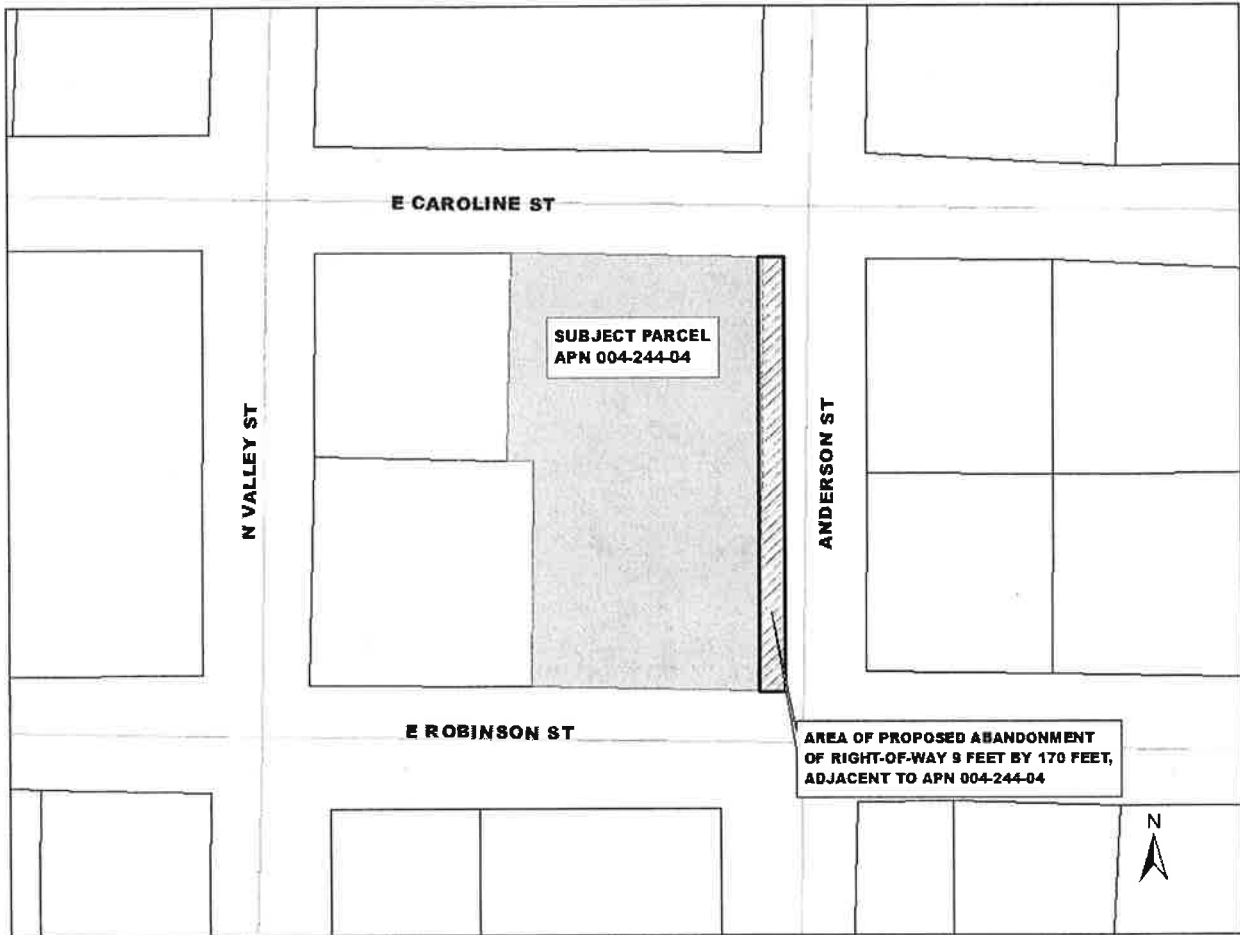
LOCATION: East Caroline Street

APN: 004-244-04

RECOMMENDED MOTIONS:

A) AB-15-164 – “I move to recommend to the Board of Supervisors approval of AB-15-164, a request from Wayne Lepire (property owner: Desert Peak Investments, LLC) for the Abandonment of section of right-of-way approximately nine feet wide by 170 feet long, along the west boundary of Anderson Street between East Caroline Street and East Robinson Street, adjacent to APN 004-244-04, based on the findings and subject to the conditions of approval contained in the staff report.”

B) TSM-15-165 – “I move to recommend to the Board of Supervisors approval of TSM-15-165, a Tentative Subdivision Map known as Caroline Court Townhomes, consisting of seven single family attached units on property zoned General Office, located on East Caroline Street, APN 004-244-04, based on the findings and subject to the conditions of approval contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL

TENTATIVE MAP:

The following are general conditions of approval:

1. The applicant must sign and return the Notice of Decision including 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.
2. Prior to submittal of the any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. The 2009 International Energy Code (IECC) will no longer be accepted after June 30, 2016. All Building Division applications received after July 1, 2016 have to be designed in accordance with the 2012 International Energy Efficient Code.

4. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
5. Improvements, repairs, replacements and alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
6. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
7. A Site Improvement Permit will be required for all site improvements intended to serve the entire site.
8. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Division will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
9. A Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved must be approved by the Board of Supervisors for recording within four years after the approval of a Tentative Map unless a longer time is provided for in an approved development agreement with the City.
10. Prior to the recordation of the Final Map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of 150% of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of 10% of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

The following shall be included in the design of the Improvement Plans:

11. A landscape plan in compliance with Carson City Development Standards, Division 3 – Landscaping, shall be submitted with the Improvement Plans for the proposed project.
12. Provide information on proposed exterior lighting including specification sheets for review with the improvement plans. All exterior lighting shall be in compliance with Carson City Development Standards, Division 1.3.
13. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. Please address drainage from this property with post-development information. The 12 inch storm drain described in the drainage study is likely not large enough to handle future events.
14. On page 2 of the drainage study the location shows the SW ¼ of the NW ¼. Please correct.

15. Depending on final project design, additional fire hydrants may be required.
16. Depending on final project design, fire sprinklers may be required.

The following shall be conditions to be completed prior to obtaining a Construction Permit or Final Map:

17. 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.
18. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.
19. If the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

The following must be submitted or included with the Final Map:

20. All Final Maps shall be in substantial conformance with the approved Tentative Map.
21. The following 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 accordance with the Caroline Court Townhomes Tentative Map (TSM-15-165).
 - C. The parcels created with this Final Map are subject to the Residential Construction Tax payable at the issuance of Building Permits for residential units.
22. A copy of the signed Notice of Decision shall be provided with the submission of any Final Map.
23. The applicant shall provide evidence to the Planning Division indicating all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.
24. The District Attorney shall review any CC&Rs prior to recordation of the Final Map.

ABANDONMENT CONDITIONS:

25. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials if required by the Planning Division in order to fully complete the abandonment process.
26. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and

returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.

27. The owner must verify that the abandonment of a nine-foot strip of right-of-way will leave room for a five-foot sidewalk plus room for the sidewalk forms for any repair work.
28. Please show the correct bearings on all legal descriptions.
29. The 8.5"x11" map should be to a useable scale.
30. Please show the bearing and distance for the east boundary line of the property.
31. The point of beginning is the northeast corner of the property. Please clarify if it is the corner before or after the abandonment. Does the 98.99 feet distance include the 9 feet of abandonment? Note on the plan that it is the point of beginning.
32. Record of Survey 450793 is referenced in the legal descriptions. Please also include the actual map number.
33. This abandonment pertains to APN 004-244-04: The area of the proposed abandonment adjacent to this parcel is 1,530 square feet, more or less, being a nine-foot wide by 170-foot long section of right-of-way along the west side of Anderson Street between East Caroline Street and East Robinson Street.
34. Conditional approval for the requested abandonment shall expire four years after Board of Supervisor approval of the original application, in conjunction with the expiration of the associated tentative map, unless an extension of time has been granted by the Board of Supervisors.

LEGAL REQUIREMENTS: NRS 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land); CCMC 17.15 (Abandonment of Right-of-Way); CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); NRS 278.330; CCMC 18.02.050 (Review); CCMC 18.04.115 (General Office); and CCMC 18.04.195 (Non-residential Districts Intensity and Dimensional Standards)

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

ZONING DISTRICT: General Office (GO)

KEY ISSUES: Does the proposal meet the Tentative Map requirements and other applicable requirements? Will the City or public be materially injured by the approval of the associated abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Office (GO)/Single Family Residential
SOUTH: General Office (GO)/Offices and Single Family Residential
WEST: General Office (GO)/Offices and Single Family Residential
EAST: General Office (GO)/Commercial and Multi-Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X-Shaded (Between 100-year and 500-year flood plain)
SLOPE/DRAINAGE: Generally flat
SEISMIC ZONE: Zone II (Moderate) – No identified faults on or adjacent to the property

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 15,609 square feet
EXISTING LAND USE: Vacant Land
TOTAL RESIDENTIAL LOTS: Seven townhome lots and one common area lot proposed
PROPOSED LOT SIZES: 1,540 square feet to 5,744 square feet
REQUIRED SETBACKS:
 Front: 10 feet
 Side: 10 feet
 Street-Side: 10 feet
 Rear: 20 feet
PARKING REQUIRED: Two spaces per dwelling unit
PROJECT PHASING: Caroline Court Townhomes will be completed with one Final Map.
VARIANCES REQUIRED: None. The applicant was originally directed by staff to submit a variance request for minimum lot size and setbacks as the original project proposed did not include a common area parcel. With the inclusion of a common area parcel, no Variance is required because the applicant can utilize Exception #13 under CCMC Section 18.04.195 (Non-residential Districts Intensity and Dimensional Standards) which states:
Except in the RC, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. Minimum Lot Width (Feet) and Maximum Lot Depth (Feet) requirements may be waived.

SITE HISTORY:

MPR-15-086 – Major Project Review for the proposed townhome project

BACKGROUND:

On September 15, 2015, the applicant participated with City staff in a Major Project Review for the proposed project. At the time of the submittal for the Major Project Review, the applicant proposed parcel maps to create the residential lots and did not submit for a Conceptual Subdivision Map Review, which is required per the subdivision process outlined in the Carson City Municipal Code (CCMC). During the Major Project Review, staff determined that a Tentative Subdivision Map would be required. But because the Major Project Review essentially accomplishes the same thing as a Conceptual Subdivision Map Review, staff allows a Major Project Review to substitute as a Conceptual Subdivision Map Review for the purposes of processing a Tentative Subdivision Map.

DISCUSSION:

The proposed Caroline Court Townhome subdivision is located on the west side of Anderson Street between East Caroline Street and East Robinson Street and is surrounded by single family, multi-family and office uses. The subject parcel is located in the General Office (GO) zoning district and single family attached residential is allowed by right in this zoning district. The applicant is proposing seven parcels to contain individually-owned, attached townhomes, with one large common area parcel to be used for mutual benefit of all the future townhome owners. The townhome parcels range in size from 1,540 square feet to 1,848 square feet and are just slightly larger than the proposed building footprint for each of the parcels. The townhomes themselves are proposed to be attached with shared side walls, are just over 1,600 square feet each and will consist of three bedrooms, two and a half bathrooms and a one car garage. The common area parcel is 5,744 square feet and will be used for common open space to serve all of the residential units that are a part of this project.

As mentioned under the Site Development Information above, no Variances are required for the project as currently proposed. The original project proposed by the applicant did not include a common area, but instead only seven separate townhome lots that encompassed the entire subject property. With the original proposal, staff informed the applicant that a Variance would be required for lot size, lot width, and side yard setbacks. However, because a common area parcel was included in the Tentative Subdivision Map submittal, the applicant is able to utilize an exception under the Intensity and Dimensional Standards as it relates to this particular scenario. CCMC Section 18.04.195 – Intensity and Dimensional Standards states the following:

Except in the RC, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. Minimum Lot Width (Feet) and Maximum Lot Depth (Feet) requirements may be waived.

Per this exception, the entire subject parcel may continue to be utilized as the site area to meet the minimum lot area, lot width, lot depth and setbacks requirements outlined in the Intensity and Dimensional Standards for the General Office zoning district.

To accommodate the required parking on the site, the applicant proposes to abandon a nine-foot wide, 170-foot long portion of public right-of-way on the Anderson Street side of the project. The total area of the proposed abandonment is 1,530 square feet. This will allow the applicant to provide one parking space within the enclosed garage of each unit, and one driveway parking space that is not directly in front of the garage. Should the abandonment request not be granted, the applicant will be required to apply for a Variance to reduce the number of parking spaces required for the project, or obtain a Special Use Permit to utilize off-site parking within 300 feet of the project site.

Although this project is located in a zoning district that allows residential uses, the Carson City Development Standards require that projects in the General Office (GO) zoning district meet specific standards for residential development within non-residential zoning districts. These standards are outlined below, as well as responses indicating how the proposed project complies.

1.18 Residential Development Standards in Non-Residential Districts

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business

(NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. *Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.*

The proposed project is located in a General Office (GO) zoning district and the proposed attached residential use is allowed by right.

2. *Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.*

As presented, the proposed project meets the height, setback, parking and open space requirements of the Carson City Development Standards.

3. *Maximum building height shall be the maximum height established by the zoning district in which the project is located.*

The maximum building height in the General Office zoning district is 50 feet. The Caroline Court Townhomes are proposed for just under 30 feet high.

4. *Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:*

- a. *In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.*

This requirement is not applicable as the subject property is not adjacent to a residential zoning district.

- b. *A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.*

This requirement is not applicable as the subject property is not adjacent to an arterial street.

5. *Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.*

With the approval of the Right-of-Way abandonment application that accompanies this Tentative Subdivision Map application, the project will be able to provide two spaces per dwelling unit as required by this section. One space will be located in the enclosed garage and the other will be located in the driveway, not directly in front of the garage.

6. *Open Space.*

- a. *A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.*

According to the applicant, there is 6,863 square feet of landscaped common area proposed with the project. This breaks down to approximately 980 square feet per unit. Exclusion of the front and street side yard setbacks still provides approximately 718 square feet of open space, which is well above the requirement.

- b. *A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.*

The proposed usable open space of 718 square feet per unit exceeds the requirement for this item as well as the item above.

- c. *Front and street side yard setback areas may not be included toward meeting the open space requirements.*

The exclusion of the front and street side yard setback areas nets 718 square feet of open space, which exceeds the open space requirement for this item.

7. *Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.*

The applicant states that landscaping accounts for 49.3 percent of the total site area, which is well above the Division 3 requirements. Specific planting requirements under Division 3 will also need to be met, but it is not clear whether the landscaping plan submitted takes these requirements into consideration. Staff has recommended a condition of approval that the project comply with the Division 3 requirements.

8. *Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.*

- a. *The development is not situated on a primary commercial arterial street frontage.*
- b. *The development is integrated into a mixed-use development that includes commercial development*

- c. *The applicant has provided evidence that the site is not a viable location for commercial uses.*
- d. *The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

The Special Use Permit review standards are not applicable in this case as residential uses in the General Office zoning district do not require the approval of a Special Use Permit.

Staff will address the Tentative Subdivision Map and Abandonment issues separately for the purposes of legal findings for each, but the Planning Commission should consider and discuss the issues concurrently prior to rendering a decision on either application.

PUBLIC COMMENTS: Public notices were mailed on to 37 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC for the Tentative Subdivision Map application. A public notice was sent by certified mail to one adjacent property on affected by the Abandonment request per the provisions of NRS 278.480. This adjacent property owner is the applicant for both the Tentative Subdivision Map and Abandonment applications. As of the completion of this staff report, no comments have been received in favor or opposed to the proposed applications. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on December 16, 2015, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

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

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

1. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. Please address drainage from this property with post-development information. The 12" storm drain described in the drainage study is likely not large enough to handle future events.
2. On page 2 of the drainage study the location shows the SW ¼ of the NW ¼. Please correct.

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. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.

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 Tentative Map:

- The public utility easements must be shown on the plans and the subdivision map.
- All City sidewalks must be a minimum of 5 feet in width.
- The water and sewer mains in Anderson St must have 10 feet of vertical separation.
- Please address street lighting on the plans.
- The grading plan must include street and curb grades.
- Please include a typical lot drainage detail and add a note stating that each home will have a separate grading and drainage plan as part of the home construction submittal.
- An erosion control plan must be included with the construction drawings.
- Please include applicable standard details with the plan set.
- The subdivision map must be tied to two accepted control points. These can be USGS section and quarter corners, or the monuments shown on record of survey 2749.
- The storm drainage system in the private property to the north will not be maintained by Carson City. From the detention basin northward it will be privately maintained, including the detention basin itself.
- Sewer, domestic water, and fire flow capacity studies will be required.
- A traffic study will also be required. Probably all that will be needed is a sealed letter from the engineer showing peak hour and 24 hour trips.

ABANDONMENT RECOMMENDATION: The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Owner must verify that the abandonment of a 9 foot strip of right of way will leave room for a 5 foot wide sidewalk plus room for the sidewalk forms for any repair work.
2. Please show the correct bearings on all legal descriptions.
3. The 8.5" x 11" map should be to a useable scale.
4. Please show the bearing and distance for the east boundary line of the property.
5. The point of beginning is the northeast corner of the property. Please clarify if it is the corner before or after the abandonment. Does the 98.99 feet distance include the 9 feet of abandonment? Note on the plan that it is the point of beginning.
6. You reference a record of survey 450793 in the legal descriptions. Please also include the actual map number.

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

1. Chain of Title: This right of way is shown on map no 187 for the Musser Subdivision, file number 60994. There is no indication the City ever paid for this right of way.

Building Division:

1. The 2009 International Energy Code (IECC) will no longer be accepted after June 30, 2016. All Building Division applications received after July 1, 2016 have to be designed in accordance with the 2012 International Energy Efficient Code.
2. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Improvements, repairs, replacements and alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

Fire Department:

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
2. Depending on final project design, additional fire hydrants may be required.
3. Depending on final project design, fire sprinklers may be required.

Environmental Control: No comments received.

Health Department: No comments.

Parks and Recreation: No comments received.

School District: No comments received.

Nevada Division of Environmental Protection:

1. If the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: [http://ndep.nv.gov/bwpc/storm cont03.htm](http://ndep.nv.gov/bwpc/storm_cont03.htm) for more information about this permit.

TENTATIVE MAP FINDINGS: Staff recommends approval of the Tentative Subdivision Map based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's

written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

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

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

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

Water supplied to the development will meet applicable health standards. Carson City's water supply will not be exceeded by final approval of this development.

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

All 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.***

The project is located within an existing neighborhood that is served by existing schools, sheriff protection, transportation facilities and parks. The proposed subdivision will not overburden these services.

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.***

The proposed subdivision is located within a developed area of Carson City that is not adjacent to public lands. Access is not required in this case.

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

The proposed subdivision is consistent with the Master Plan for permitted primary uses in the Mixed-Use Residential (MUR) land use designation. Primary uses in this land use area include a range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. All residential uses are allowed in the General Office zoning district.

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

The proposed subdivision conforms to the City's master plan for streets.

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

The existing public streets are adequate to accommodate the traffic generated by the proposed subdivision, and service levels on existing streets will be minimally impacted with the addition of seven townhomes. No new streets are proposed or required to serve the subdivision.

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

The physical characteristics of the site do not preclude the development as proposed.

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

The recommendations of reviewing departments and other entities have been incorporated into the conditions of approval for the proposed subdivision, as applicable.

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 project is located within an existing neighborhood that is served by fire protection services in the area. Adequate water is provided in the area to meet fire demands, and the project will be required to install additional fire hydrants and meet required fire flows to meet current standards. The Fire Department does not have concerns with approval of the proposed subdivision.

12. Recreation and trail easements.

The proposed subdivision is an infill project within a heavily developed area of Carson City. Recreation and trail easements are not feasible for this location.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors on October 1, 1998, staff recommends approval of the abandonment based upon the following findings, which are substantiated in the public record.

1. Will the public be materially injured or not?

The proposed area for abandonment is a nine-foot wide strip of land approximately 170 feet in length along the property proposed for development of seven townhomes. The only adjacent property to this abandonment is the applicant's parcel. With the abandonment, there is still adequate right-of-way for existing and future public improvements in this area. Staff does not believe material injury to the public will occur and landlocked parcels will not be created.

2. Whether the street was dedicated or not?

There are no records indicating that the City ever paid for the right-of-way. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way be required.

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

The Engineering Division states that there are no indications that Carson City ever paid for the right-of-way in question. It is recommended that there be no charge in addition to the fee to apply and postage required to notify the adjacent property owners.

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

No charge for this abandonment is recommended. Therefore, this item does not apply to this abandonment.

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

The area proposed for abandonment is intended to provide for additional space to accommodate on-site parking for the project. While on-street parking will be lost along the 170-foot length, it is being replaced by on-site parking for the seven townhome units. Even if the abandonment was not proposed in this location, the on-street parking would be lost with the proposed development in favor of driveway approaches along the entire length.

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

All utility companies have been consulted and none have requested that a public utility easement be reserved or continued. Any utility easement in this location should be vacated as a part of this abandonment process.

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

Staff has included within this staff report conditions of approval which relate to the responsibilities of the applicant in the event this application is approved.

Attachments

Site Aerial Photo
City and State Comments
Major Project Review Letter (MPR-15-086)
Draft Order of Abandonment
Abandonment Application (AB-15-164)
Tentative Map Application (TSM-15-165)

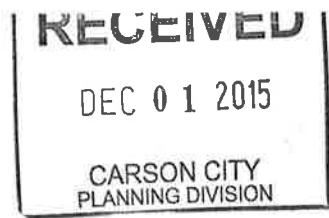


N Anderson Street

E Caroline Street

E Robinson Street

N Valley Street



MEMORANDUM

DATE: November 30, 2015
TO: Susan Pansky and Kathe Green – Planning
FROM: Rory Hogen – Engineering
RE: TSM 15-165 Tentative Subd. Map for Caroline Ct Townhouses
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.

(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. Carson City's water supply capability will not 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;*
It appears that access will be acceptable after half street improvements are completed.

(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.

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

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

1. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. Please address drainage from this property with post-development information. The 12" storm drain described in the drainage study is likely not large enough to handle future events.
2. On page 2 of the drainage study the location shows the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$. Please correct.

B. 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. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.

C. General Conditions

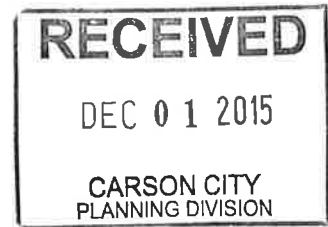
1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of one hundred fifty percent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

- The public utility easements must be shown on the plans and the subdivision map.
- All City sidewalks must be a minimum of 5 feet in width.
- The water and sewer mains in Anderson St must have 10 feet of vertical separation.
- Please address street lighting on the plans.
- The grading plan must include street and curb grades.
- Please include a typical lot drainage detail and add a note stating that each home will have a separate grading and drainage plan as part of the home construction submittal.
- An erosion control plan must be included with the construction drawings.
- Please include applicable standard details with the plan set.
- The subdivision map must be tied to two accepted control points. These can be USGS section and quarter corners, or the monuments shown on record of survey 2749.
- The storm drainage system in the private property to the north will not be maintained by Carson City. From the detention basin northward it will be privately maintained, including the detention basin itself.
- Sewer, domestic water, and fire flow capacity studies will be required.
- A traffic study will also be required. Probably all that will be needed is a sealed letter from the engineer showing peak hour and 24 hour trips.

These comments are based on very general plans. All applicable code requirements will apply whether mentioned in this letter or not.



MEMORANDUM

DATE: November 30, 2015
TO: Kathe Green – Planning Division
FROM: Stephen Pottéy P.E. – Engineering Division
RE: AB 15-164 Abandonment of 9 feet of City ROW on the west side of N Anderson St between Robinson St and Caroline St.
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 abandonment:

The owners of the east half of block 70 of the Musser Subdivision, apn 04-244-04 wish to have the City abandon a 9 foot wide strip on the west side of N Anderson St between Robinson St and Caroline St.

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Owner must verify that the abandonment of a 9 foot strip of right of way will leave room for a 5 foot wide sidewalk plus room for the sidewalk forms for any repair work.
2. Please show the correct bearings on all legal descriptions.
3. The 8.5" x 11" map should be to a useable scale.
4. Please show the bearing and distance for the east boundary line of the property.
5. The point of beginning is the northeast corner of the property. Please clarify if it is the corner before or after the abandonment. Does the 98.99 feet distance include the 9 feet of abandonment? Note on the plan that it is the point of beginning.
6. You reference a record of survey 450793 in the legal descriptions. Please also include the actual map number.

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

1. Chain of Title: This right of way is shown on map no 187 for the Musser Subdivision, file number 60994. There is no indication the City ever paid for this right of way.

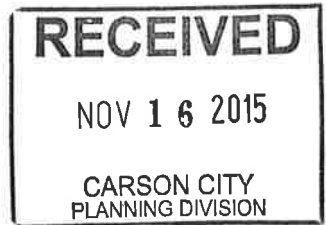
November 6, 2015

TSM-15-165 & VAR-15-166;

1. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 30th 2016. All Building Division applications received after July 1st 2016 have to be design in accordance with 2012 International Energy Efficient Code.
2. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623

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November 16, 2015

Comments for TSM 15-165:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
2. Depending on final project design, additional fire hydrants may be required.
3. Depending on final project design, fire sprinklers may be required.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209
No comments for AB 15-164



November 16, 2015

No comments for AB 15-164

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

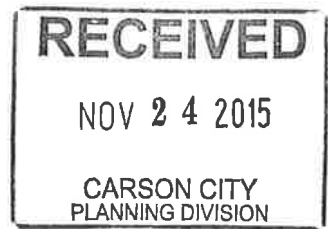
Main 775-887-2210

FAX 775-887-2209

November 23, 2015

TSM-15-165

Carson City Health and Human Services has no comments for this project.



Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

November 23, 2015

AB-15-164

Carson City Health and Human Services has no comments for this project.



Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org



NEVADA DIVISION OF
**ENVIRONMENTAL
 PROTECTION**

STATE OF NEVADA
 Department of Conservation & Natural Resources

Brian Sandoval, Governor
 Leo M. Drozdoff, P.E., Director
 Colleen Cripps, Ph.D., Administrator

November 17, 2015

LEE PLEMEL
 PLANNING DIVISION
 108 E. PROCTOR
 CARSON CITY NV 89701



**Re: Tentative Map-Caroline Street Townhomes
 7 lots in Carson City**

Dear Mr. PLEMEL:

The Nevada 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 note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Choul Kyu "Charlie" Lee, E.I.
 Technical Services Branch
 Bureau of Water Pollution Control

cc:

Engineer: LUMOS & ASSOCIATES (CARSON) 800 E College Pkwy Carson City, NV 89706
 Developer Name: DESERT PEAK INVESTMENTS 22 Water Way Court Spring, TX 77380

Control No. 10561



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701

(775) 887-2180-Hearing Impaired:711

www.carson.org

www.carson.org/planning

September 29, 2015

Applicant: Wayne Lepire
42 Riva Row
Spring, TX 77380

Agent: Lumos & Associates
Attn: Tim Russell
800 E. College Pkwy
Carson City, NV 89706

Owner: Desert Peak Investments, LLC
22 Waterway Court
Spring, TX 77380

Major Project Review: MPR-15-086

Project Description: Seven Townhouses on property located at East Caroline, Anderson and Robinson Streets

Review Date: September 15, 2015

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for the division of the parcel into seven parcels, and then construction of what is described as seven townhomes. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, Tentative Subdivision Map or Final Map, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: property bounded by East Caroline Street, Anderson Street and Robinson Streets

APN: 004-244-04

Parcel Size: .358 acre/15,609 square feet

Master Plan Designation: Mixed Use Residential (MUR)

Zoning: General Office (GO)

PLANNING DIVISION

Contact Susan Dorr Pansky, Planning Manager

1. The proposed use of multi-family residential is a permitted use in the General Office zoning district.
2. Approval of a Tentative Map followed by approval of a Final Map is required. In the case of this project, Major Project Review shall meet requirement for a Conceptual Subdivision Map Review.

Variance - CCMC 18.02.085

3. This project requires a Variance for parking. Two parking spaces per residential unit are required for a total of 14 parking spaces. Proposed tandem parking spaces do not meet this requirement. If a garage is counted as parking, driveway access to the garage may not be counted.
4. This project requires a Variance to vary the minimum lot size, lot dimensions and side yard setbacks, and if only private open space is proposed, also to vary the requirement for common open space.

Setbacks - CCMC 18.04.195 (Non-residential)

5. The proposed setbacks are not in compliance with the General Office zoning district requirements for interior parcel side setbacks. Information about utilities will be required, as will compliance with any additional setbacks required for utility easements not shown on the submitted plan.

	Front (East side on submission)	Rear (West side on submission)	Interior Sides	Street Sides
Required	10 feet*	20 feet	10 feet	10 feet*
Proposed	11 feet	20 feet	0 feet	15 feet/17 feet

**A six-foot landscaping setback is required within the 10-foot setback per Carson City Development Standards, Section 3.9 – Streetscape.*

6. The proposed lot size, lot width and side yard setbacks are not in compliance with the General Office zoning district requirements. Approval of a Variance is required to vary from the minimum lot size of 6,000 square feet, minimum lot width of 60 feet, and zero interior side yard setbacks.

Height - CCMC 18.04.195 (Non-residential)

7. The proposed building height is in compliance with the maximum height requirement of 50 feet for the General Office zoning district.

Signs – Development Standards Division 4

8. A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

In compliance with Development Standards Division 4.7.1, No signage is allowed for single family townhouses other than one identification sign not exceeding two square feet in area denoting the name and address of the occupant, and compliance with the following:

- Maximum sign height shall be the height of the building façade or roof eave.
- Illumination shall be by indirect lighting only.
- Sign materials shall be compatible with the building to which it is attached.
- In compliance with Title 18.05.045 Home Occupation, no business advertising is allowed at a home location.

Parking and Loading – Carson City Development Standards, Division 2

9. The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. Your site requires 14 parking spaces based on two parking spaces required per dwelling unit. Per Development Standards Division 2.3 - General Parking Requirements at number 6, driveways or other areas required to move cars in or out of parking spaces shall not be considered in meeting off-street parking requirements. Tandem parking does not qualify to meet requirements for parking spaces. Your plan does not appear to have adequate parking as only seven tandem parking spaces are proposed. A Variance for reduction in number of parking spaces is required.

Architectural Design - Carson City Development Standards, Division 1

10. Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)
11. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)
12. Provide additional architectural treatment on elevations of the buildings. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)

13. 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. (Development Standards, Division 1.1.6)

Lighting - Carson City Development Standards, Division 1

14. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except streetlights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. (Development Standards, Division 1.3.3.1)
15. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited. (Development Standards, Division 1.3.3.2)
16. If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance levels of the elevations and the aiming points. The maximum upward angle is 45 degrees. (Development Standards, Division 1.3.3.3)
17. Light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of property line, or center of street, whichever is closer, when adjacent to residential zones. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. Illumination levels at the property line of a project shall be reduced by the use of house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the project. (Development Standards, Division 1.3.3.4)
18. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of 50,000 square feet or larger and may also be required at the discretion of the Director. (Development Standards, Division 1.3.3.6)
19. Luminaries which have a maximum output of 500 lumen per fixture (equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)
20. Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or

contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)

21. All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)
22. Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)
23. Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)
24. The Director may approve variations to the standards set out in this Division if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of the Development Standards. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the Director. (Development Standards, Division 1.3.5.11)

Roof-Mounted Equipment - Carson City Development Standards, Division 1

25. Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

Trash Storage - Carson City Development Standards, Division 1

26. Provide detail of proposed trash collection storage. (Development Standards, Division 1.2.6)

Residential Development Standards in Non-Residential Districts – Carson City Development Standards, Division 1.18.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts. Provide detail showing compliance with these standards on submitted Tentative Subdivision Plans.

27. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts. (Development Standards, Division 1.18.1)
28. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter. (Development Standards, Division 1.18.2)
29. Maximum building height shall be the maximum height established by the zoning district in which the project is located. (Development Standards, Division 1.18.3)
30. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:
 - a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district. (Development Standards, Division 1.18.4)
 - b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area. (Development Standards, Division 1.18.4)
31. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading. (Development Standards Division 1.18.5)
32. Open Space (Development Standards, Division 1.18.6):
 - a. A minimum of 150 square feet per dwelling unit of common open space must be provided.
 - b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or included in the common open space area.
 - c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

If only seven total parcels are created, with no common open space, a Variance to allow for all private open space will be required. Show open space calculations on submitted plans.
33. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping. (Development Standards, Division 1.17.8)

Growth Management - CCMC 18.12

- Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.
- A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,000 gallons per day and may be obtained from the Planning Division. Growth Management applications are reviewed by the Planning Commission acting as the Growth Management Commission.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

As discussed at the MPR meeting, the applicant shall provide the following with any building permit submittal in relation to the proposed project in addition to the required plans:

- Copy of this MPR letter packet.
- Copy of Notice of Decision of an approved Variance.
- Copy of Notice of Decision of an approved Tentative Subdivision Map.
- Copy of Notice of Decision of an approved Final Subdivision Map.
- Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation.
- Color palette for all proposed exterior colors of the buildings.

BUILDING DIVISION

Contact Shawn Keating, Chief Building Official

34. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
35. Improvements, repairs, replacements, and alterations must comply with 2012 International Building and Residential Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
36. The 2009 International Energy Efficient Code (IEEC) will no longer be accepted after June 2016. All designs will have to reference 2012 IEEC. The codes are lock in on the date the building permit application is submitted.
37. Townhouses can be designed under the International Residential Code section R302.2.
38. No geotechnical report will be required if lots are separated into smaller lots.

39. Submit all information possible on original submission. For example, include fireplace and truss calculations. Note any items to be deferred submittals on your site plan or cover page.
40. All improvements will need to comply with current accessible standards.
41. All contractors are required to carry State and local license.

ENGINEERING AND UTILITIES

Contact Rory Hogen, Assistant Engineer

42. Right-of-Way abandonment will be required for any parking areas that overlap into the current right-of-way.
43. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
44. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
45. Fresh water must be used for Dust control. Contact Gregg Ruiz at Public Works at 283-7382 for more information.
46. A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
47. A wet stamped sewer analysis must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS. This analysis must state size, material, and current flow conditions in the surrounding sewer mains.
48. The sewer main in Anderson Street will need to be extended at least to the proposed building's north most wall.
49. If a commercial fire line is required, the system must be designed by an engineer. The double check assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code.
50. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
51. The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code.
52. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
53. An erosion control plan meeting section 13 of CCDS will be required in the plan set.

54. Please show all existing water and sewer utilities, including mains in the street.
55. Any existing water and sewer services not being used must be abandoned at the main.
56. New electrical service must be underground.
57. Show gas and electric connections for this project.
58. A water and sewer connection fee form will be required. Please submit with the construction permit application. This should include the form, the calculations used, and any back up information. This form is only for the commercial portion. The apartments have a set rate.
59. Any work performed in the street right-of-way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right-of-way.
60. A Technical Drainage Study meeting the requirements of section 14 of the Carson City Development Standards and addressing five year and 100 year flows must be submitted with the permit and plans.
61. A Storm Water Pollution Prevention Permit must be obtained from the Nevada Division of Environmental Protection. All we need to see is a copy of the receipt.
62. Street lights must be placed as shown in Section 12 of CCDS.
63. Sidewalks must be at least five feet wide and meet Americans with Disabilities (ADA) standards.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Contact Dave Ruben, Fire Prevention Captain

64. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
65. The project as presented would not require fire sprinklers but would require a 2-hour rated wall between units. If fire sprinklers are used then it only requires a 1 hour rated wall between units (IRC R302.2 as amended). Fire sprinklers also provide more flexibility in the future should the use of the buildings change to apartments or other use.
66. No fire alarm is required.

PUBLIC WORKS – TRANSPORTATION

Contact Dan Doenges, Senior Transportation Planner

67. Development of the property requires the construction of sidewalk on the three sides of the parcel. However, as there are several obstructions on the north side of the property along Caroline Street, staff is recommending sidewalk improvements only on the east and south sides of the property at this time (along Anderson Street and Robinson Street,

respectively), and that no development along the north side occurs that would further prevent the construction of sidewalk in the future.

68. The developer should revise the design to ensure that the driveways are out of the City right-of-way as parking would not be allowed in the right-of-way.

HEALTH AND HUMAN SERVICES

Contact Dustin Boothe, Environmental Health Specialist

No comments.

PUBLIC WORKS – ENVIORNMENTAL CONTROL

Contact Mark Irwin, Environmental Control Officer

No comments.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Susan Dorr Pansky, Planning Manager
(775) 283-7076
Email: spansky@carson.org

Engineering Division –

Rory Hogen, Assistant Project Manager
(775) 887-2300
Email: rhogen@carson.org

Building Division –

Shawn Keating, Chief Building Official
(775) 887-2310
Email: skeating@carson.org

Fire Prevention –

Dave Ruben, Fire Marshal
(775) 283-7153
Email: druben@carson.org

Transportation –

Dan Doenges, Senior Transportation Planner
(775) 283-7387
Email ddoenges@carson.org

Health Department –

Dustin Boothe, Environmental Health Specialist
(775) 887-2190
Email: dboothe@carson.org

Environmental Control –
Mark Irwin, Environmental Control Officer
(775) 283-7380
Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP
Planning Manager

cc: Major Project Review Committee
MPR-15-086

Carson City Planning Division
108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180 Email: planning@carson.org

FOR OFFICE USE ONLY:

FILE # AB - 15 - AB - 15 - 164

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

APPLICANT: Wayne Lepire (281) 467-0337
PHONE #

FEE: \$2,450.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
42 Riva Row, Spring TX, 77380

SUBMITTAL PACKET

NOV 13 2015

EMAIL ADDRESS
WLepire@hotmail.com

- Application Form
- 6 Completed Application Packets (1 Original + 5 Copies)
- Legal Description
- Written Project Description
- Site Map
- Utility Statements (original)
- Documentation of taxes paid to date
- Chain of Title or Title Report for subject parcel showing how right of way was originally dedicated
- Complied with notes below.*

PROPERTY OWNER: Desert Peak Investments, LLC (281) 467-0337
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
42 Riva Row, Woodlands TX 77380

EMAIL ADDRESS
WLepire@hotmail.com

Application Reviewed and Received By:

APPLICANT AGENT/REPRESENTATIVE: Tim Russel Lumos + Assoc. 883-7077
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
800 East College Pkwy, CC 89706

EMAIL ADDRESS
TRUSSEL@LUMOSINC.COM

Submittal Deadline: See attached PC application submittal schedule.

Project's Assessor Parcel Number(s):	Street Address	Zip Code
004-244-04	East Caroline St.	89701

Briefly describe location, width and length of the proposed abandonment:
Approximately 9' along the west boundary of Anderson St. between E. Caroline & Robinson Streets 9' x 170'

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:
Per comments provided by Carson City Engineering on MPR-15-0810 (#42) proposed parking will overlap into current city right-of-way. This request is being made to allow parking on private property.

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

PROPERTY OWNER'S AFFIDAVIT

I, Wayne A. Lepire, 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: Wayne Lepire Address: 42 Riva Row, Woodlands TX 77380 Date: 10/30/15

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

STATE OF NEVADA)
COUNTY Carson City)

On October 30, 2015, Wayne A. Lepire, 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.

Notary Public: [Signature]
L. EICH
NOTARY PUBLIC
STATE OF NEVADA

*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Engineering at 887-2300 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.

Abandonment Checklist

TYPE OF ABANDONMENT REQUESTED:

- Public Right-of-Way
- Public Access Easement
- Government Patent Easement
- Public Drainage Easement
- Other type of abandonment (specify): _____

GENERAL REQUIREMENTS:

Application packet in the appropriate number of copies (one original and five copies).

Each of the three packets shall contain:

- An application form, signed by the affected property owner(s) and notarized. (Use a Carson City addendum attachment form for each additional property owner).
- A narrative justification letter explaining the purpose of the project and pertinent details of the proposed abandonment.
- A Memo of support from Development Engineering (contact Engineering Manager at 887-2300).
- A Legal description of the proposed abandonment.
- Legal description(s) of the resulting abutting parcel(s).
- Site map exhibit(s) of the proposed abandonment to match the legal descriptions in (c) and (d) above.
- A Utility Statement signed by the appropriate authorities as indicated on the form.

Site Map/Exhibit Requirements

- Provide 8 ½" by 11" (or 11" by 17") accurate map exhibits, drawn to scale, including date, north arrow and scale.
- The exhibits must include the name, address and phone number of the Professional Land Surveyor, licensed in the state of Nevada, who is responsible for the exhibits.
- The exhibits must include the stamp, signature, date and license expiration date of the surveyor.
- The exhibits shall indicate all parcels, rights-of-way and easements or reservations that abut the proposed abandonment.
- The exhibits (or supplemental documentation) shall indicate any parcel(s) of land that may rely upon access of any sort over the proposed abandonment. Alternative access to the same parcels may be indicated, but note shall be made as to whether they exist or are proposed.

One set of the following shall be provided:

- Title report for the abutting parcels.
- Copy (copies) of the document(s) that dedicated/established the right-of- way/easement, or a report of the document references approved by the Engineering/Planning Division prior to submittal.
- Documentation of taxes paid to date

The appropriate application fee and noticing fee will be required at the time in which the application is deemed complete.

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: *East Caroline Street A.P.N. 004-244-04*

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We **DO NOT** have a utility in the right-of-way being abandoned and **DO NOT** desire continuation of said easement in its present location.

<i>James Neff</i>	<i>James Neff</i>	<i>Charter Communications</i>	<i>11-3-2015</i>
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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2. We **DO** have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please type in a statement which applies to your situation): _____

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
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THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy	Southwest Gas Corporation
Charter Communications	AT&T Nevada
Carson City Engineering (will sign during review)	Carson City Utilities

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: East Caroline Street. A.P.N. 004-244-04

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

<u>SY</u> Signature	<u>STEVEN YOUNG</u> Print Name	<u>SOUTHWEST GAS</u> Company	<u>11-3-15</u> Date
------------------------	-----------------------------------	---------------------------------	------------------------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please type in a statement which applies to your situation): _____

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS


- | | |
|---|---------------------------|
| NV Energy | Southwest Gas Corporation |
| Charter Communications | AT&T Nevada |
| Carson City Engineering (will sign during review) | Carson City Utilities |

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: *East Caroline Street. A.P.N. 004-244-04*

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

	<i>CLIFF COOPER</i>	<i>NEVADA BELL TEL. Co. d/b/a AT&T NEVADA</i>	<i>11/3/15</i>
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

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

Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

Signature	Print Name	Company	Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
 Charter Communications
 Carson City Engineering (will sign during review)

Southwest Gas Corporation
 AT&T Nevada
 Carson City Utilities



November 02, 2015

Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

RE: Request for Abandonment of a portion of Anderson Street, Carson City, Nevada. Major Project Review - MPR-15-088

Dear Commission,

Desert Peak Investments, LLC is requesting to abandon the westerly 9 feet of Anderson Street between East Caroline and Robinson Street. This abandonment will allow for the parking for the new Townhome project to be on private property instead of in public right of way. This right of way abandonment is being submitted as a requirement from Engineering and Utilities, Rory Hogan, Assistant Engineer and Public Works –Transportation, Dan Doenges, Senior Transportation Planner, upon their Major Project Review. (Comment Numbers 42 and 68)

I thank you for your help with this project, and if you have any questions or require any additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads 'Dean Neubauer'.

Dean Neubauer, P.L.S.
Senior Surveyor
Lumos & Associates, Inc.

EXHIBIT _____
LEGAL DESCRIPTION
ANDERSON STREET ABANDONMENT

Adjoining APN 004-244-04

A portion of Anderson Street as shown on the Musser Subdivision, Recorded April 30, 1963, under File No. 60994 and Map No. 187, within the Southeast quarter of the Northwest quarter of Section 17 in Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada, being 9.00 feet in width along the entire east side of Block 70, more particularly described as follows:

BEGINNING at the Northeast corner of Block 70 of the Musser Subdivision;

THENCE along the north line of Block 70 projected easterly, 9.00 feet;

THENCE southerly and parallel to the east line block 70, 170.02 feet to the projected south line of Block 70;

THENCE westerly along the projected south line of Block 70, 9.00 feet to the Southeast corner of Block 70;

THENCE northerly along the east line of Block 70, 170.02 feet to the **POINT OF BEGINNING**.

The above described abandoned area contains 1,530 square feet more or less of Anderson Street.

The basis of bearings for this legal description is based on the Musser Subdivision, Recorded April 30, 1963, under File No. 60994 and Map No. 187.

Prepared under the supervision of
Dean Neubauer, P.L.S. 9392
800 E. College Parkway
Carson City, NV 89706



END OF DESCRIPTION.

EXHIBIT _____
LEGAL DESCRIPTION
RESULTANT PARCEL AFTER
ANDERSON STREET ABANDONMENT

APN 004-244-04

All that certain real property within Block 70 of the Musser Subdivision, Recorded April 30, 1963, under File No. 60994 and Map No. 187, also being within the Southeast quarter of the Northwest quarter of Section 17 in Township 15 North, Range 20 East, M.D.B.& M., Carson City, Nevada, more particularly described as follows:

All of Lot Numbers 1 and 2; Lot 3 except the West 3.53 feet, all in Block 70 of the Musser Subdivision.

Including thereto the above Lots portion of the alley of Block 70, abandoned by Carson City, filed in Book 87, Page 431, Carson City Records.

The above described abandoned area contains 8,414 square feet more or less.

INCLUDING THERETO Lots 9 and 10 of Block 70 and the following described portion of Lot 8 of Block 70 as shown on Record of Survey in support of a Boundary Line adjustment recorded February 3, 2015, under File No. 450793, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 8 of Block 70 of the Musser Subdivision;

THENCE along the South line of Block 70 N.89°52'27"W., 16.83 feet;

THENCE N00°12'29"W., 80.01 feet to the North line of Lot 8 of Block 70;

THENCE along the North line of Lot 8, S.89°52'39"E., 17.19 feet;

THENCE S.00°03'00"W., 80.01 feet to the **POINT OF BEGINNING**.

The basis of bearings for this legal description is based on the Record of Survey in support of a Boundary Line adjustment recorded February 3, 2015, under File No. 450793.

Including thereto the above Lots portion of the alley of Block 70, abandoned by Carson City, filed in Book 87, Page 431, Carson City Records.

The above described abandoned area contains 7,254 square feet more or less.

EXCLUDING THEREFROM a portion of the abandoned alley added to Lot 3 of Block 70 as shown on Record of Survey in support of a Boundary Line adjustment recorded February 3, 2015, under File No. 450793, more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1 of Block 70 of the Musser Subdivision;

THENCE along the North line of Block 70 N.89°52'50"W., 98.99 feet;

THENCE S00°02'35"W., 80.73 feet to the **TRUE POINT OF BEGINNING**;

THENCE S.89°52'50"E., 13.40 feet;

THENCE S.00°12'29"E., 4.27 feet to the center of the abandoned alley of Block 70

THENCE along the centerline of the abandoned alley N.89°52'39"W., 13.42 feet;

THENCE N.00°02'35"E., 4.27 feet to the **TRUE POINT OF BEGINNING**.

The above described area contains 57 square feet more or less.

The basis of bearings for this legal description is based on the Record of Survey in support of a Boundary Line adjustment recorded February 3, 2015, under File No. 450793.

FURTHER INCLUDING THERETO A portion of Anderson Street as shown on the Musser Subdivision, Recorded April 30, 1963, under File No. 60994 and Map No. 187, within the Southeast quarter of the Northwest quarter of Section 17 in Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada, being 9.00 feet in width along the entire east side of Block 70, more particularly described as follows:

BEGINNING at the Northeast corner of Block 70 of the Musser Subdivision;

THENCE along the north line of Block 70 projected easterly, 9.00 feet;

THENCE southerly and parallel to the east line block 70, 170.02 feet to the projected south line of Block 70;

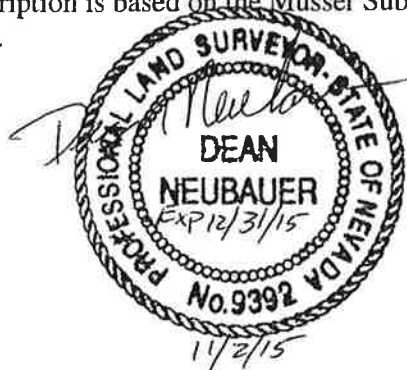
THENCE westerly along the projected south line of Block 70, 9.00 feet to the Southeast corner of Block 70;

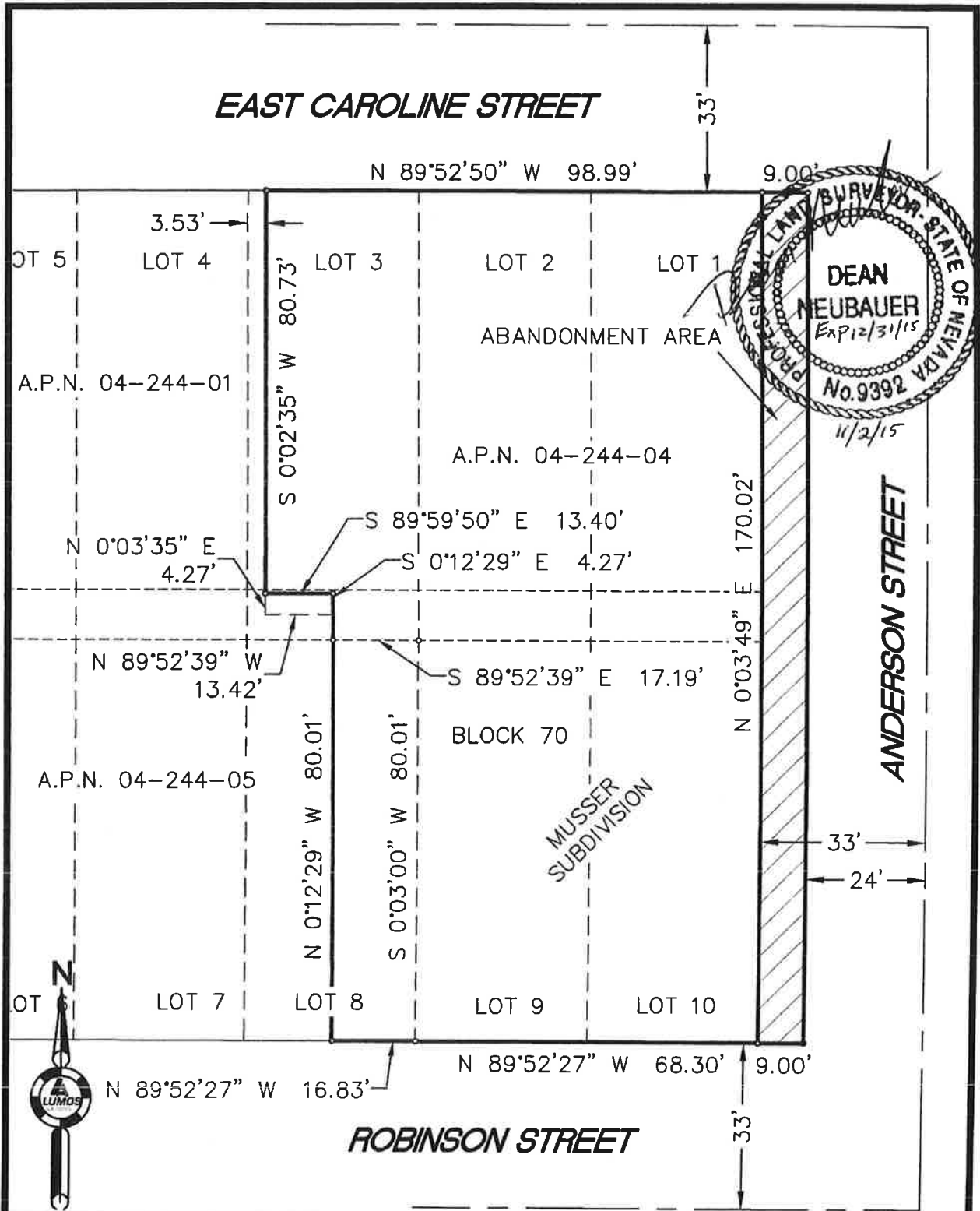
THENCE northerly along the east line of Block 70, 170.02 feet to the **POINT OF BEGINNING**.

The above described abandoned area contains 1,530 square feet more or less of Anderson Street.

The basis of bearings for this legal description is based on the Musser Subdivision, Recorded April 30, 1963, under File No. 60994 and Map No. 187.

Prepared under the supervision of
Dean Neubauer, P.L.S. 9392
800 E. College Parkway
Carson City, NV 89706





LUMOS
 & ASSOCIATES
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 PH. (775) 883-7077 FAX (775) 883-7114

ANDERSON STREET ABANDONMENT
 DESERT PEAK INVESTMENTS, LLC

SECTION 17, T. 15 N., R. 20 E., M.D.B.& M.

CARSON CITY NEVADA

Date: 11-02-2015
 Scale: 1" = 30'
 Job No: 8876.000
 EXHIBIT _____

NORTHERN NEVADA TITLE COMPANY

307 W. Winnie Lane, Suite #1 Carson City, NV 89703
Phone: (775) 883-7513 - Fax: (775) 887-5065

Order #: N1500430-010-DW
Century 21 Jim Wilson Realty
Attn: Garrett Lepire

Re/Max Realty Affiliates CC
Attn: Art Angelo

Your Reference #:

Title Officer: **Bonnie Graybill**
Proposed Buyer(s): **Desert Peak Investments LLC**
Sales Price: **\$111,000.00**
Proposed Lender:
Loan Amount: **\$0.00**
Short Term Rate: No

Escrow Officer: **Danielle DeWitt**

Property Address: **E. Caroline Street Carson City, NEVADA 89701**

PRELIMINARY REPORT

Effective Date: April 24, 2015 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Northern Nevada Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Dated as of April 24, 2015 at 7:30 AM

Northern Nevada Title Company

READ & APPROVED



Bonnie Graybill, Title Officer

Sig. _____ Dt. _____

Sig. _____ Dt. _____

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (4-8-14) w/ NV Mods

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

Diana L. Powers, An Unmarried Woman and Mark V. Pardini, A married man, as his sole and separate property, as community property with right of survivorship

The land referred to herein is situated in the County of Carson City, State of Nevada, and is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON CITY, IN THE COUNTY OF CARSON CITY, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 15 North, Range 20 East, M.D.B.&M., Carson City, Nevada, being more particularly described as follows:

Commencing at the centerline intersection of North Valley and Robinson Streets; thence North $45^{\circ}04'39''$ East, 46.63 feet; thence North $00^{\circ}01'46''$ East, 89.27 feet; thence South $89^{\circ}52'50''$ East, 71.85 feet to the TRUE POINT OF BEGINNING; thence North $00^{\circ}02'35''$ East, 80.73 feet; thence South $89^{\circ}52'50''$ East, 98.99 feet; thence South $00^{\circ}03'49''$ West, 170.01 feet; thence North $89^{\circ}52'27''$ West, 85.13 feet; thence North $00^{\circ}12'29''$ West, 89.28 feet; thence North $89^{\circ}52'50''$ West, 13.40 feet to the True Point of Beginning.

Reference is hereby made to that certain Record of Survey Supporting a Boundary Line Adjustment for Diana L. Powers and Mark V. Pardini, filed for record in the office of the Carson City Recorder, State of Nevada, on February 3, 2015 in Book 10 of Maps at Page 2832 as File No. 450793, Official Records.

Note: Legal description previously contained in Document No. 450794 recorded on February 3, 2015.

APN: 004-244-04

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions to said policy form would be as follows:

1. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.:	004-244-02
Fiscal Year:	2014-2015
Total Taxes:	\$1,057.30
1st Installment:	\$265.30, paid
2nd Installment:	\$264.00, paid
3rd Installment:	\$264.00, paid
4th Installment:	\$264.00, paid

Affects: A portion of the herein described land and other land.

2. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.:	004-244-03
Fiscal Year:	2014-2015
Total Taxes:	\$1,014.63
1st Installment:	\$255.63, paid
2nd Installment:	\$253.00, paid
3rd Installment:	\$253.00, paid
4th Installment:	\$253.00, paid

Affects: A portion of the herein described land and other land.

3. The lien, if any, for taxes for improvements completed or in progress, but which were not shown on the tax bill for the current year.
4. Liens levied by the Carson City Water and Sewer District for water, sewer and storm water utilities, by reason that subject property is located within said district. To verify payments, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.
5. Notes, easements and recitals as set forth Musser's Division Map, Lot Line Adjustment Document No. 450792 and Record of Survey Map No. 2832 herein referred. Said notes, easements and recitals will affect the use of the herein described property and a review of said map is advised.
6. Said property is located within the Carson City Redevelopment Project No. 1, as evidenced by Document recorded March 17, 1986, in Book 420 of Official Records, at Page 435 as Document No. 43774.
7. The community interest of the spouse of the vestee named below.

Vestee: Diana L. Powers

The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

8. The community interest of the spouse of the vestee named below.

Vestee: Mark V. Pardini

The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

**SCHEDULE B – Section B
(Continued)**

Note: We find no Deeds of Trust of record, please inquire.

END OF SCHEDULE B EXCEPTIONS

EXHIBIT A

A portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 15 North, Range 20 East, M.D.B.&M., Carson City, Nevada, being more particularly described as follows:

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Note: Legal description previously contained in Document No. 450794 recorded on February 3, 2015.

Assessor's Parcel Number: 004-244-04

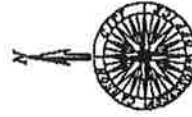
PORTION SE1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.

VAN WINKLE & PROCTOR ADDITION

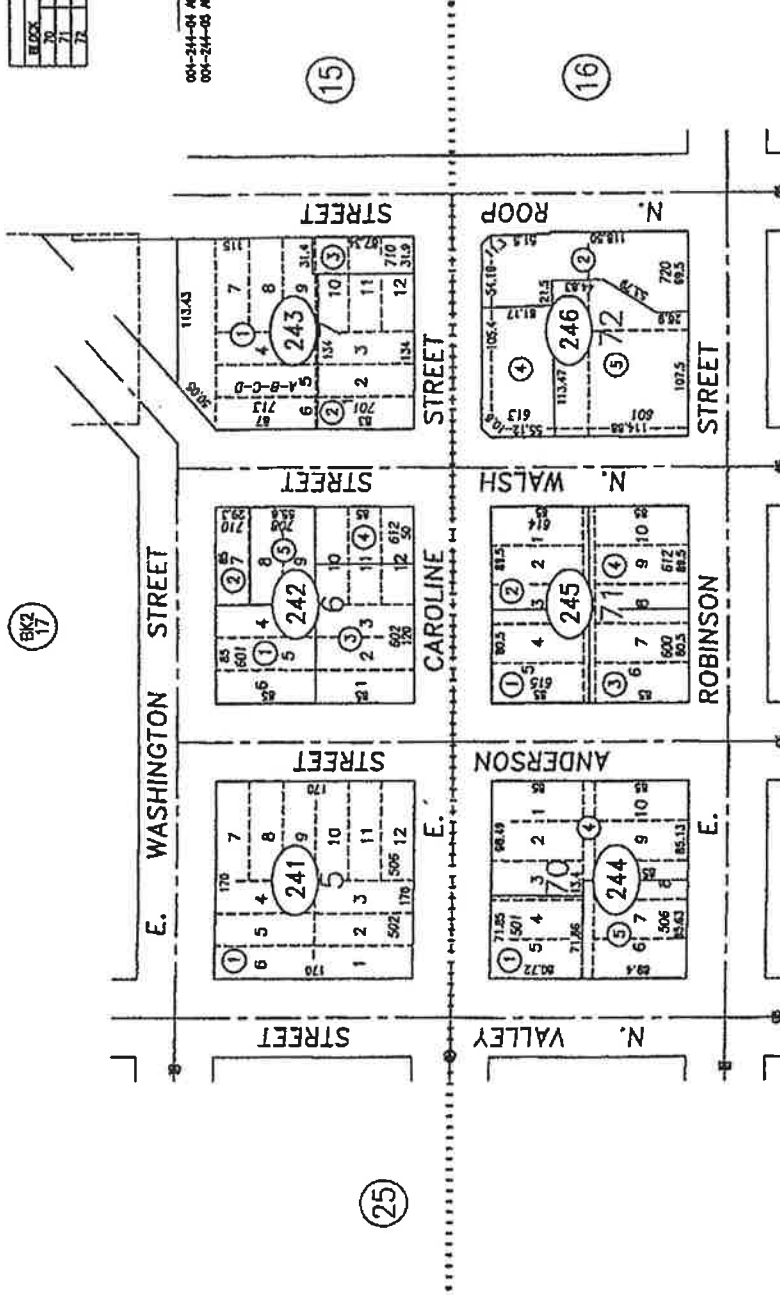
ALLEY ABANDONMENTS	DATE
BLOCK	
70	88 PG. 53 7/22/03
71	88 PG. 201 1/23
72	88 PG. 421/2 5/10/12

MAP INFORMATION

001-244-04 ADI 001-244-02 R/23832 LA #50792
001-244-05 ADI 001-244-03 R/23832 LA #50792



SCALE: 1"=100'
REVISED: 03/04/2015



MUSSER DIVISION

NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE EXACTLY AS SHOWN ON RECORD MAPS. THIS MAP IS PROVIDED FOR THE USE OF THE CARSON CITY PLANNING DEPARTMENT AND ILLUSTRATIVE PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CITY OF CARSON CITY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DELINEATED MAP. YOU CAN VIEW AND PRINT OUR MAPS ONLINE AT: WWW.CARSON-CITY.NV.US

PARCEL 001-244-04 & 05 ARE NOW 001-244-04 & 05 LLA #40792



Carson City Planning Division

108 E. Proctor Street

Carson City, Nevada 89701

(775) 887-2180-Hearing Impaired:711

www.carson.org

www.carson.org/planning

September 29, 2015

Applicant: Wayne Lepire
42 Riva Row
Spring, TX 77380

Agent: Lumos & Associates
Attn: Tim Russell
800 E. College Pkwy
Carson City, NV 89706

Owner: Desert Peak Investments, LLC
22 Waterway Court
Spring, TX 77380

Major Project Review: MPR-15-086

Project Description: Seven Townhouses on property located at East Caroline, Anderson and Robinson Streets

Review Date: September 15, 2015

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for the division of the parcel into seven parcels, and then construction of what is described as seven townhomes. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, Tentative Subdivision Map or Final Map, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: property bounded by East Caroline Street, Anderson Street and Robinson Streets

APN: 004-244-04

Parcel Size: .358 acre/15,609 square feet

Master Plan Designation: Mixed Use Residential (MUR)

Zoning: General Office (GO)

PLANNING DIVISION

Contact Susan Dorr Pansky, Planning Manager

1. The proposed use of multi-family residential is a permitted use in the General Office zoning district.
2. Approval of a Tentative Map followed by approval of a Final Map is required. In the case of this project, Major Project Review shall meet requirement for a Conceptual Subdivision Map Review.

Variance - CCMC 18.02.085

3. This project requires a Variance for parking. Two parking spaces per residential unit are required for a total of 14 parking spaces. Proposed tandem parking spaces do not meet this requirement. If a garage is counted as parking, driveway access to the garage may not be counted.
4. This project requires a Variance to vary the minimum lot size, lot dimensions and side yard setbacks, and if only private open space is proposed, also to vary the requirement for common open space.

Setbacks - CCMC 18.04.195 (Non-residential)

5. The proposed setbacks are not in compliance with the General Office zoning district requirements for interior parcel side setbacks. Information about utilities will be required, as will compliance with any additional setbacks required for utility easements not shown on the submitted plan.

	Front (East side on submission)	Rear (West side on submission)	Interior Sides	Street Sides
Required	10 feet*	20 feet	10 feet	10 feet*
Proposed	11 feet	20 feet	0 feet	15 feet/17 feet

**A six-foot landscaping setback is required within the 10-foot setback per Carson City Development Standards, Section 3.9 – Streetscape.*

6. The proposed lot size, lot width and side yard setbacks are not in compliance with the General Office zoning district requirements. Approval of a Variance is required to vary from the minimum lot size of 6,000 square feet, minimum lot width of 60 feet, and zero interior side yard setbacks.

Height - CCMC 18.04.195 (Non-residential)

7. The proposed building height is in compliance with the maximum height requirement of 50 feet for the General Office zoning district.

Signs – Development Standards Division 4

8. A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

In compliance with Development Standards Division 4.7.1, No signage is allowed for single family townhouses other than one identification sign not exceeding two square feet in area denoting the name and address of the occupant, and compliance with the following:

- Maximum sign height shall be the height of the building façade or roof eave.
- Illumination shall be by indirect lighting only.
- Sign materials shall be compatible with the building to which it is attached.
- In compliance with Title 18.05.045 Home Occupation, no business advertising is allowed at a home location.

Parking and Loading – Carson City Development Standards, Division 2

9. The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. Your site requires 14 parking spaces based on two parking spaces required per dwelling unit. Per Development Standards Division 2.3 - General Parking Requirements at number 6, driveways or other areas required to move cars in or out of parking spaces shall not be considered in meeting off-street parking requirements. Tandem parking does not qualify to meet requirements for parking spaces. Your plan does not appear to have adequate parking as only seven tandem parking spaces are proposed. A Variance for reduction in number of parking spaces is required.

Architectural Design - Carson City Development Standards, Division 1

10. Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)
11. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)
12. Provide additional architectural treatment on elevations of the buildings. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)

13. 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. (Development Standards, Division 1.1.6)

Lighting - Carson City Development Standards, Division 1

14. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except streetlights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. (Development Standards, Division 1.3.3.1)
15. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited. (Development Standards, Division 1.3.3.2)
16. If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance levels of the elevations and the aiming points. The maximum upward angle is 45 degrees. (Development Standards, Division 1.3.3.3)
17. Light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of property line, or center of street, whichever is closer, when adjacent to residential zones. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. Illumination levels at the property line of a project shall be reduced by the use of house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the project. (Development Standards, Division 1.3.3.4)
18. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of 50,000 square feet or larger and may also be required at the discretion of the Director. (Development Standards, Division 1.3.3.6)
19. Luminaries which have a maximum output of 500 lumen per fixture (equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)
20. Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or

contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)

21. All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)
22. Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)
23. Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)
24. The Director may approve variations to the standards set out in this Division if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of the Development Standards. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the Director. (Development Standards, Division 1.3.5.11)

Roof-Mounted Equipment - Carson City Development Standards, Division 1

25. Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

Trash Storage - Carson City Development Standards, Division 1

26. Provide detail of proposed trash collection storage. (Development Standards, Division 1.2.6)

Residential Development Standards in Non-Residential Districts – Carson City Development Standards, Division 1.18.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts. Provide detail showing compliance with these standards on submitted Tentative Subdivision Plans.

27. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts. (Development Standards, Division 1.18.1)
28. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter. (Development Standards, Division 1.18.2)
29. Maximum building height shall be the maximum height established by the zoning district in which the project is located. (Development Standards, Division 1.18.3)
30. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:
 - a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district. (Development Standards, Division 1.18.4)
 - b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area. (Development Standards, Division 1.18.4)
31. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading. (Development Standards Division 1.18.5)
32. Open Space (Development Standards, Division 1.18.6):
 - a. A minimum of 150 square feet per dwelling unit of common open space must be provided.
 - b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or included in the common open space area.
 - c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

If only seven total parcels are created, with no common open space, a Variance to allow for all private open space will be required. Show open space calculations on submitted plans.
33. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping. (Development Standards, Division 1.17.8)

Growth Management - CCMC 18.12

- Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.
- A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,000 gallons per day and may be obtained from the Planning Division. Growth Management applications are reviewed by the Planning Commission acting as the Growth Management Commission.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

As discussed at the MPR meeting, the applicant shall provide the following with any building permit submittal in relation to the proposed project in addition to the required plans:

- Copy of this MPR letter packet.
- Copy of Notice of Decision of an approved Variance.
- Copy of Notice of Decision of an approved Tentative Subdivision Map.
- Copy of Notice of Decision of an approved Final Subdivision Map.
- Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation.
- Color palette for all proposed exterior colors of the buildings.

BUILDING DIVISION

Contact Shawn Keating, Chief Building Official

34. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
35. Improvements, repairs, replacements, and alterations must comply with 2012 International Building and Residential Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
36. The 2009 International Energy Efficient Code (IEEC) will no longer be accepted after June 2016. All designs will have to reference 2012 IEEC. The codes are lock in on the date the building permit application is submitted.
37. Townhouses can be designed under the International Residential Code section R302.2.
38. No geotechnical report will be required if lots are separated into smaller lots.

39. Submit all information possible on original submission. For example, include fireplace and truss calculations. Note any items to be deferred submittals on your site plan or cover page.
40. All improvements will need to comply with current accessible standards.
41. All contractors are required to carry State and local license.

ENGINEERING AND UTILITIES

Contact Rory Hogen, Assistant Engineer

42. Right-of-Way abandonment will be required for any parking areas that overlap into the current right-of-way.
43. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
44. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
45. Fresh water must be used for Dust control. Contact Gregg Ruiz at Public Works at 283-7382 for more information.
46. A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
47. A wet stamped sewer analysis must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS. This analysis must state size, material, and current flow conditions in the surrounding sewer mains.
48. The sewer main in Anderson Street will need to be extended at least to the proposed building's north most wall.
49. If a commercial fire line is required, the system must be designed by an engineer. The double check assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code.
50. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
51. The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code.
52. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
53. An erosion control plan meeting section 13 of CCDS will be required in the plan set.

54. Please show all existing water and sewer utilities, including mains in the street.
55. Any existing water and sewer services not being used must be abandoned at the main.
56. New electrical service must be underground.
57. Show gas and electric connections for this project.
58. A water and sewer connection fee form will be required. Please submit with the construction permit application. This should include the form, the calculations used, and any back up information. This form is only for the commercial portion. The apartments have a set rate.
59. Any work performed in the street right-of-way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right-of-way.
60. A Technical Drainage Study meeting the requirements of section 14 of the Carson City Development Standards and addressing five year and 100 year flows must be submitted with the permit and plans.
61. A Storm Water Pollution Prevention Permit must be obtained from the Nevada Division of Environmental Protection. All we need to see is a copy of the receipt.
62. Street lights must be placed as shown in Section 12 of CCDS.
63. Sidewalks must be at least five feet wide and meet Americans with Disabilities (ADA) standards.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Contact Dave Ruben, Fire Prevention Captain

64. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
65. The project as presented would not require fire sprinklers but would require a 2-hour rated wall between units. If fire sprinklers are used then it only requires a 1 hour rated wall between units (IRC R302.2 as amended). Fire sprinklers also provide more flexibility in the future should the use of the buildings change to apartments or other use.
66. No fire alarm is required.

PUBLIC WORKS – TRANSPORTATION

Contact Dan Doenges, Senior Transportation Planner

67. Development of the property requires the construction of sidewalk on the three sides of the parcel. However, as there are several obstructions on the north side of the property along Caroline Street, staff is recommending sidewalk improvements only on the east and south sides of the property at this time (along Anderson Street and Robinson Street,

respectively), and that no development along the north side occurs that would further prevent the construction of sidewalk in the future.

68. The developer should revise the design to ensure that the driveways are out of the City right-of-way as parking would not be allowed in the right-of-way.

HEALTH AND HUMAN SERVICES

Contact Dustin Boothe, Environmental Health Specialist

No comments.

PUBLIC WORKS – ENVIORNMENTAL CONTROL

Contact Mark Irwin, Environmental Control Officer

No comments.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Susan Dorr Pansky, Planning Manager
(775) 283-7076
Email: spansky@carson.org

Engineering Division –

Rory Hogen, Assistant Project Manager
(775) 887-2300
Email: rhogen@carson.org

Building Division –

Shawn Keating, Chief Building Official
(775) 887-2310
Email: skeating@carson.org

Fire Prevention –

Dave Ruben, Fire Marshal
(775) 283-7153
Email: druben@carson.org

Transportation –

Dan Doenges, Senior Transportation Planner
(775) 283-7387
Email ddoenges@carson.org

Health Department –

Dustin Boothe, Environmental Health Specialist
(775) 887-2190
Email: dboothe@carson.org

Environmental Control –
Mark Irwin, Environmental Control Officer
(775) 283-7380
Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP
Planning Manager

cc: Major Project Review Committee
MPR-15-086

Carson City Planning Division
108 E. Proctor Street- Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

RECEIVED

TENTATIVE MAP FOR A
SUBDIVISION

NOV 13 2015

FILE # TSM - 15 - - TSM - 15 - 165

APPLICANT PHONE #
Wayne Lepire (781) 467-0337

STATE FEES: See checklist. Submit the two state checks at the time of initial application submittal.

MAILING ADDRESS, CITY, STATE, ZIP
24 Riva Row, Woodlands, TX 77380

FEE: \$3,500.00+ noticing fee + CD containing all application data (to be submitted when application is deemed complete by staff)

ENGINEER PHONE #
Lumos & Associates, Inc. (775) 883-7077

SUBMITTAL PACKET

See checklist (fill out checklist and return to staff with the application packet)

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

Application Reviewed and Received By:

EMAIL ADDRESS
trussell@lumosinc.com

PROPERTY ADDRESS, CITY, STATE, ZIP
E. Caroline St., Carson City, NV 89701

PRESENT ZONING APN(S)
General Office (GO) 004-244-04

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at:

The required modifications to Carson City's Land Use Regulations are as follows: Refer to attached report.

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statement 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.

Wayne Lepire
Applicant's Signature

10/30/15
Date

PROPERTY OWNER'S AFFIDAVIT

I, Wayne Lepire, 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.

Wayne Lepire
Signature

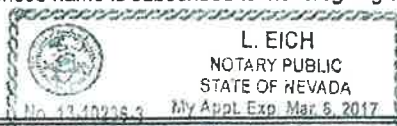
24 Riva Row, Woodlands TX 10/30/15
Address 77380 Date

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

STATE OF NEVADA)
COUNTY Carson City)

On October 30th, 2015, personally appeared before me, a notary public, Wayne A. Lepire, 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]
Notary Public



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 the Planning Division at 775-887-2180.

Tentative Subdivision Submittal Checklist

Yes No

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Conceptual Map conference held previous to submittal of subdivision application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. 21 copies of Tentative Map (1 Original + 20 Copies)
(folded 8-1/2 X 11). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 copies of Informational Booklet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. State fee payment (2 checks). |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Application form completed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. 3 wet stamped maps for State offices and Engineering Division. |

Note: Digital data is required on a CD after the application is deemed complete by staff.

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. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Yes No

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.&R.'s.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. The subdivision name, and name and address of the developer and engineer and date of map. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Provide a street grading plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Adjacent subdivision, land uses, zoning, and ownership abutting the project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. A proposed grading plan meeting department of public works standards and requirements showing all cuts and retaining walls to be designated. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Provide a landscape plan for the development. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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%. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. A note indicating location of all utility easements proposed and existing. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. The layout of water, sewer, and storm drainage systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. A soils report including soil types, seasonal high water table, and percolation rates (if on septic). |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. North arrow and scale, all sheets to be numbered. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Location of existing buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Areas not a part of the subdivision to be designated as "not a part". |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Provide a conceptual drainage study meeting the standards and requirements of the Carson City Development Standards Division 14.8. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. A written document addressing the Master Plan Policy Checklist for a Conceptual Map for a Tentative Subdivision Map of the five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org.
- ___ ___ 36. Application complete _____ Date _____

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 Water Resources. They also require wet stamped original maps.

To assure the necessary reviews are completed, the Planning Division will require payment of the State fees at the time of the City application submittal. This can be handled by submitting two checks to this office: one payable to NDEP for \$500 per map plus \$4.00 per lot; the second check payable to STATE WATER RESOURCES in the amount of \$180 per map plus \$1.00 per lot. 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.

DEFINITION OF SUBDIVISION

Carson City Municipal Code Section 17.02.010 states that the term subdivision shall have the same definition as that is provided in NRS 278.320. NRS 278.320 defines "Subdivision" as follows:

1. 'Subdivision' means any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots, for the purpose of any transfer, development or any proposed transfer or development unless exempted by one of the following provisions:
 - a. The term 'subdivision' does not apply to any division of land which is subject to the provisions of NRS 278.471 to 278.4725, inclusive.
 - b. Any joint tenancy or tenancy in common shall be deemed a single interest in land.
 - c. Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the term 'subdivision' does not apply to:
 - (1) Any division of land which is ordered by any court in this state or created by operation of law;
 - (a) A lien, mortgage, deed of trust or any other security instrument;
 - (b) A security or unit of interest in any investment trust regulated under the laws of this state or any other interest in an investment entity;
 - (c) Cemetery lots; or
 - (d) An interest in oil, gas, minerals or building materials, which are now or hereafter severed from the surface ownership of real property.
2. A common-interest community consisting of five or more units shall be deemed to be a subdivision of land within the meaning of this section, but need only comply with NRS 278.326 to 278.460, inclusive and 278.473 to 278.490, inclusive.
3. The board of county commissioners of any county may exempt any parcel or parcels of land from the provisions of NRS 278.010 to 278.630, inclusive, if:
 - a. The land is owned by a railroad company or by a nonprofit corporation organized and existing pursuant to the provisions of Chapter 81 or 82 of NRS which is an immediate successor in title to a railroad company, and the land was in the past used in connection with any railroad operation; and
 - b. Other persons now permanently reside on the land.
4. This chapter does not apply to the division of land for agricultural purposes into parcels of more than 10 acres, if a street, road, or highway opening or widening or easement of any kind is not involved."

DEFINITION OF DEVELOPMENT AGREEMENT

Carson City Municipal Code Chapter 17.08 states:

17.08.005 Agreement concerning development of land. The Board of Supervisors may, upon application of any person having a legal or equitable interest in land, enter into an agreement with that person concerning the development of that land.

17.08.010 Contents of agreement.

The development agreement must:

1. Describe the land which is the subject of the agreement;
2. Specify the duration of the agreement;
3. Specify the permitted uses of the land, the density or intensity of the land use, and the maximum height and size of any proposed buildings; and
4. Include provisions for dedication of any portion of land for public use;
5. Fix the period within which construction must commence and provide for an extension of that deadline; and
6. Require the land developer to make any and all improvements as are required by the Board, the Public Works Department, the Planning Division or other City departments. Said improvements shall be completed by the developer at his own expense and within the specified time. In addition, the agreement may require the developer to secure his promise to make improvements by providing a bond, cash deposit or other approved security.

2015 PLANNING COMMISSION SCHEDULE

Application Submittal Deadline (Before Noon- No Exceptions)	Application Completeness Determination meeting with applicants and staff	Deadline for Application Completeness (Before Noon)	Planning Commission Meeting Date
December 18, 2014	December 23, 2014	December 26, 2014	January 28
January 15	January 21*	January 23	February 25
February 12	February 18*	February 20	March 25
March 19	March 24	March 27	April 29
April 16	April 21	April 24	May 27
May 14	May 19	May 22	June 24
June 18	June 23	June 26	July 29
July 16	July 21	July 24	August 26
August 20	August 25	August 28	September 30
September 17	September 22	September 25	October 28
October 8	October 13	October 16	November 18* 1:00 pm
November 5	November 10	November 13	December 16* 1:00 pm
December 17	December 22	December 28*	January 27, 2016

* Holiday conflict—date and or time adjusted

PLEASE NOTE: Master Plan Amendment applications will only be reviewed by the Planning Commission in February, May, August and November. Therefore, you must submit your application by the deadline dates in January, April, July and October.

Master Plan Policy Checklist

Conceptual & Tentative Subdivisions, PUD's & Parcel Maps

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

Date of Review

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.



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)?
- 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)?



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)?

- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?



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)?
- 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 (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, 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)?



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)?

CAROLINE COURT TOWNHOUSES

TENTATIVE MAP APPLICATION



FRONT ELEVATION

Prepared by:



NOVEMBER 5, 2015
UPDATED: NOVEMBER 13, 2015

Job # 191-14

Caroline Court Townhouses

Tentative Subdivision Map Application

Prepared for:

Wayne Lepire

24 Riva Row

Woodlands, Texas 77380

Prepared by:

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

With:

Lumos & Associates, Inc.

800 E. College Parkway

Carson City, Nevada 89706

(775) 883-7077

November 5, 2015

UPDATED: November 13, 2015

CAROLINE COURT TOWNHOUSES

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Attachments:

- Carson City Application Forms and Affidavits
- Preliminary Engineering Plans
- Preliminary Landscape Plan
- Preliminary Engineering Reports
- Proposed Conditions, Covenants, and Restrictions (CC&R's)
- Tax Certificate

CAROLINE COURT TOWNHOUSES

Introduction

This application includes the following requests:

- A **Tentative Subdivision Map** to allow for the creation of 7 townhome units within the General Office zone.

Project Location

The Caroline Court Townhouses site (AP # 004-244-04) consists of 15,609± square feet and is located on the south side of East Caroline Street. The project site lies east of North Valley Street and is bound on the south by Robinson Street, on the east by Anderson Street, and on the north by Caroline Street. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

CAROLINE COURT TOWNHOUSES

Existing Conditions

The project site is currently vacant, with the majority of frontage along Anderson Street on the east side. The property also fronts Caroline Street on the north and Robinson Street on the south. The property is designated as Mixed Use Residential (MUR) in the Master Plan and is zoned General Office (GO).

Figure 2 (below) depicts the site zoning along with zoning patterns in the general vicinity of the project.

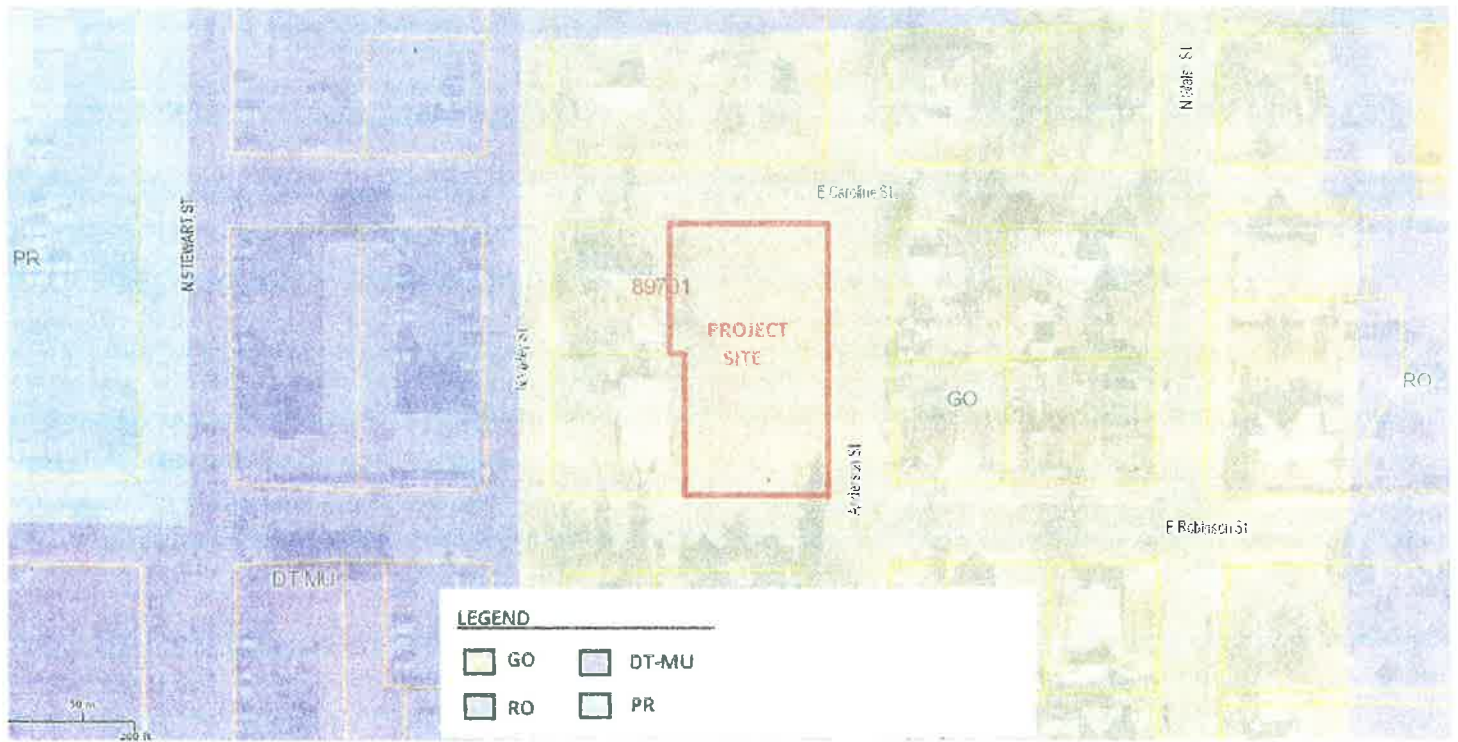


Figure 2 – Zoning



The Caroline Court Townhouses property is an infill site and is surrounded by developed parcels. Surrounding land use includes a vacant single family residence to the north, office and single family to the west, multi-family to the east, and office to the south.

Figures 3 and 4 (following pages) depict exist conditions at the project site.

CAROLINE COURT TOWNHOUSES

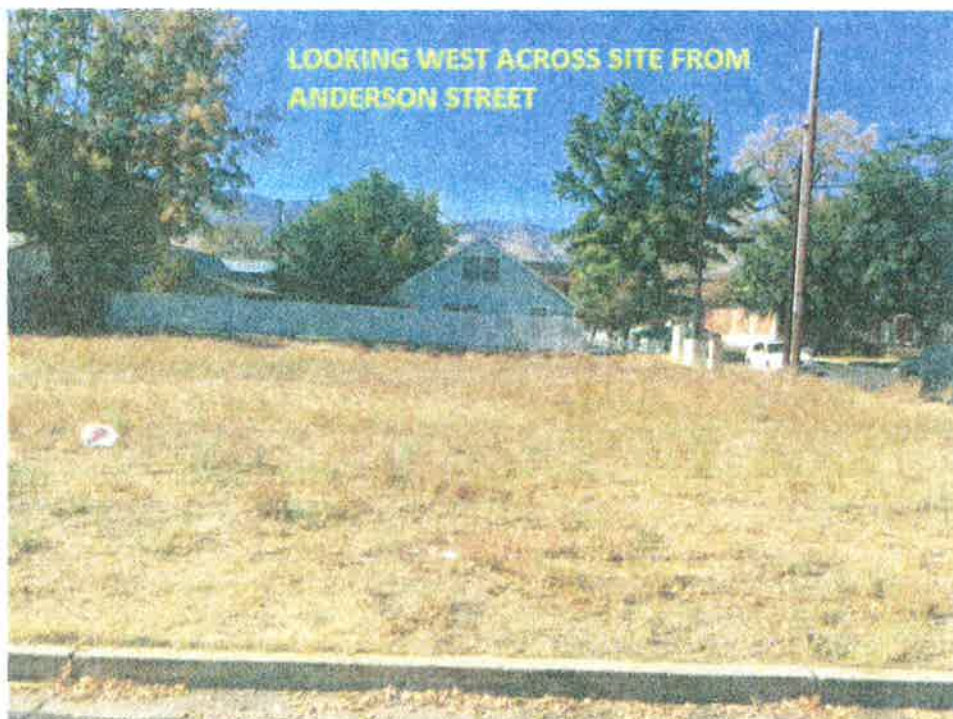


Figure 3 – Existing Conditions

CAROLINE COURT TOWNHOUSES

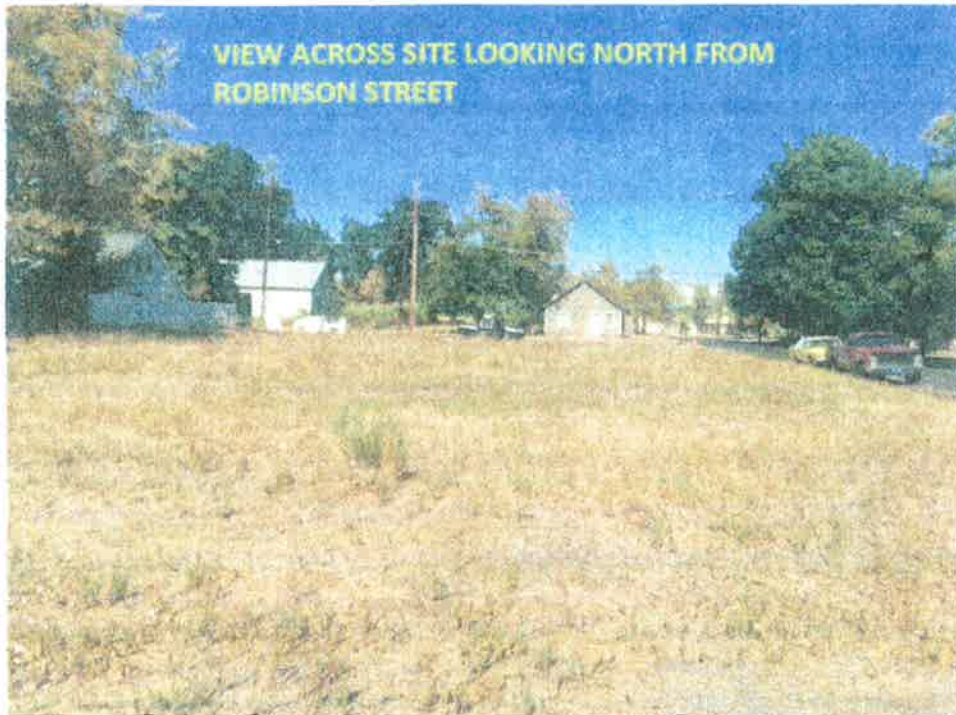


Figure 4 – Existing Conditions

CAROLINE COURT TOWNHOUSES

Request Summary

This application includes a Tentative Subdivision Map request to allow for the creation of 7 townhome units with a single common area parcel, as detailed below:

- **Tentative Subdivision Map**

The existing GO zoning allows for multi-family residential development. In the case of Caroline Court Townhouses, each of the 7 individual units will be "fee-simple" allowing for individual sales and ownership of the units. Therefore, a Tentative Subdivision Map is required to create the 7 townhouse units along with an eight parcel which will include the common open space for the project.

The project plan developed for Caroline Court Townhouses includes 7 individual units oriented towards Anderson Street. Each unit will share a common wall(s) with the adjoining units along with the rear yard areas. All of the units include 3 bedrooms and 2 & ¼ baths and are just over 1,600± square feet. Each unit also includes a one car garage and a private driveway with parking for 2 vehicles.

As noted previously, the units have frontage along Anderson Street. This allows for a minimum rear yard depth of 20 feet and 10 foot setbacks along Robinson Street and Caroline Street. This building orientation best ensures the privacy of existing uses to the west which include an office and single family residence. Overall, the site design complements the neighborhood and is similar in size and scale to existing uses in the area, including the office building to the south (as previously depicted in Figures 3 and 4)

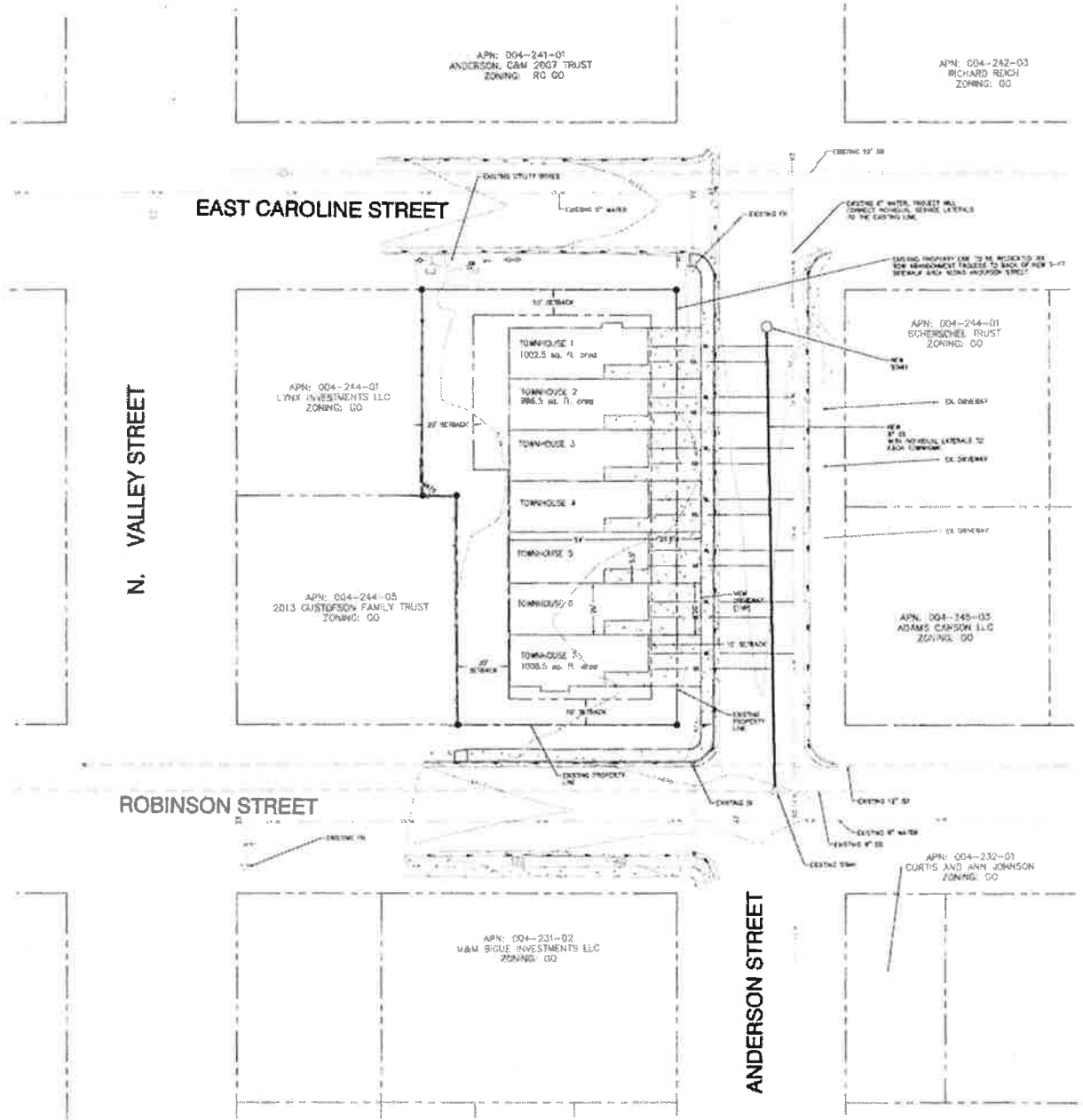
With the development of the Caroline Court Townhomes, new sidewalk improvements will be added along the Caroline Street, Anderson Streets, and Robinson Street frontages. This will benefit the neighborhood as a whole as no sidewalk currently exists at the project site. An abandonment of excess right-of-way (approximately 1,324± square feet) along Anderson Street is also proposed and will be processed under a separate application.

Landscaping accounts for nearly half of the project site area. Landscape improvements will occur at the rear of units and along the Caroline and Robinson Street frontages, wrapping around the corners at Caroline/Anderson and Caroline/Robinson. This will result in an aesthetically pleasing streetscape and also serves to buffer uses to the west. A preliminary landscape plan is included in the attached map pocket.

Architecture for the project is traditional in nature and includes a mix if materials and building articulation in order to create a varied and aesthetically pleasing façade. This is accomplished through embellishments such as barn door garages, stone accents, hipped roofs, overhangs, and variation in siding.

CAROLINE COURT TOWNHOUSES

Figure 5 (below) depicts the site plan for the Caroline Court Townhouses.



Note: A full size site plan and preliminary landscape plan are included as attachments to this report.

Figure 5 – Preliminary Site Plan

CAROLINE COURT TOWNHOUSES

Figure 6 (below) depicts the preliminary building elevations proposed for Caroline Court while Figure 7 (following page) depicts the proposed floor plans.



FRONT ELEVATION



LEFT ELEVATION

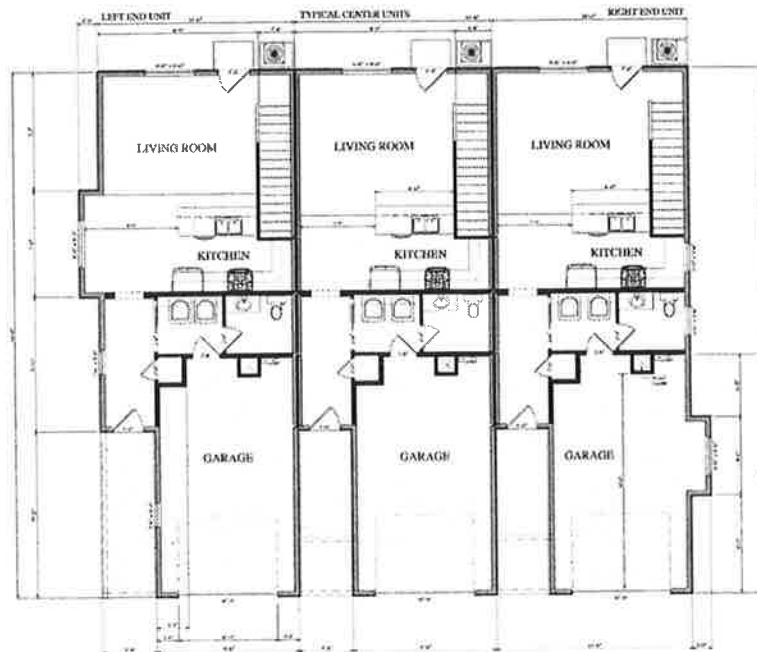


RIGHT ELEVATION

Note: Full-size elevations are included in the attached map pocket.

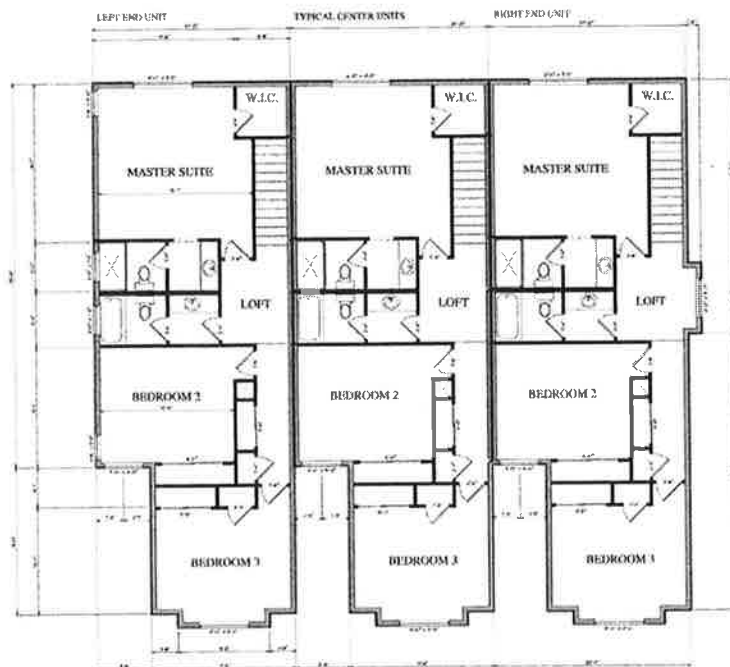
Figure 6 – Preliminary Building Elevations

CAROLINE COURT TOWNHOUSES



LOWER LEVEL FLOOR PLAN

SEE SET OF DRAWINGS FOR DETAILS
TYPICAL FOR UNITS CENTER UNITS



UPPER FLOOR PLAN

SEE SET OF DRAWINGS FOR DETAILS
TYPICAL FOR UNITS CENTER UNITS

Figure 7 – Preliminary Floor Plans

CAROLINE COURT TOWNHOUSES

Each unit, along with its driveway, will become an individual parcel. The remainder parcel will include all of the common area. This common area will be maintained by a private homeowners association and is for the benefit of all of the townhome units. The Carson City Municipal Code requires a minimum of 150 square feet of common open space per dwelling. For Caroline Court, this totals 1,050 square feet. With over 7,000 square feet of landscaped common area, this requirement is far exceeded. Additionally, each of the 400± square foot driveways is dedicated as private common area and will be included as part of the townhome parcels. Therefore, the requirement of 100 square feet of private common area per unit is also exceeded.

The Caroline Court townhomes are not anticipated to generate negative impacts to the area. There are existing multi-family uses in the area and townhome units complement office uses. In fact, having residents living at the site provides an extra layer of security for adjoining offices that are generally vacant in the evening hours. The project site plan serves to ensure that potential impacts to the adjoining single family residence to the west are mitigated through proper setbacks, building orientation, and landscaping.

With only 7 units, traffic impacts are minimal and do not trigger the need for a supplemental traffic analysis. In fact, based on Institute of Transportation Engineers (ITE) estimates, the project is expected to only generate 4 am peak hour trips, 4 pm peak hour trips, and 41 average daily trips (ADT). This will have little to no noticeable impact on surrounding roadways.

Water service for the project will be via the existing 8-inch PVC main in Anderson Street. For sanitary sewer, a new main will be extended on Anderson Street, connecting to the existing manhole at the intersection of Anderson and Robinson Streets. There is an existing storm drain in the north side of Robinson Street that will be used for storm water conveyance. The entire project site is located within Shaded Zone X FEMA flood zone (less than 1% chance of flooding) and there are no known geologic conditions that would preclude development of the property.

Overall, the Caroline Court Townhomes project is an infill development that will serve to complete the overall neighborhood. The residential use proposed complements existing uses in the area and is appropriate in terms of scale and intensity. New landscape and sidewalk improvements will enhance the area and create a visually pleasing streetscape.

CAROLINE COURT TOWNHOUSES

Table 1 (below) provides an overall summary of the Caroline Court Townhomes,

Table 1 – Development Summary

Development Standard	Proposed Caroline Court Townhomes
Total Project Area	15,609± square feet
Proposed Building Area	6,944± square feet ¹
Paved Area	2,196± square feet
Landscape Area	6,863± square feet
Project Density	19.5 dwelling units per acre
Required Parking	14 spaces
Provided Parking	14 spaces ²

1 – Footprint area only – does not include second story square footage.

2 – Does not include garages.

Master Plan Policy Checklist

Consistent with Carson City Tentative Subdivision Map application requirements, this section is taken directly from Carson City documents and forms part of the **Tentative Map** application process. Responses to the checklist questions are included in this section and are printed in **bold type**.

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: Caroline Court Townhouses

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.

CAROLINE COURT TOWNHOUSES

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:

- ✓ Consistent with the Master Plan Land Use Map in location and density?

The Caroline Court Townhouses project is consistent with the Master Plan Land Use map in that it utilizes the existing master plan designation and zoning. The proposed density conforms to Municipal Code requirements and is complementary to other multi-family uses within the neighborhood. The project can serve to provide home ownership opportunities in an infill area that is walking distance to downtown, neighborhood services, transit, and employment centers.

- ✓ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

This project meets the provisions of the Growth Management Ordinance by locating housing in an area that is adjacent to existing roadways and services. The project is an infill development and serves to better maximize the use of Carson City's infrastructure. Infill residential is encouraged within the Master Plan and serves to provide for a home ownership opportunities in the heart of Carson City. The project has convenient access to all community services and is appealing to a wide range of potential residents.

The project will obtain the necessary building permits at the appropriate time, per the process described in Municipal Code Section 18.12. Due to slow development over recent years, there remains a backlog of residential allocations available for this project. The modest size of the project ensures the existing supply of allocations will not be depleted.

- ✓ Encourage the use of sustainable building materials and construction techniques to promote water and energy conservation (1.1e and f)?

The project will utilize current building materials and practices, including windows, insulation, and electrical devices that meet energy efficiency requirements. Landscaping will include current practices to reduce water usage and waste. Also, as an infill development, Caroline Court will make better use of existing City infrastructure and services.

- Located in a priority infill development area (1.2a)?

The project site is located in an infill areas and will serve to diversify the housing mix near downtown. The project will provide home ownership opportunities within walking distance of major employment centers, downtown, and neighborhood services.

CAROLINE COURT TOWNHOUSES

✓ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

No new facilities are identified within the Unified Pathways Master Plan. However, the project will install new sidewalk along the Anderson, Robinson, and Caroline Street frontages, serving to complete the pedestrian facilities in the neighborhood.

Encourage cluster development techniques, particularly at the urban interface with surrounding public lands, as appropriate, and protect distinctive site features (1.4b and c, 3.2a)?

This project makes use of the existing zoning and follows the general design and character of existing development in the area. Townhomes are highly appropriate within this urban core neighborhood.

At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access, and amenities (1.5a)?

The site is not located along a county boundary.

✓ 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)?

As an infill parcel, the site is surrounded by existing development and is within existing service boundaries. City and area services are already occurring within the overall area and can be provided to this site as well. The project is modestly sized and will not have a noticeable impact on area services.

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)?

The site is not within an identified mixed-use area. However, the neighborhood includes a mix of residential, multi-family, office, and commercial uses that are all complementary to the Caroline Court project.

✓ 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)?

The project will provide additional housing choices for the area and serves to complete the neighborhood. The proposed townhouses will be compatible with the surrounding development and are consistent with the character of the existing area.

CAROLINE COURT TOWNHOUSES

✓ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

Not applicable.

If at the urban interface, provide multiple access points, maintain defensible space (for fires) and are constructed of fire resistant materials 3.3b)?

The site is not within an urban/wildlife interface area.

✓ Site outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures (3.3d, e)?

The site is outside the floodplain and there are no known geologic hazards.

✓ 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)?

The proposed use is consistent with the existing land use designation and services commensurate with the surrounding area will be provided at the site. New sidewalk will be constructed along the perimeter of the project site.

If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The site is not within a Specific Plan Area.

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:

Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

The project site is very small relative to the area as a whole and only 7 units are being proposed. Therefore, impacts to recreational facilities will be insignificant. The site is located within walking distance of parks and recreational opportunities, including Mills Park.

CAROLINE COURT TOWNHOUSES

- ✓ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

This project advances the goals of the Open Space Master Plan through its use of an infill site. It therefore avoids extending development onto open space or wildland areas.

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:

- Incorporating public facilities and amenities that will improve residents' quality of life (5.5e)?

The project is too small to include new public amenities. However, by utilizing an infill site that is already surrounded by development, it avoids any requirements for extending city infrastructure to new areas and therefore controls public expenditures.

- Promote revitalization of the Downtown core (5.6a)?

Although just outside of the defined Downtown core, the project will provide new housing opportunities within walking distance to downtown businesses and employment centers which can serve to benefit the overall downtown area.

- Incorporate additional housing in and around the Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

The project serves to directly implement this policy by providing new home ownership opportunities within walking distance of downtown.

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:

- ✓ Provide variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features (6.1b)?

The proposed building elevations include articulation, changes in materials, decorative features, hipped roofs and gables, etc. which will provide for an aesthetically pleasing appearance and varied streetscape.

CAROLINE COURT TOWNHOUSES

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)?

The elevation views included with this application show articulated building designs, variety, and visual interest. Pedestrian pathways and entrances will be obvious and well marked. Landscaping will surround the units adding aesthetic appeal and providing a buffer between Caroline Court and surrounding uses.

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)?

The project will be complementary to surrounding development in terms of height, setbacks, and use and will therefore be directly compatible. Please refer to the site photos and elevation exhibits for additional detail.

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 (7.1a, b)?

The project is not in a mixed-use activity center.

If located Downtown:

Integrate an appropriate mix and density of uses (8.1a, e)?

Although the project is not within the identified "Downtown Core," it is on the periphery and serves to expand housing options in the area. Proposed density is comparable to other multi-family uses in the area and complies with the current Master Plan designation, zoning, and Municipal Code requirements.

Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

The building is well designed and articulated to provide an appropriate scale at the pedestrian level and is comparable in scale to other structures in the neighborhood such as the office building to the south.

Incorporate appropriate public spaces, plazas and other amenities (8.1d)?

As a small infill site, public plazas are not warranted. However, the project will provide common open space for use by residents which will include aesthetically pleasing landscape improvements.

CAROLINE COURT TOWNHOUSES

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)?

The project is located within the developed core of Carson City and can easily be accessed via existing transit services. The site is well suited for multi-family use at the density proposed.

✓ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The project encourages and requires the use of the existing roadway network by locating within an already developed area.

✓ Provide 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)?

Not applicable.

Tentative Map Findings

Section 17.07.005 of the Carson City Municipal Code establishes findings that the Planning Commission and/or Board of Supervisors must make in approving a tentative subdivision map. These findings are listed below and are addressed in **bold face** type.

In considering parcel maps, planned unit developments and tentative subdivision maps the director shall consider the following:

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

The Caroline Court Townhouses serve as an infill project within the established neighborhood. Therefore all necessary infrastructure and municipal services necessary to serve the project are in place or can easily be extended (at the expense of the developer). The project will be served by municipal water and sewer, solid waste disposal, NV Energy, Southwest Gas, cable television, etc. in accordance with Carson City and State of Nevada standards.

CAROLINE COURT TOWNHOUSES

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

Caroline Court Townhouses will be served by the existing municipal water system and it will be demonstrated by the project applicant that sufficient water rights have been dedicated/acquired to serve the project.

3. The availability and accessibility of utilities.

As an infill development, all necessary utilities are in place or can be easily extended to serve the project.

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

The project is located within the developed core of the City and is therefore located in an area where all City services and infrastructure exist. With only 7 units, Caroline Court Townhouses will have very little impact to existing services, schools, etc.

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.

Not applicable.

6. Conformity with the zoning ordinance and land use element of the city's master plan.

The project is in direct compliance with the existing Master Plan designation. Furthermore, the project complies with the GO zoning in terms of overall density and character.

7. General conformity with the city's master plan for streets and highways.

With only 7 units, the project will be adequately served by the existing roadway network and will result in negligible impacts. In fact, the project is only anticipated to generate 4 peak hour trips.

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

The project will generate a maximum of 4 peak hour trips. This will not result in any change to existing levels of service and will have no noticeable impact to traffic patterns in the area. Therefore, this project will have no effect on the need for new streets and highways.

CAROLINE COURT TOWNHOUSES

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

The project is well suited for the type of multi-family development proposed. The project site is located outside of the mapped flood plain and contains no faults or unusual soils. Attached to this report are detailed engineering plans, reports, and analyses that provide further details. The site is in an infill area and is part of the developed core of Carson City.

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

This application package will be sent to reviewing agencies per the requirements of the Carson City Municipal Code and Nevada Revised Statutes. Once comments are received, they can be incorporated into the final design of the project or included as conditions of approval of this tentative subdivision map request.

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.

Fire suppression will be provided for the Caroline Court Townhouses. This is accomplished by providing a fire hydrant plan to the approval of the Carson City Fire and Engineering Departments. It is also important to note that there is an existing fire hydrant already located at the project site.

12. Recreation and trail easements.

Not applicable.

Nevada Revised Statutes

Per item 34 of the tentative subdivision map application, the provisions NRS 278.349(3) are addressed in this section. Like the tentative map findings, NRS considerations are addressed in **bold face** type. Some NRS considerations are repetitive to Carson City adopted findings but are included to ensure complete compliance.

CAROLINE COURT TOWNHOUSES

The governing body, or planning commission if it is authorized to take final action on a tentative map, shall consider:

(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 Caroline Court Townhouses project will be connected to City services. Waste disposal will therefore be managed in the same manner as other residential developments in the City. By utilizing the existing zoning and overall density, impacts from the project will be consistent with the City's goals and expectations.

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

The area is served by municipal utilities, including water. There is also a fire hydrant currently onsite. Water rights will be secured to serve the project, to the satisfaction of Carson City Engineering Department.

(c) The availability and accessibility of utilities;

The site is bordered by municipal utilities. They are therefore both available and accessible.

(d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;

The site is served by existing roads and is within walking distance of Mills Park. Public services already extend to development that adjoins the site. In effect, the site is fully served by City services.

(e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;

The current GO zoning is consistent with the current Master Plan designation. This zoning is to remain in place with this project. The overall density of the site and the proposed structures are consistent with the zoning regulations.

CAROLINE COURT TOWNHOUSES

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

The project conforms to the Master Plan for streets in that it locates development along an existing street. No changes to streets or highways are required.

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

As noted above, no new streets or highways are required. With only 7 unit and 4 peak hour trips, traffic impacts are insignificant.

(h) Physical characteristics of the land such as floodplain, slope and soil;

The site is not in the floodplain and no soil deficiencies are known to exist. The surrounding area is of similar topography and is already developed.

(i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;

Comments received on this application will be reviewed and discussed as needed. Any required amendments to the project will be incorporated or resolved to the satisfaction of Carson City staff.

(j) 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; and

The site is already served by a fire hydrant. If additional fire suppression upgrades are required, this will be resolved through discussion with the Carson City Fire Department.

(k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

A tax certificate for the parcel included within this application is included as an attachment to this report.



- TSM - 15 - 165

MEMO

Date: November 13, 2015

To: Kathe Green

From: Mike Railey

Regarding: Caroline Street Townhouses (Case # TSM-15-165)

The purpose of this memo is to address the requested items included in your November 10, 2015 review memo. Attached are 2 copies of the proposed CC&R's for the project, along with 20 copies of the updated reports and plans, filing fee checks, and 2 CD's containing the requested info in a digital format.

Also, as requested, below is an analysis of the Residential Development Standards in Non-Residential Districts (Development Standards Division 1.18) as included within the Carson City Municipal Code. These standards are listed below and are addressed in **bold face** type.

1.18 Residential Development Standards in Non-Residential Districts

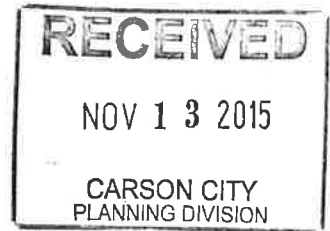
The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning district.

Multi-family dwellings are permitted by right within the GO zone, per section 18.04.115 of the Carson City Municipal Code. Consistent with code and State requirements, a tentative subdivision map is included to allow for the creation of the individual parcels on which the units will be located.



November 4th, 2015



Mr. Lee Plemel, Director
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89703

- TSM - 15 - 165

**RE: Tentative Map – Utility Impact
Caroline Street Townhomes**

Dear Lee:

Pursuant to the September 29th, 2015 comments from the MPR/Conceptual Map Review meeting with Carson City Community Development staff, Lumos & Associates has prepared the following water and sewer impact report to support the referenced Tentative Map Application. The Caroline Street Townhomes are a proposed subdivision map with 7 single family residential lots with an 8th lot preserved as common area. Each residence will be owned in fee simple and the common area parcel associated with the project will be owned by the HOA.

WATER

The development will be served by public water. Existing water mains are located on Robinson Street, Anderson Street, and E. Caroline Street. The proposed project does not include any additional water infrastructure other than new water services for each unit and an irrigation service for the common space. All services are proposed to be connect to the existing water line in Anderson Street.

We have requested the field fire hydrant testing to be conducted by Carson City staff. Once that data is obtained we will provide a copy for the file. Based on the looped nature of the system in this area and the nearby large grocery store (Smith's) it is not anticipated that there will be any issues with fire flow for this infill project.

Domestic water service will be provided to each residential unit. The service will extend from the existing main in Anderson Street to the property line where a water meter with a traffic rated lid will be installed. From that point private service laterals will be extended into each lot. The maintenance of the private service laterals will be that of the individual home owners. There will be a separate irrigation service for the common area planned for the development.

Water usage calculations have been performed based on the Carson City code definition of Water Equivalent Residential Customer (WERC) from section 12.01.010 of Title 12 of the Carson City Municipal Code. A single WERC is equivalent to 550 gallons per day. Per Carson City municipal code each single family residential unit is equivalent to 1 WERC. In the case of townhome single family residential lots the application of a single WERC at 550 gallons per day is an extremely conservative water use estimate which equates to 16,500 gallons per month (which is very close to the monthly usage of 15,000 gallons per month utilized by USDA and State Revolving Fund (SRF) for their rate setting requirements). Based upon the usage of 550 gallons per day per lot the total estimated water usage for the development of 7 lots equates to 3,850 gallons per day (2.67 gpm averaged over 24 hours). It is assumed, that the since the

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usage of 550 gallons per day is extremely high for a townhome usage, the common area irrigation usage will be covered by the usage already estimated for the townhomes.

Due to the size of the City System and the complexity of the interactions between the multiple pressure zones in the City, Lumos did not model the proposed improvements to verify the impact on the Carson City water system. With that being said, the inclusion of an additional average 2.67 gpm of infill demand upon the system is not anticipated to cause a noticeable impact compared to the overall demands on the system, even in peak periods.

In summary, we feel that the Caroline Townhome project has no appreciable impact on the performance of the water system.

FIRE FLOW ANALYSIS

We have requested the field fire hydrant testing to be conducted by Carson City staff. Once that data is obtained we will provide a copy for the file and will provide an update to this letter.

The additional homes added to the water system do not add to the overall system fire protection requirements; therefore, with the existing system being able to supply the necessary fire flow there is not anticipated to be an impact to the water system in terms of fire flow requirements.

SANITARY SEWER CAPACITY

The proposed development will connect to the City's sewer system for collection and treatment. The development is proposing a gravity system that will include public gravity mains located within Anderson Street. Waste water flows will be directed towards Robinson Street where the new sewer main will connect with the existing 8-inch sewer main within Robinson Street.

The existing sewer main in Robinson Street is an 8-inch pvc main. Sewer flows west to east on Robinson Street.

Based on data obtained from the Carson City Sewer Master Plan, loading for a single-family residential unit is 216 gallons per day (gpd). The loading of 216 gpd is within the reasonable factor recommended by the 10 States Standards (which recommends 100 gpd per person). An average of 2.16 residents per household is reasonable. The daily sewer loading for the 7 proposed Caroline Townhomes is 1512 gallons per day. Factored over 24 hours this averages out to 1.05 gpm. Utilizing a peaking factor of 4.2 per 10 State Standards the estimated peak outflow from the development is calculated to be 4.2 gpm.

Field investigations were done to estimate the existing flows within the sewer mains which will ultimately service the Caroline Townhomes.

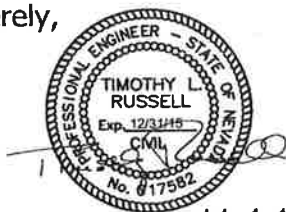
- The existing 8-inch main on Robinson Street that will service the proposed development has an existing slope of 1.1% upstream of the development with a corresponding maximum flow capacity of 689.5 gpm.

- Based on field observation this section of the main appeared to have a typical flow in the morning (generally the highest flow period) of 2-inch. This corresponds to an existing flow of 88 gpm.
- When the full peak flow of the proposed development is added to this main for a total flow of approximately 92.2 gpm the depth of flow increases to 2.05-inches.
- Even with the increased flow of the proposed development added to the main there is still nearly 600 gpm of capacity remaining in the existing pipe.

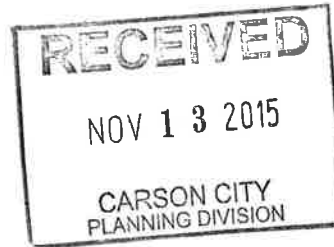
In summary, we feel that the Caroline Townhome project has a nominal impact on the existing flow capacity for the sewer mains within the direct area of the proposed development.

If you have any questions, do not hesitate to give me a call at 883-7077.

Sincerely,



Tim Russell, P.E. 11-4-15
Engineering Manager



- TSM - 15 - 165

DRAINAGE STUDY

for

**Caroline Street Townhomes
East Caroline Street**

**APN 004-244-04
Carson City, Nevada**

Prepared For:

Wayne Lepire
42 Riva Row
The Woodlands, TX 77380

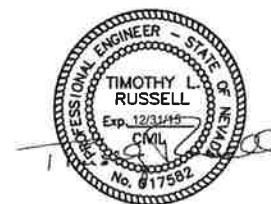
Prepared By:



Lumos and Associates, Inc.
800 E. College Parkway
Carson City, NV 89706

JN: 8876.000

October 2015



10/30/15

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I. GENERAL LOCATION AND DEVELOPMENT DESCRIPTION

A. Location of the Property

The project site is located just East of 501 East Caroline Street, Carson City Nevada (Carson City Assessor's Parcel Number 004-244-04). This parcel has not yet been assigned an address number by Carson City. The parcel lies in the S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$, of Section 17, Township 15 N. Range 20 E. MDBM. The parcel has a zoning designation of 60 – General Office. The subject parcel is located in a developed area with existing storm drain facilities. APN 004-244-04 is bounded on the North by E. Caroline Street, on the East by Anderson Street, on the South by E. Robinson, and on the West by a commercial business (APN: 004-244-01) and a single family residence (APN: 004-244-05). A general Location Map can be found the Appendix A, Figure 1.

B. Description of Property

APN: 004-244-04 encompasses approximately 0.358 acres, none of which is currently developed. The parcel is currently roughly graded and undeveloped with a cover of sparse, low-lying grasses. The site generally slopes to the southeast with grades ranging from one to two percent. The runoff on the property currently sheet flows toward the south and southeast, and collects in existing curb and gutter to the south and east of the boundary of the parcel. The curb and gutter on the south and east of the parcel conveys runoff to an existing storm drain drop inlet located at the northwest corner of the intersection of Robinson and Anderson Street. Once flows enter curb/drop inlet they are conveyed East down E. Robinson Street via an existing 12" RCP in Carson City's drainage system.

C. Project Description

The proposed site improvements for the Caroline Street Townhomes includes the construction of seven townhomes with a total area of 11,207 square feet. Included with the buildings will be outside parking, curb, gutter, sidewalks, handicap ramps, and other related facilities. The storm water system will consist of new curb and gutter, drainage swales, and sidewalk cross drains. As this is an infill project, new regional drainage improvements are not anticipated to be needed with the construction of this project. The additional drainage from this parcel will have a minimal impact on the existing regional facilities, and should be accounted for in the overall design already.

Erosion control issues are not anticipated with this project site due to the gently sloping topography. However, all slopes will be graded no greater than 3:1 and landscaping will be provided as part of the site improvements. Additionally erosion control (BMP) devices will be installed on the eastern and southern side of the project and around existing drop inlets and catch basins during construction to reduce the potential for erosion or sediment laden runoff to leave the site.

II. DRAINAGE BASIN DESCRIPTION

A. Off-Site Drainage Description

The project itself does not have any offsite flows impacting it. All existing flows to the west of the project parcel are routed to either Robinson Street Caroline Street, or N. Valley Street.

E. Caroline way is an urban street section with curb and gutter along its edges. Drainage on E. Caroline Street generally flows from West to East, and drainage on Anderson Street flow from North to South. Flows in this area are conveyed east via curb and gutter to the existing storm drain drop inlet located on E. Robinson Street to the existing 12" RCP that flows East down E. Robinson Street. The proposed

project is not anticipated to have any impact on the drainage conveyance or routing associated with the offsite flows.

B. On-Site Drainage Description

Currently runoff in the pre-development basin is collected beginning at the North and West side of the parcel. Runoff collected from pre-developed basin is conveyed via sheet flow at slopes of 1%-2% to existing curb and gutters on the South and East side of the parcel. These curb and gutter flow into a drop inlet located on E. Robinson Street where an existing 12" RCP conveys the flows East down E. Robinson Street.

C. Floodplain Information

FEMA has mapped this portion of Carson City, and no portion of the project is shown within the flood area of the current FIRM map.

D. Previous Drainage Studies

- None

III. PROPOSED DRAINAGE FACILITIES

A. General Description

In compliance with the Carson City code the new drainage facilities have been designed based upon the peak runoff for a twenty-four hour storm duration for the 5 year and a 100 year storm reoccurrence events. Additionally since the site is less than 100 acres the Rational Method was utilized to determine the pre and post storm water flows, detailed calculations are included in Appendix F. A summary of the results of these calculations are shown in Table 1. The basin areas for the site are based on the proposed site plan and existing topography. Pre and post development basin diagrams are included in Appendix D.

Table 1. – Peak Flows

Peak Flows (CFS)- 24 hour Storm			
5-Year		100-Year	
Existing	Proposed	Existing	Proposed
0.01	0.02	0.02	0.04

The proposed project site has one drainage basin as indicated in the Appendix D, Figure 5. The basin area for the site is based on the proposed site plan. The post-development drainage area flows into the same drop inlet as the pre-development basin. The runoff from the buildings and improvements will be collected by a drainage swale or sheet flow into the curb and gutters to the East and South and be conveyed to the drop inlet. All improvements are anticipated to be designed at a minimum 1.0% slope to ensure positive flow and to prevent any ponding.

No offsite or onsite detention or conveyance facilities are proposed with this project as the additional flows are minimal and the parcel development is considered an infill. The FIRM map (Appendix C, Figure 3), shows that this parcel is not in the flood plain area, therefore the project is in compliance with FEMA regulations.

B. Compliance with Regulations and Adopted Plans

The drainage for the proposed project in conjunction with the regional storm water improvements associated with the business park complies, with all CCMC and Carson City Development Standards.

C. Hydrologic Criteria

Peak flows for on-site were developed using the rainfall data obtained from the NOAA Atlas 14. The existing basin was modified to account for the proposed improvements. The peak flow rates were calculated at the outlets for the drainage areas for both the pre and post conditions using the Rational Method. Per CCMC 24

hour storm duration for 5 year and 100 year recurrence intervals were utilized for calculating runoff flows. The results are as follows:

- 5 year storm @ 24 hour duration
Pre development: .01 CFS
Post development: .02 CFS
- 100 year storm @ 24 hour duration
Pre development: .02 CFS
Post development: .04 CFS

Detailed calculations and basin diagrams can be found in Appendix F and Appendix D. Offsite flows were not considered in the design of the site drainage facilities as no off site flows enter the project, and the additional flows leaving the site are negligible.

D. Facility Design Calculation

ON-SITE:

The on-site drainage facilities were designed according to the Carson City Development Standards. A summary of the on-site peak runoff figures for the 5-Year and 100-year storm events are shown Table 1. The post-development runoff coefficient is a weighted average of impervious areas (paved areas and buildings) and pervious (landscaped) areas. Detailed calculations are in Appendix F.

- a) The proposed improvements will route drainage to the East and South side of the parcel, where they will be conveyed to the existing storm drain inlet.
- b) No known mitigations measured required.
- c) No known floodplain modifications required.
- d) Please see Figure 4 in Appendix D for Exhibit.

OFF-SITE:

No offsite or onsite detention or conveyance facilities are proposed with this project as the additional flows are minimal and the parcel development is considered an infill. The offsite flows and their conveyance are not anticipated having any impact on the drainage conveyance or routing associated with the further development of the site. Therefore no off-site drainage calculations or design were conducted as a

part of this project. There is a minor increase in runoff due to the new development on the site, however a net increase of .01 cfs for the 5 year storm event and .02 cfs for the 100 years storm event are negligible.

- a) The proposed improvements will route drainage to the East and South side of the parcel, where they will be conveyed to the existing storm drain inlet.
- b) No known mitigations measured required.
- c) No known floodplain modifications required.
- d) Please see Figure 5 in Appendix D for Exhibit.

MAINTENANCE:

Maintenance of all new on-site and drainage facilities will be the responsibility of the proposed HOA to be created for the project. The maintenance of all existing drainage facilities will remain with the current maintaining entity.

PHASING:

The completion of the proposed project will be the only stage of improvements on this property for the foreseeable future.

IV. CONCLUSION

A. Compliance with Drainage Laws

The proposed drainage improvements for the project, as described above, are in compliance with FEMA, the Carson City Municipal Code, and the Carson City Development Standards.

B. Compliance with CCMC

See Section A above.

C. Compliance with FEMA requirements

See Section A above. The project is in compliance with FEMA requirements.

D. Compliance with Development Standards

See Section A above.

E. Effectiveness of proposed drainage facilities to control storm runoff

The project, as described above, meets or exceeds all local, regional, and State standards to control stormwater runoff.

F. Impact of proposed development on off-site property and facilities

The project, as described above, meets or exceeds all local, regional, and State standards to control stormwater impacts for the designed off-site flows and to properly maintain said facilities.

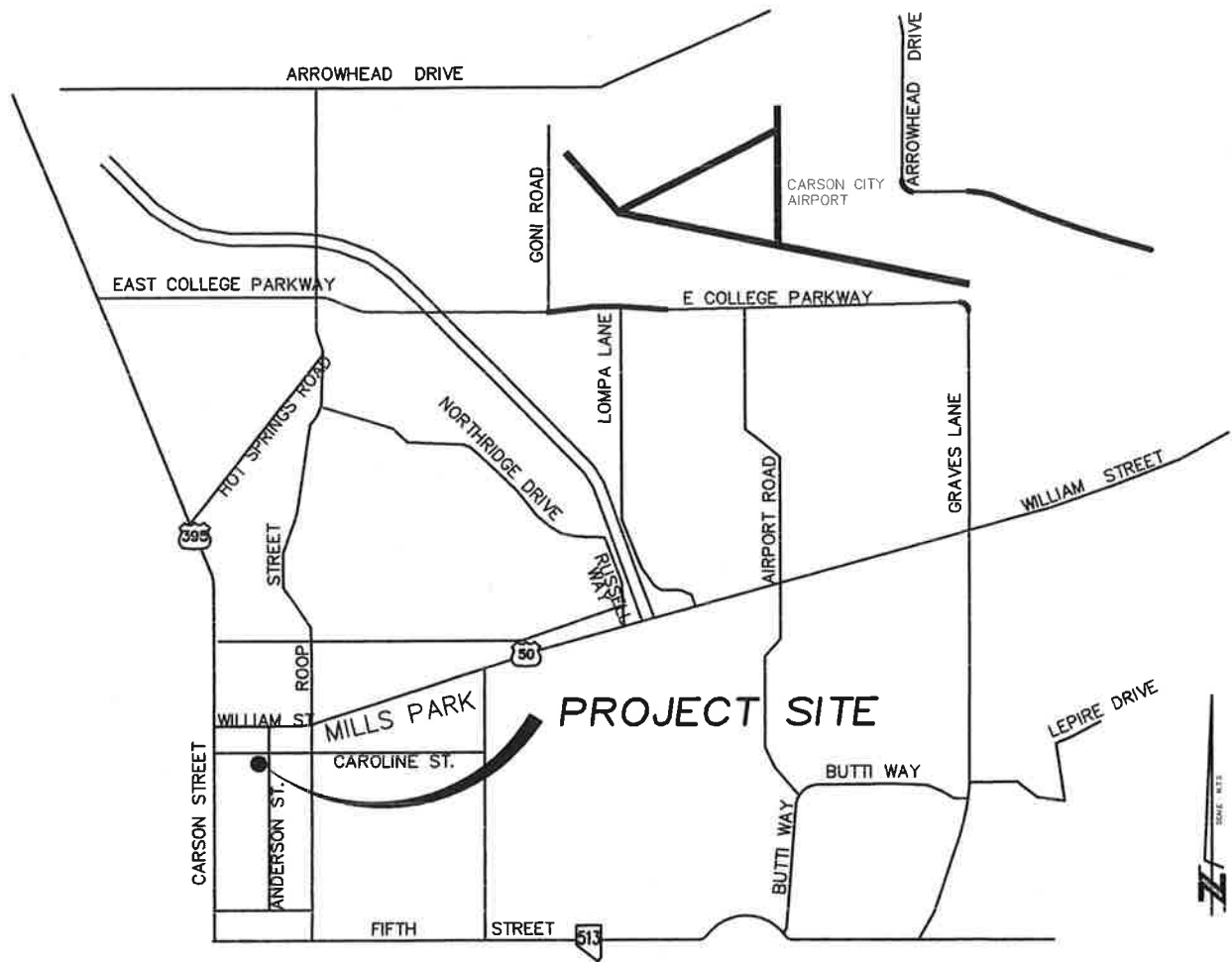
G. Mitigation of impacts and implementation schedule

The project, as described above, will mitigate impacts to adjacent property owners in accordance with local codes. See Section F above

APPENDICES

- A. Vicinity Map**
- B. Assessor's Parcel Map**
- C. FEMA Flood Map**
- D. Pre/Post Drainage Basins Maps**
- E. NOAA Frequency Estimates**
- F. Rational Method Calculations**

APPENDIX A – VICINITY MAP




LUMOS
 ASSOCIATES
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 PH. (775) 883-7077 FAX (775) 883-7114

DESERT PEAK INVESTMENTS LLC

VICINITY MAP

CARSON CITY

NEVADA

Date: OCT 2015
 Scale: N.T.S.
 Job No: 8876.000
 FIGURE 118

APPENDIX B – ASSESSOR’S PARCEL MAP

4-24

PORTION SE1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.

VAN WINKLE & PROCTOR ADDITION

BLOCK	ALLOT AMENDMENTS	DATE
70	88-81 PG. 431	7/27/08
71	88-81 PG. 431	7/27/08
72	88-81 PG. 431	7/27/08
73	88-81 PG. 431	7/27/08

MAP INFORMATION
004-244-10 ADJ 004-244-10 E/20820 LIA #450782
004-244-10 ADJ 004-244-10 W/20820 LIA #450782



MUSSER DIVISION

THIS MAP IS PROVIDED FOR THE USE OF THE COUNTY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE COUNTY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



DESERT PEAK INVESTMENTS LLC

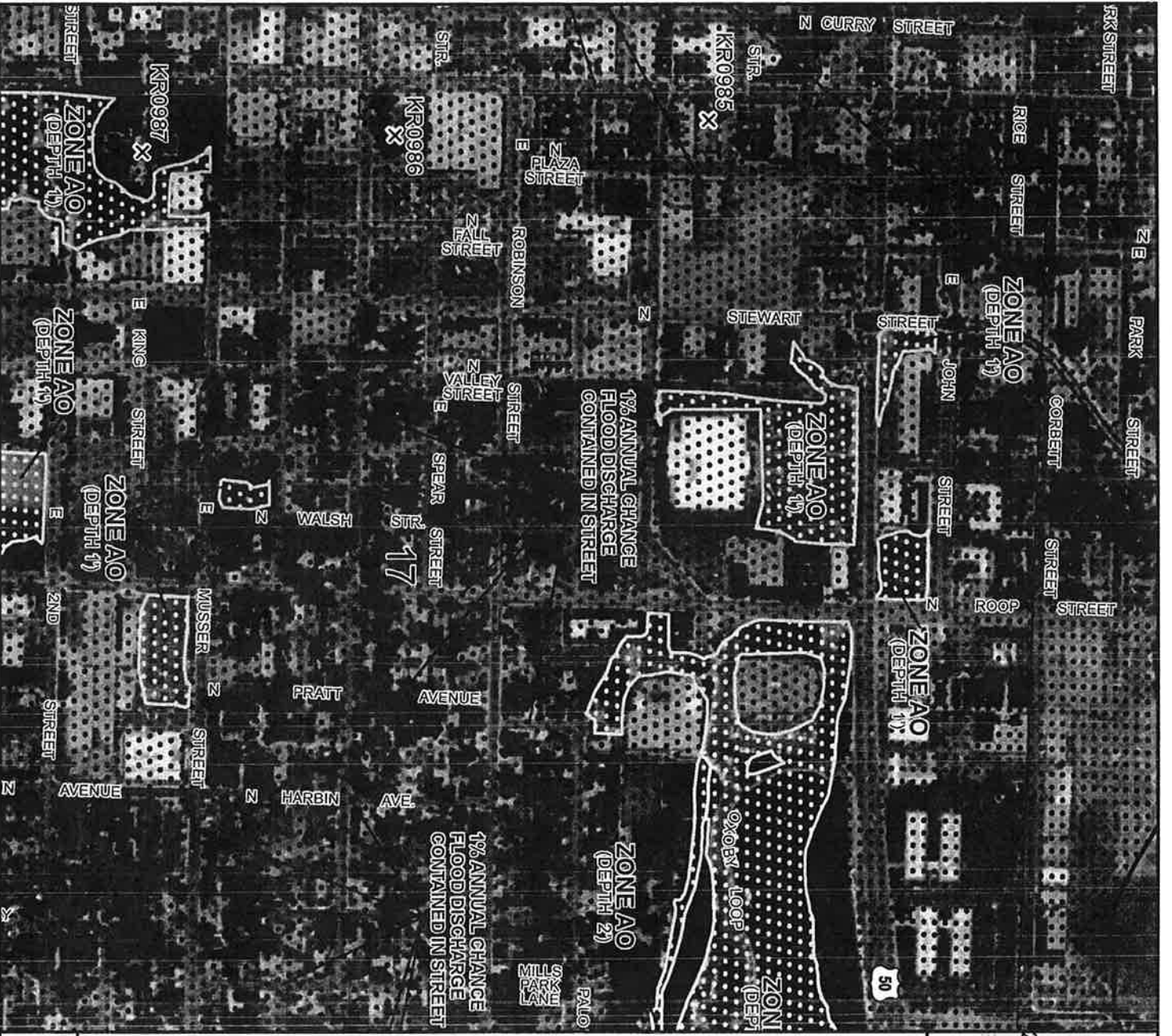
ASSESSORS MAP

CARSON CITY

NEVADA

Date: OCT 2015
Scale: N.T.S.
Job No: 8876.000
FIGURE 128

APPENDIX C – FEMA FLOOD MAP



NATIONAL FLOOD INSURANCE PROGRAM

MAP SCALE 1" = 500'

0 500 1000 FEET

0 500 1000 METERS

FIRM

FLOOD INSURANCE RATE MAP

PANEL 0092F

CARSON CITY, NEVADA

INDEPENDENT CITY

PANEL 92 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CARSON CITY	32001	0092	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
3200010092F

MAP REVISED
FEBRUARY 19, 2014

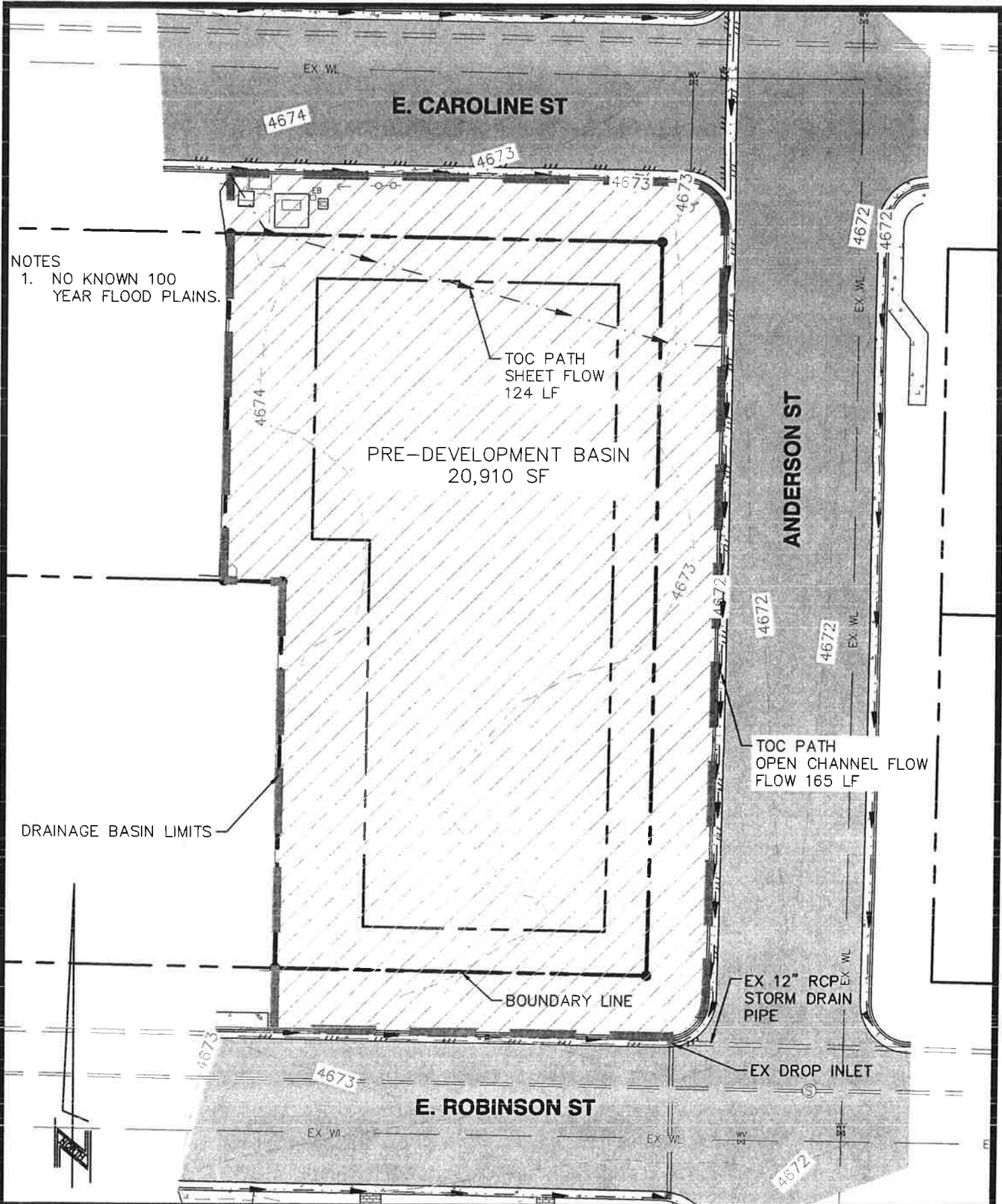
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX D – PRE/POST BASINS MAPS

NOTES

- 1. NO KNOWN 100 YEAR FLOOD PLAINS.



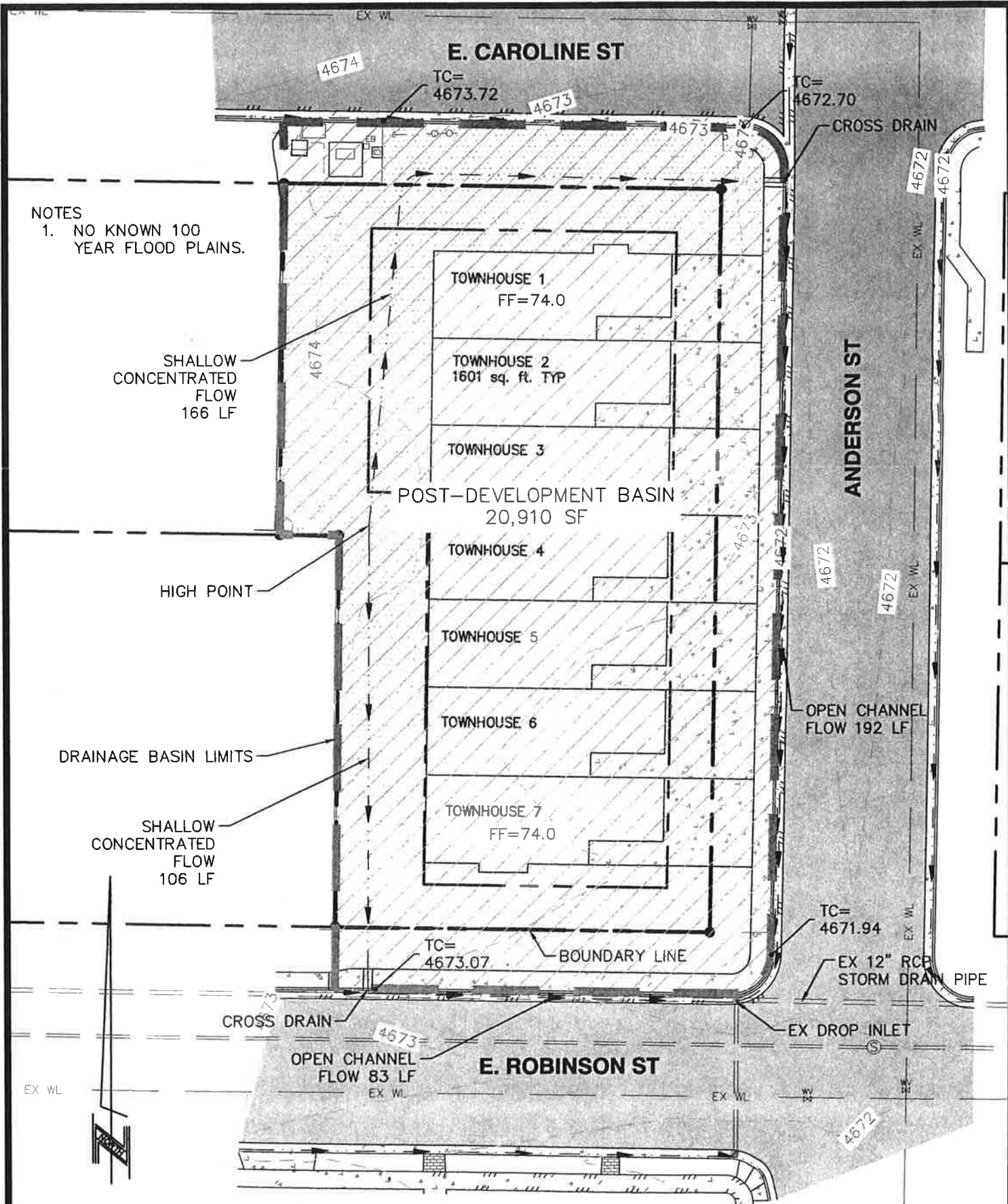
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 CARSON CITY, NEVADA 89706
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DESERT PEAK INVESTMENTS LLC

PRE-DEVELOPEMENT BASIN

CARSON CITY NEVADA

Date: OCT 2015
 Scale: 1"=30'
 Job No: 8876.000
 FIGURE 124



NOTES
 1. NO KNOWN 100 YEAR FLOOD PLAINS.

SHALLOW CONCENTRATED FLOW
 166 LF

HIGH POINT

DRAINAGE BASIN LIMITS

SHALLOW CONCENTRATED FLOW
 106 LF

POST-DEVELOPMENT BASIN
 20,910 SF

TOWNHOUSE 1
 FF=74.0

TOWNHOUSE 2
 1601 sq. ft. TYP

TOWNHOUSE 3

TOWNHOUSE 4

TOWNHOUSE 5

TOWNHOUSE 6

TOWNHOUSE 7
 FF=74.0

BOUNDARY LINE

CROSS DRAIN

OPEN CHANNEL FLOW 192 LF

CROSS DRAIN

OPEN CHANNEL FLOW 83 LF

TC= 4671.94
 EX 12" RCP STORM DRAIN PIPE

EX DROP INLET

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 & ASSOCIATES
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 CARSON CITY, NEVADA 89706
 PH. (775) 883-7077 FAX (775) 883-7114

DESERT PEAK INVESTMENTS LLC
POST-DEVELOPEMENT BASIN
 CARSON CITY NEVADA

Date: OCT 2015
 Scale: 1"=30'
 Job No: 8876.000
 FIGURE 125⁵

APPENDIX E - NOAA FREQUENCY ESTIMATES



NOAA Atlas 14, Volume 1, Version 5
Location name: Carson City, Nevada, US*
Latitude: 39.1677°, Longitude: -119.7636°
Elevation: 4670 ft*
 * source: Google Maps



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.15 (0.996-1.37)	1.44 (1.25-1.70)	1.92 (1.66-2.28)	2.39 (2.03-2.83)	3.14 (2.59-3.73)	3.84 (3.07-4.58)	4.67 (3.60-5.63)	5.66 (4.19-6.95)	7.24 (5.05-9.06)	8.66 (5.76-11.0)
10-min	0.882 (0.756-1.04)	1.10 (0.948-1.30)	1.46 (1.26-1.73)	1.82 (1.54-2.15)	2.39 (1.97-2.84)	2.92 (2.33-3.49)	3.55 (2.74-4.28)	4.31 (3.19-5.29)	5.50 (3.85-6.90)	6.59 (4.39-8.41)
15-min	0.728 (0.628-0.860)	0.908 (0.784-1.08)	1.21 (1.04-1.44)	1.50 (1.28-1.78)	1.98 (1.63-2.35)	2.42 (1.93-2.88)	2.94 (2.27-3.54)	3.56 (2.64-4.37)	4.55 (3.18-5.70)	5.44 (3.62-6.95)
30-min	0.490 (0.422-0.578)	0.610 (0.528-0.724)	0.814 (0.698-0.966)	1.01 (0.858-1.20)	1.33 (1.10-1.58)	1.63 (1.30-1.94)	1.98 (1.53-2.39)	2.40 (1.78-2.94)	3.06 (2.14-3.84)	3.67 (2.44-4.68)
60-min	0.303 (0.261-0.358)	0.377 (0.327-0.448)	0.504 (0.433-0.598)	0.626 (0.532-0.742)	0.824 (0.680-0.979)	1.01 (0.804-1.20)	1.22 (0.944-1.48)	1.48 (1.10-1.82)	1.90 (1.32-2.38)	2.27 (1.51-2.90)
2-hr	0.206 (0.183-0.236)	0.255 (0.226-0.292)	0.325 (0.287-0.372)	0.387 (0.338-0.442)	0.481 (0.408-0.552)	0.564 (0.469-0.654)	0.658 (0.533-0.773)	0.774 (0.605-0.920)	0.970 (0.726-1.20)	1.15 (0.833-1.46)
3-hr	0.164 (0.147-0.184)	0.204 (0.184-0.230)	0.256 (0.228-0.288)	0.298 (0.264-0.336)	0.359 (0.312-0.406)	0.410 (0.351-0.469)	0.468 (0.392-0.540)	0.542 (0.445-0.635)	0.663 (0.527-0.807)	0.779 (0.603-0.983)
6-hr	0.114 (0.103-0.128)	0.143 (0.128-0.160)	0.177 (0.158-0.198)	0.204 (0.182-0.229)	0.241 (0.212-0.271)	0.270 (0.234-0.306)	0.300 (0.255-0.343)	0.334 (0.278-0.386)	0.384 (0.311-0.451)	0.428 (0.340-0.512)
12-hr	0.075 (0.067-0.084)	0.094 (0.084-0.106)	0.119 (0.106-0.134)	0.138 (0.122-0.155)	0.164 (0.143-0.185)	0.183 (0.158-0.209)	0.204 (0.173-0.235)	0.224 (0.187-0.261)	0.252 (0.204-0.300)	0.274 (0.218-0.331)
24-hr	0.050 (0.045-0.055)	0.062 (0.057-0.069)	0.079 (0.072-0.087)	0.092 (0.084-0.101)	0.111 (0.100-0.122)	0.125 (0.112-0.138)	0.141 (0.125-0.155)	0.156 (0.138-0.174)	0.178 (0.154-0.199)	0.195 (0.167-0.220)
2-day	0.030 (0.027-0.033)	0.038 (0.034-0.042)	0.048 (0.043-0.054)	0.056 (0.050-0.063)	0.068 (0.060-0.076)	0.077 (0.068-0.087)	0.087 (0.076-0.099)	0.097 (0.084-0.111)	0.112 (0.095-0.129)	0.123 (0.103-0.143)
3-day	0.022 (0.020-0.025)	0.028 (0.025-0.031)	0.035 (0.032-0.040)	0.042 (0.037-0.047)	0.051 (0.045-0.057)	0.058 (0.051-0.066)	0.066 (0.057-0.075)	0.074 (0.063-0.084)	0.085 (0.072-0.098)	0.094 (0.078-0.109)
4-day	0.018 (0.016-0.020)	0.023 (0.020-0.026)	0.029 (0.026-0.033)	0.035 (0.031-0.039)	0.042 (0.037-0.048)	0.048 (0.042-0.055)	0.055 (0.047-0.063)	0.062 (0.053-0.071)	0.071 (0.060-0.083)	0.079 (0.065-0.093)
7-day	0.012 (0.011-0.013)	0.015 (0.013-0.017)	0.020 (0.017-0.022)	0.023 (0.021-0.026)	0.028 (0.025-0.032)	0.032 (0.028-0.037)	0.036 (0.032-0.041)	0.041 (0.035-0.047)	0.047 (0.040-0.054)	0.052 (0.043-0.060)
10-day	0.009 (0.008-0.010)	0.012 (0.010-0.013)	0.015 (0.013-0.017)	0.018 (0.016-0.020)	0.022 (0.019-0.024)	0.025 (0.022-0.028)	0.028 (0.024-0.031)	0.031 (0.026-0.035)	0.035 (0.030-0.040)	0.038 (0.032-0.045)
20-day	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.011 (0.010-0.012)	0.013 (0.012-0.015)	0.015 (0.013-0.016)	0.016 (0.014-0.018)	0.018 (0.016-0.020)	0.020 (0.017-0.023)	0.022 (0.019-0.025)
30-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.014)	0.013 (0.012-0.015)	0.015 (0.013-0.017)	0.016 (0.014-0.019)
45-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.013)	0.012 (0.010-0.014)
60-day	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.008-0.011)

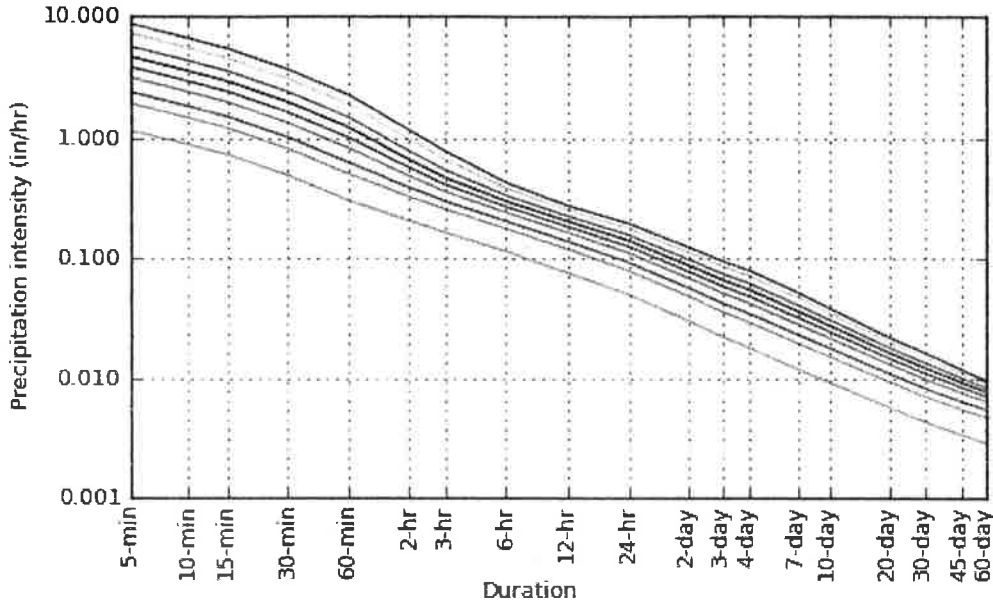
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

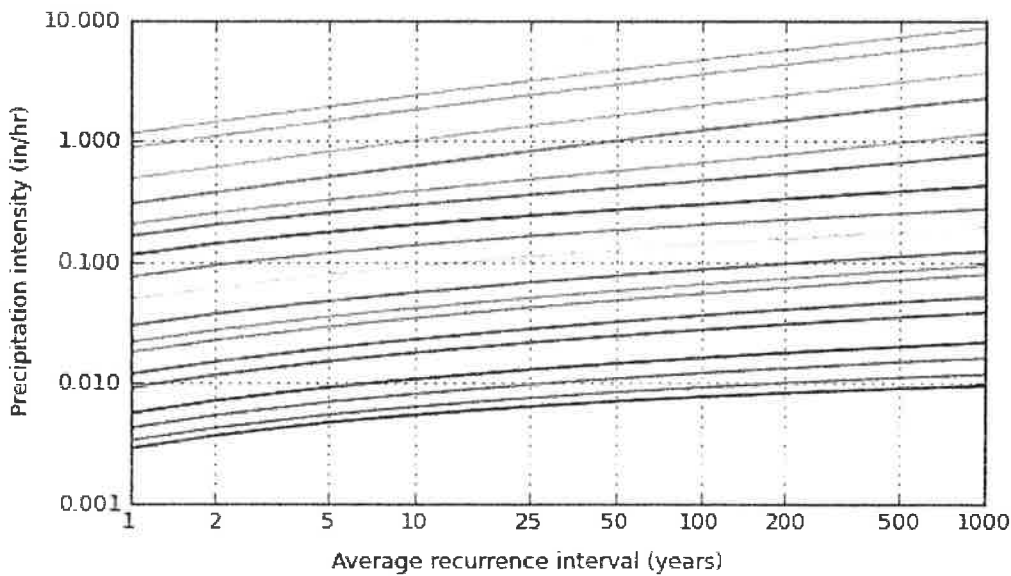
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PF graphical

PDS-based intensity-duration-frequency (IDF) curves
 Latitude: 39.1677°, Longitude: -119.7636°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000



Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

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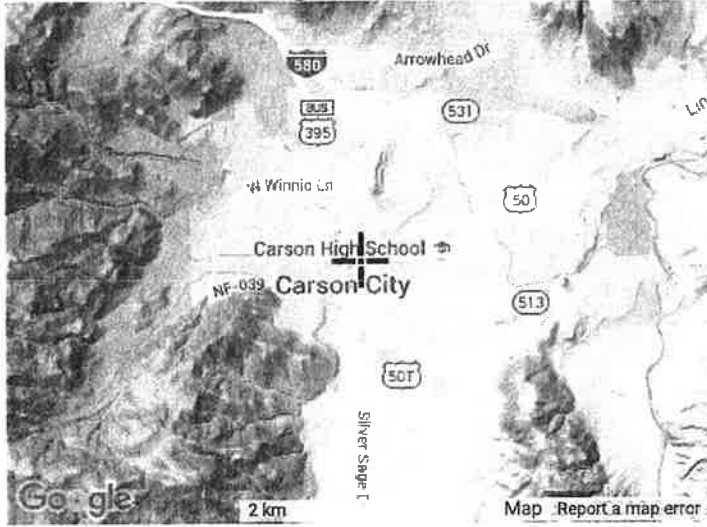
Maps & aerials

Small scale terrain





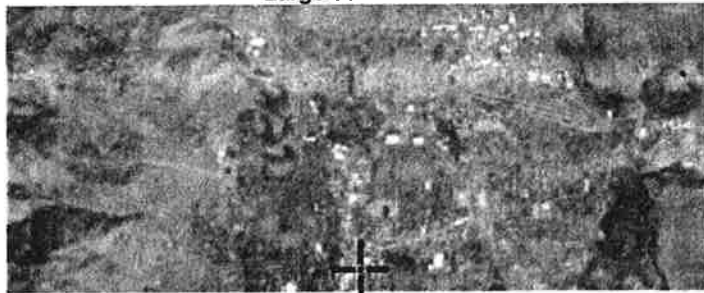
Large scale terrain

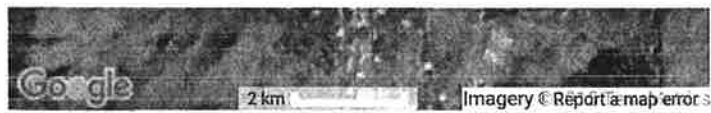


Large scale map



Large scale aerial





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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[Office of Hydrologic Development](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX F – RATIONAL METHOD CALCULATIONS



**3039 Research Way
Drainage Calculation
Rational Method
January 2015 - Derek Zimney
Basin Pre-Development**



5 year Storm Event
Formula: $Q = C * I * A$

1) Runoff Coefficient C			2) Total Area (A)			3) Weighted "C" Value			
	Range	Design Value	Impervious	Pervious	Units	Design Value	Areas (Acres)	Total	
Asphalt and Concrete Areas =	.7 - .95	0.9	0	20,910	Sq. Ft.	AC and Concrete =	0.9	0.00	
Pervious Areas =	0.1 - 0.3	0.3	0.00	0.48	Acres	Landscaped Areas =	0.3	0.48	
							Total	0.48	0.14
							C (Total/Total Area) =	0.30	

4) Time of Concentration (Tc = Lo + Lsc + Lc)			5) Peak Flow Rate (Q = CIA)	
Overland Flow - Lo (Min)	Shallow Concentrated Flow - Lsc (Min)	Channel Flow Lc (Min)	Intensity @ Tc (in/hr)	Peak Flow Rate (cfs)
3.2	0.0	0.9	0.079	0.01
Time of Concentration (Tc) =			4.1	

****NOTE: Tc Minimum = 10 Minutes**

100 Year Storm Event:
Formula: $Q = C * i * A$

1) Runoff Coefficient C			2) Total Area (A)			3) Weighted "C" Value			
	Range	Design Value	Impervious	Pervious	Units	Design Value	Areas (Acres)	Total	
Asphalt and Concrete Areas =	.7 - .95	0.9	0	20,910	Sq. Ft.	AC and Concrete =	0.9	0.00	
Landscaped Areas =	0.1 - 0.3	0.3	0.00	0.48	Acres	Landscaped Areas =	0.3	0.48	
							Total	0.48	0.14
							C (Total/Total Area) =	0.30	

4) Time of Concentration (Tc = Lo + Lsc + Lc)			5) Peak Flow Rate (Q = CIA)	
Overland Flow - Lo (Min)	Shallow Concentrated Flow - Lsc (Min)	Channel Flow Lc (Min)	Intensity @ Tc (in/hr)	Peak Flow Rate (cfs)
3.2	0.0	0.9	0.141	0.02
Time of Concentration (Tc) =			4.1	

****NOTE: Tc Minimum = 10 Minutes**



3039 Research Way
 Drainage Calculation
 Rational Method
 January 2015 - Derek Zimney



Basin Post-Development

5-year, 24-hr Storm Event
 Formula: $Q = C * i * A$

1) Runoff Coefficient C			2) Total Area (A)			3) Weighted "C" Value			
	Range	Design Value	Impervious	Pervious	Units	AC and Concrete =	Design Value	Areas (Acres)	Total
Asphalt and Concrete Areas =	.7 - .95	0.9	11,928	8,982	Sq. Ft.		0.9	0.27	0.25
Pervious Areas =	0.1 - 0.3	0.3	0.27	0.21	Acres	Landscaped Areas =	0.3	0.21	0.062
							Total	0.48	0.31
							C (Total/Total Area) =	0.64	

4) Time of Concentration (Tc = Lo + Lsc + Lc)			5) Peak Flow Rate (Q = CiA)	
Overland Flow - Lo (Min)	Shallow Concentrated Flow - Lsc (Min)	Channel Flow Lc (Min)	Intensity @ Tc (in/hr)	Peak Flow Rate (cfs)
0.0	5.5	1.5	0.079	0.02
Time of Concentration (Tc) =		7.0		

**NOTE: Tc Minimum = 10 Minutes

100-year, 24-hr Storm Event
 Formula: $Q = C * i * A$

1) Runoff Coefficient C			2) Total Area (A)			3) Weighted "C" Value			
	Range	Design Value	Impervious	Pervious	Units	AC and Concrete =	Design Value	Areas (Acres)	Total
Asphalt and Concrete Areas =	.7 - .95	0.9	11,928	8,982	Sq. Ft.		0.9	0.27	0.25
Landscaped Areas =	0.1 - 0.3	0.3	0.27	0.21	Acres	Landscaped Areas =	0.3	0.21	0.062
							Total	0.48	0.31
							C (Total/Total Area) =	0.64	

4) Time of Concentration (Tc = Lo + Lsc + Lc)			5) Peak Flow Rate (Q = CiA)	
Overland Flow - Lo (Min)	Shallow Concentrated Flow - Lsc (Min)	Channel Flow Lc (Min)	Intensity @ Tc (in/hr)	Peak Flow Rate (cfs)
0.0	5.5	1.5	0.141	0.04
Time of Concentration (Tc) =		7.0		

**NOTE: Tc Minimum = 10 Minutes

APN: 004-244-01
 SCHERSCHL TRUST
 ZONING: GO

NEW
 8" SS
 WITH INDIVIDUAL LATERALS TO
 EACH TOWNHOME.

APN: 004-245-03
 ADAMS CARSON LLC
 ZONING: GO

WAYNE LEPIRE TOWNHOUSE PROJECT

WAYNE LEPIRE TOWNHOUSE PROJECT
EAST CAROLINE STREET - APN 04-244-04
SITE UTILITIES, GRADING, DRAINAGE CONCEPT

NEVADA

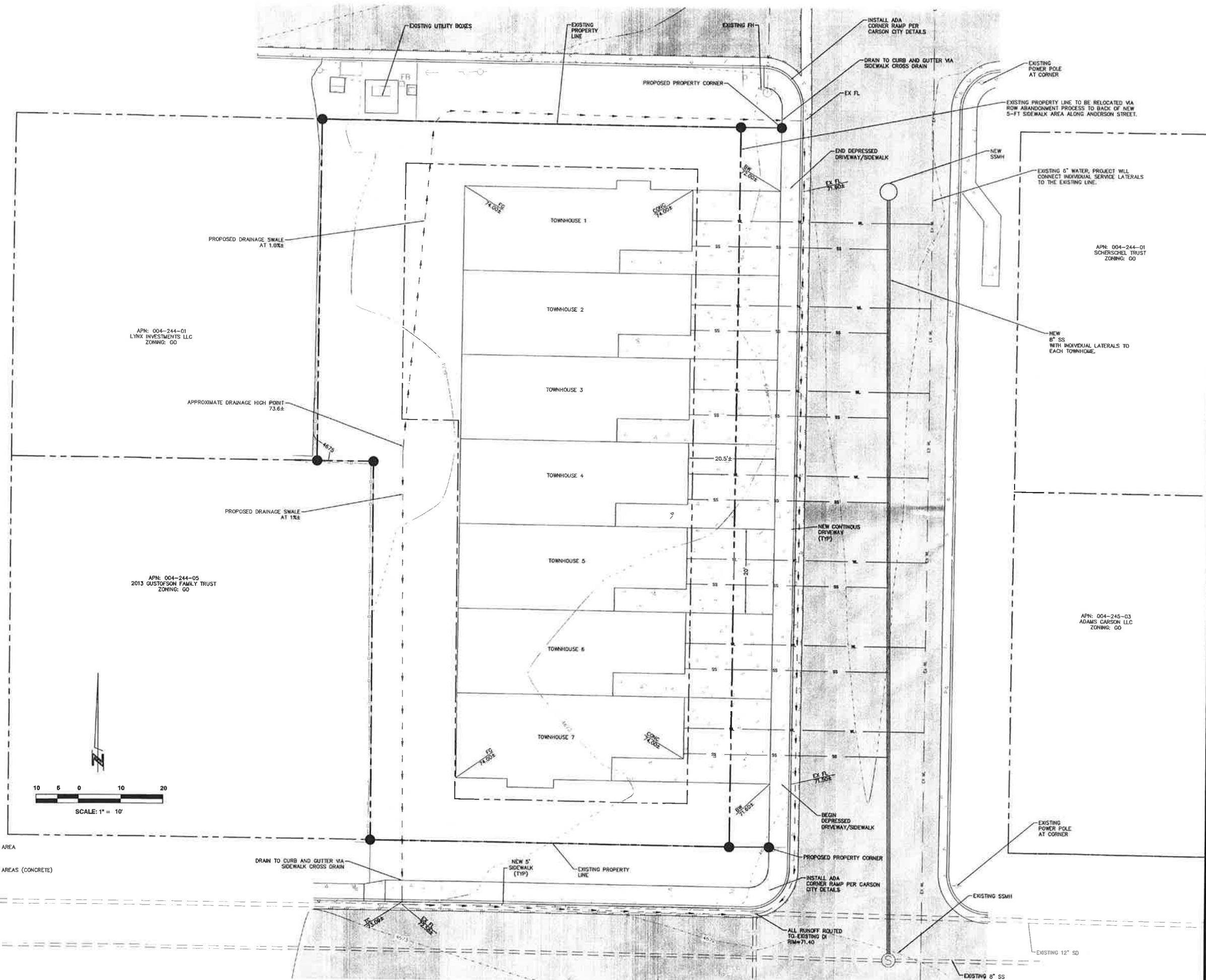
CARSON CITY

TENTATIVE MAP

REV.	DATE	DESCRIPTION

C3

DATE: OCTOBER 2015
 DRAWN BY: TLR
 DESIGNED BY:
 CHECKED BY: MDB
 JOB NO.: 8876.000

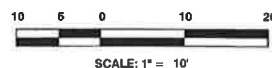


APN: 004-244-01
 L'WIK INVESTMENTS LLC
 ZONING: GO

APPROXIMATE DRAINAGE HIGH POINT
 73.6±

PROPOSED DRAINAGE SWALE
 AT 1%±

APN: 004-244-05
 2013 GUSTAFSON FAMILY TRUST
 ZONING: GO



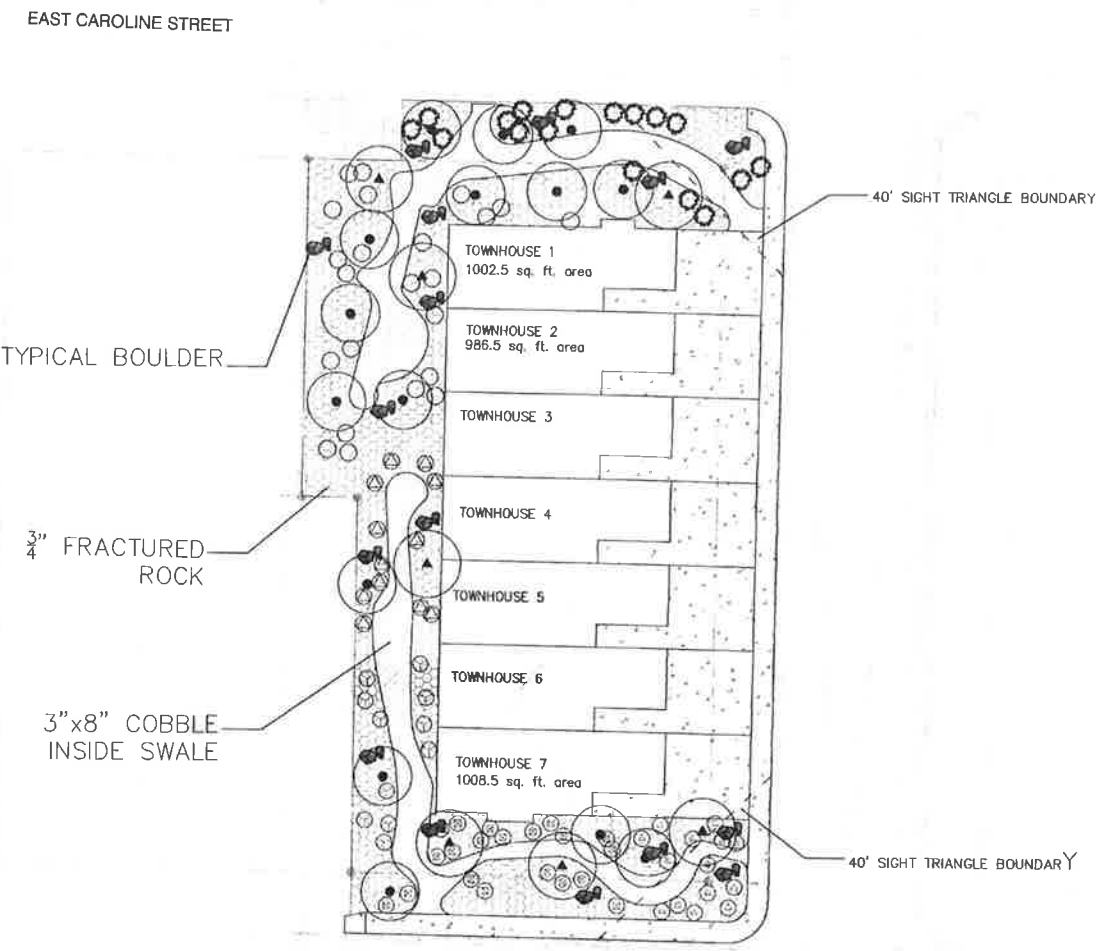
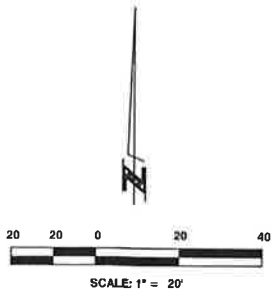
- LANDSCAPE AREA
- NEW PAVED AREAS (CONCRETE)

PLANT LEGEND			
8786.000			
LARGE SHADE TREES			
SYMBOL	LATIN NAME	COMMON NAME	SIZE
▲	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.
	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6 ft. tall
SMALL ACCENT TREES			
●	Prunus virginiana	Choke Cherry	2" cal.
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" cal.
	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	6 ft. tall
SHRUBS			
SYMBOL	LATIN NAME	COMMON NAME	SIZE
△	Rhus trilobata 'low grow'	low grow sumac	5 gal.
⊗	Miscanthus sinensis 'Gracillimus'	Maiden hair grass	5 gal.
⊙	Cotinus coggygria 'Purpurea'	Purple smoke tree	5 gal.
⊕	Physocarpus opulifolius	Diablo Ninebark	5 gal.
⊖	Nassella tenuissima	Mexican Feather Grass	5 gal.
⊗	Yucca filamentosa 'Bright Edge'	Variiegated Yucca	5 gal.
⊖	Lavendula angustifolia 'Hidcoat Superior'	Hidcoat English Lavender	5 gal.

LANDSCAPE CALCULATIONS			
PROJECT NAME: EAST CAROLYN ST. TOWNHOUSE PROJECT	Project #	8876.000	
CARSON CITY DIVISION 3			
LANDSCAPE DEVELOPMENT STANDARD 3			
3.5 LANDSCAPE STANDARD			
3.5.2 REQUIRED LANDSCAPING: 20% OF IMPERVIOUS SURFACE MINUS BUILDING			
AREA OF IMPERVIOUS SURFACE - BUILDING FOOTPRINT	=	3,520	s.f
LANDSCAPE AREA REQUIRED = (IMPERVIOUS SURFACE-BUILDING AREA x .20)	=	704	s.f
LANDSCAPE AREA PROVIDED	=	7,147	s.f
3.7 TREES REQUIRED			
3.7.1 TREES REQUIRED FOR STREET FRONTAGE: (1 Tree/30 LF.)			
REQUIRED: L.F. FRONTAGE/30L.F.	=	14	
PROVIDED	=	14	
TREES REQUIRED (1/400 SF OF REQUIRED LANDSCAPE)	=	2	
TOTAL TREES REQUIRED	=	16	
TOTAL TREES SHOWN	=	22	
SHRUBS REQUIRED (6 PER REQUIRED TREE)	=	96	
SHRUBS SHOWN AT 5 GAL	=	106	

LANDSCAPE NOTES:

- BOTH THE 3"x8" ROUND RIVER COBBLE AND 2"x6" OX ROCK TO BE CLEANED AND WASHED PRIOR TO DELIVERY TO THE SITE. DIRTY ROCK WILL BE REJECTED AND REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
- ROCK MULCH TYPES TO BE SUBMITTED FOR APPROVAL BY ENGINEER, CARSON CITY CONSTRUCTION MANAGER, AND THE PARKS AND RECREATION DEPARTMENT.
- FOR SOIL PREPARATION IN BOTH PLANTER BEDS AND LAWN AREAS THE CONTRACTOR SHALL CONDUCT A COMPLETE HORTICULTURAL SOILS TEST WITH A MINIMUM 3 SAMPLES FROM DIFFERENT LOCATIONS ON THE SITE. THE TEST AT A MINIMUM SHALL INCLUDE SOIL TYPE, BORON, EC, SAR, ANY HAZARDOUS, PH, AND ORGANIC CONTENT. CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE SOIL REPORT FOR INCORPORATION FOR NUMBER OF CUBIC YARDS OF ORGANIC MATERIAL, NITROGEN, PHOSPHATE, POTASH, AND TRACE ELEMENTS. HUMUS TYPE SHALL BE APPROVED BY THE CITY.
- CONTRACTOR SHALL AVOID PLANTING SHRUBS 8 FT FROM EVERGREEN TREES SHOWN.



N. VALLEY STREET

EAST CAROLINE STREET

ROBINSON STREET

ANDERSON STREET



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114
WWW.LUMOSINC.COM

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

WAYNE LEPIRE TOWNHOUSE PROJECT
WAYNE LEPIRE TOWNHOUSE PROJECT
EAST CAROLINE STREET - APN 04-244-02
PRELIMINARY LANDSCAPE PLAN
NEVADA
CARSON CITY

REV	DATE	DESCRIPTION	BY

TENTATIVE MAP

L1

DATE: NOVEMBER 2015
DRAWN BY: MTH
DESIGNED BY: DD
CHECKED BY: DD
JOB NO.: 8876 000