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RECEIVED
SEP 07 2006
CARSON CITY
COMMUNITY DEVELOPMENT
2004-06-145

T PUD - 06 - 146
AB - 06 - 147

**CLEARVIEW RIDGE
ZONING MAP AMENDMENT
TENTATIVE/PUD
And
ABANDONMENT
APPLICATIONS**

Prepared For
Roventini, LLC
Ernesto Flores
1473 Rifle Range Road
El Cerrito, CA 94530

Prepared By



LUMOS

& ASSOCIATES

5401 Longley Lane, Suite 5
Reno, NV 89511

July, 2006

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EXHIBITS:

Vicinity Map	A
Master Plan Map 8 1/2" x 11"	B
Site Plan and Landscape Plan 8 1/2" x 11"	C
Open Space Plan 8 1/2" x 11"	D
Legal Description	E
Tax Certificates	F
Title Reports	G
Tentative Map 8 1/2" x 11"	H
Grading and Drainage Plan 8 1/2" x 11"	I
Utility Plan 8 1/2" x 11"	J
Phasing Plan 11" x 17"	K
Architectural Elevations 8 1/2" x 11"	L
Floor Plans 8 1/2" x 11"	M
Luminaire Schedule	N
Detail Sheet 8 1/2" x 11"	O
Will Serves	P

Map Pockets

Overall Site and Landscape Plan 24" x 36"	C1
Utility Plan 24" x 36"	C2
Grading/Drainage and Erosion Control Plan and 24" x 36"	C3
Detail Sheet 24" x 36"	D1
Tentative Map 24" x 36"	
Topographic Sheet 24" x 36"	1
Photometric Plan	E1

Documents Under Separate Cover

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

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

FOR OFFICE USE ONLY:

FILE # ZMA - 06 - 145

ZONING MAP AMENDMENT

PROPERTY OWNER
Roventini, LLC

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
1473 Rifle Range Road, El Cerito, CA 94530

SUBMITTAL PACKET

E-MAIL ADDRESS erfno1@aol.com

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

PHONE # (510) 237-0374 FAX # (510) 233-3237

Application Reviewed and Received By:

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

Lumos and Associates, Inc. Attn: Randall Long

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

Submittal Deadline: See attached 2006 PC application submittal schedule

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

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

E-MAIL ADDRESS rlong@lumosengineering.com

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
09-263-02, 03, 04, & 05	N/A	89706
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed Use Residential	SF1A/Commercial	Cochise Street and Roventini Way

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

See Project Narrative

PROPERTY OWNER'S AFFIDAVIT

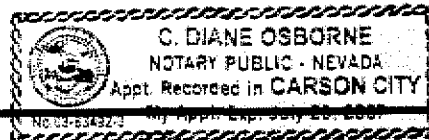
Ernesto P. Flores, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature _____ Address _____ Date _____

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

On July 17th 2006, Ernesto Flores, 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.

C. Diane Osborne
Notary Public



ACKNOWLEDGMENT OF APPLICATION

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

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

Aisha Miller for Kventus LLC
Applicant

7/19/06
Date

SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

- ✓ 1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:



- ✓ 2. Vicinity map must be shown on map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
- ✓ 3. Title block in lower right-hand corner including:
- Applicant's name, mailing address, and daytime phone number (including area code).
 - The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - Assessor Parcel Number(s) and address (or location if no address) of the subject property.
 - Project title and permit request. (Example: variance, special use permit)
- ✓ 4. Property lines of the subject property with dimensions indicated.
- ✓ 5. All existing structures shall be shown, including:
- Distances from property lines indicated by dimensions.
 - Distances between buildings shall be indicated on the plot plan.
 - Clearly label existing structures and show dimensions.
 - Square footage of all existing structures.
 - If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening.
- ✓ 6. Project access:
- Show the location of street access.
 - Show adjoining street names.
 - Show all curb cuts with dimension.
- ✓ 7. Show the Assessor Parcel Number(s) of the adjoining parcels.
- ✓ 8. Show all existing parking and traffic aisles with dimensions.
- ✓ 9. Show location of existing utilities and indicate whether overhead or underground.
- ✓ 10. PROJECT IMPACT REPORTS - Provide **four** copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15.

Submit 31 copies of the entire application and site plans, including the original or a very clear, high-quality reproduction that may be used for generating additional copies. If 31 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

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

FOR OFFICE USE ONLY:

T PUD - 06 - 146

APPLICANT PHONE #
Roventini, LLC (510) 237-0374

TENTATIVE MAP FOR A PUD

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

MAILING ADDRESS, CITY, STATE, ZIP
1473 Rifle Range Road, El Cerito, CA 94530

SUBMITTAL PACKET

See checklist.

ENGINEER PHONE #
Lumos and Associates, Inc. Attn: Randall Long (775) 883-7077

Application Reviewed and Received By:

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

E MAIL ADDRESS rlong@lumosengineering.com

PC Date:

PROPERTY ADDRESS, CITY, STATE, ZIP
APN's: 09-263-02, 03, 04, & 05, Carson City, NV, 89706

BOS Date:

PRESENT ZONING APN(S)
SF1A/Commercial 09-263-02, 03, 04, & 05

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

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

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

Applicant's Signature

Date

PROPERTY OWNER'S AFFIDAVIT

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

Signature Address

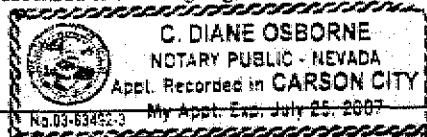
Date

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

STATE OF NEVADA
COUNTY

On July 17th, 2007, I personally appeared before me, a notary public, Ernesto Flores 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 C. Diane Osborne



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

PUD Submittal Checklist

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

COMPLETE APPLICATION PACKET
TIME OF TENTATIVE SUBMITTAL

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

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

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| <input checked="" 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 checked="" 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 checked="" 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. and R.'s.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. The subdivision/PUD name, and name and address of the developer and engineer and date of map. |
| <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Provide a landscape plan for the development. |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 12. A note indicating location of all utility easements proposed and existing. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. The layout of water, sewer, and storm drainage systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. A soils report including soil types, seasonal high water table, and percolation rates (if on septic). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. North arrow and scale, all sheets to be numbered. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Location of existing buildings. |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Areas not a part of the subdivision to be designated as "not a part". |
| <input checked="" 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 checked="" 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. (W/A)
31. In the case of plans which call for development over a period of years, a schedule showing proposed time within which applications for final approval of all sections of the development are intended to be filed.
32. Shall prove that no tax is delinquent by placing a certificate signed by the city treasurer to this effect (NRS.278.349(5)) on the plat.
33. Traffic study stating average daily trips generated from the project.
34. A written document indicating the benefits of the development to Carson City, any adverse impacts which may arise from the development and the mitigation programs, and how the proposed development will enhance or benefit the surrounding areas and stating how dust will be controlled. Address how your project complies with the attached NRS278.349(3); addressing each section item by item.
35. Application complete Andrew Miller Date 7/19/06

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

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

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

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

OTHER REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS

YES

NO

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Character materials, texture of the buildings and grounds (color perspective) and elevation perspectives of structures in relation to adjacent buildings shown and provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The landscaping plan provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The required modifications in Carson City's land use regulations (otherwise applicable to the subject property) provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A master plan for the potential development of the property in the area of the proposed PUD which calls for development over a period of years shown. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A schedule showing the proposed time within which applications for final approval of the sections of the PUD are intended to be filed provided. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other information as required by Carson City: <ol style="list-style-type: none"> 1. Minimum site area - 5 acres (unless modified by the Board of Supervisors). 2. Minimum number of units - 5 dwelling units. 3. Minimum periphery setback - 20 feet. 4. Maximum height of structures - 45 feet. 5. Parking standards - as required by Development Standards Division 2. 6. Open space requirement - 30% of gross area of site. Open space can be common or private areas. Private open space shall not constitute more than 25% of the total open space area. Open space shall not include streets (public or private), parking areas, storage, laundry or utility facilities, R.V. and boat storage areas, or areas covered by residential structures. |

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

FOR OFFICE USE ONLY:

FILE # AB - 06 -

AB - 06 - 147

ABANDONMENT OF
PUBLIC RIGHT-OF-WAY

FEE: \$700.00 + noticing fee

PROPERTY OWNER

Ernesto Flores

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

1473 Rifle Range Road - El Cerrito, CA 94530

PHONE # 510-237-0374

FAX # 510-233-3237

- Application Form
- 25 Completed Application Packets
(1 Original + 25 Copies)
- Legal 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.*

E-MAIL ADDRESS erfno1@aol.com

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

Lumos & Associates - Randall Long

MAILING ADDRESS, CITY, STATE, ZIP

800 E. College Parkway Carson City, NV 89706

PHONE #

FAX #

Application Reviewed and Received By:

775-883-7077

775-883-7114

E-MAIL ADDRESS

rlong@lumosengineering.com

Submission Deadline: See attached 2006 PC application
submission schedule.

Project's Assessor Parcel Number(s):

Street Address

ZIP Code

9-263-02

449 W. Roventini Way

Briefly describe location, width and length of the proposed abandonment: 5 feet by 323.45 along
south right-of-way of Roventini Way

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:

It is just a strip abandonment as shown on PM 1954.

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

Existing Roadway

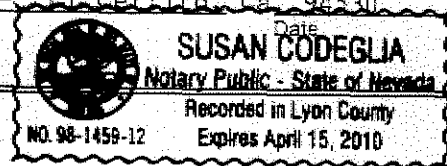
PROPERTY OWNER'S AFFIDAVIT

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

Signature

1473 Rifle Range Rd. - El Cerrito, Ca. 94530
Address

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



STATE OF NEVADA

COUNTY Carson City

On July 11, 2006 Ernesto R. Flores, 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.

Susan Codeglia
Notary Public

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

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL A, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

BEGINNING at the southeast corner of the intersection on Roventini Way and Voltaire Street;

THENCE along the prolongation of the easterly line of Voltaire Street N.00°06'02"W., 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini Way;

THENCE along said line S.89°55'22"E., 323.45 feet to the prolongation of the easterly line of Parcel A as shown on said Parcel Map;

THENCE along last said prolongation S.00°06'02"E., 5.00 feet to the southerly line of Roventini Way;

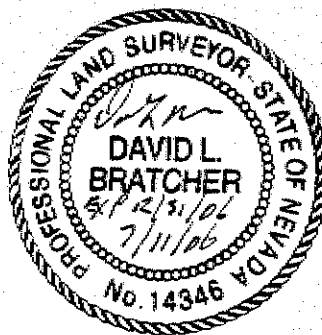
THENCE along last said line N.89°55'22"W., 323.45 feet to the POINT OF BEGINNING.

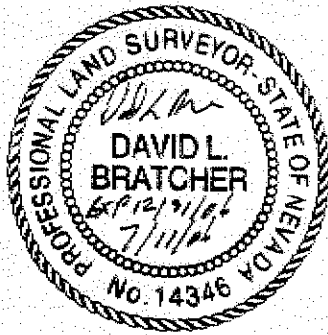
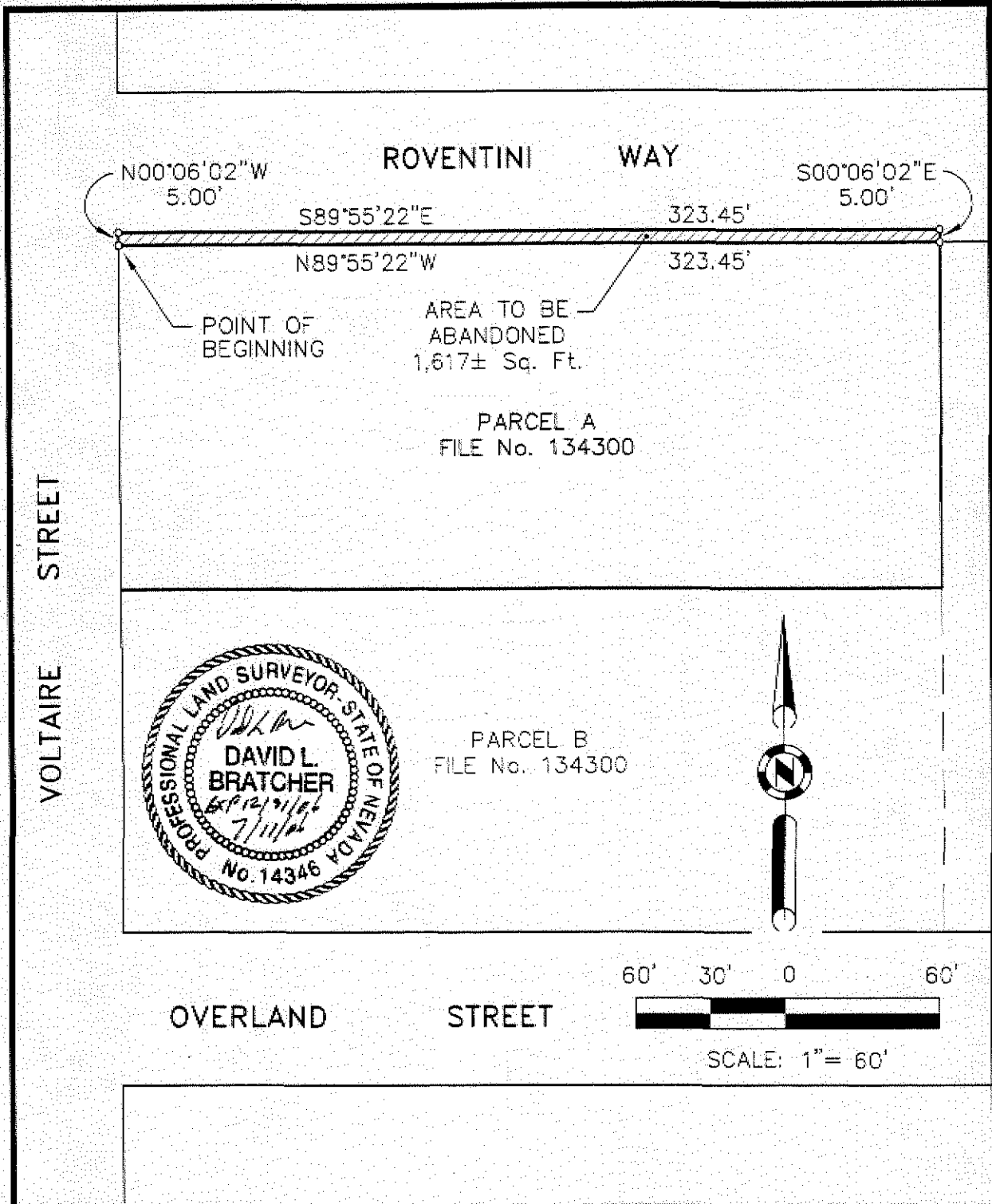
Containing 1,617 square feet, more or less.

The basis of bearings for this legal description is the southerly line of Roventini Way shown as N.89°55'22"E. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada.

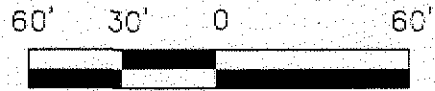
Prepared under the supervision of
David L. Bratcher PLS 14346
178 S. Maine Street
Fallon, NV 89406

END OF DESCRIPTION.






PARCEL B
FILE No. 134300



SCALE: 1" = 60'

 LUMOS & ASSOCIATES 603 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89705 PH. (775) 562-7077 FAX (775) 853-7114	EXHIBIT B	Date: 7-10-06
	ROVENTINI WAY ABANDONMENT TO PARCEL A - FILE No.134300	Scale: 1"=60'
CARSON CITY	NEVADA	Job No: 6613.000 FIGURE B

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

LOCATED AT: 9-263-02 449 W. ROVENTINI WAY PARCEL A
PM 1958

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

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

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

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

Signed: [Signature] AT&T Nevada 7/17/2006
 Signature Company Date

Signed: _____
 Signature Company Date

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

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

LOCATED AT: 9-263-02 449 W. ROYENTINI WAY PARCEL A
PM 1952

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

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

Signed: [Signature] CHARTER COMM. 7/13/06
Signature D.S. MENZEL Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: 9-263-02 449 W. ROYENTINI WAY PARCEL A
PM 1954

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

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

Signed: [Signature] SPPCo 7/17/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: 9-263-02 449 W. ROVENTINI WAY PARCEL A
PM 1954

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

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

Signed: [Signature] SBC 7/18/06
 Signature Company Date

Signed: _____
 Signature Company Date

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

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

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

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

Signed: _____
 Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

H:\Applications\siabar-rcw.wpd

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

FOR OFFICE USE ONLY:

FILE # AB - 06 -

AB - 06 - 147

ABANDONMENT OF
PUBLIC RIGHT-OF-WAY
FEE: \$700.00 + noticing fee

PROPERTY OWNER

Mr. Ernesto Flores

MAILING ADDRESS, CITY, STATE, ZIP

1473 Rifle Range Road El Cerrito, CA 94530

PHONE # 510-237-0374

FAX # 510-233-3237

E-MAIL ADDRESS erfnol@aol.com

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Lumos & Associates Randall Long

MAILING ADDRESS, CITY, STATE, ZIP

800 E. College Parkway Carson City, NV 89706

PHONE #

775-883-7077

FAX #

775-883-7114

E-MAIL ADDRESS

rlong@lumosengineering.com

SUBMITTAL PACKET

- Application Form
- 28 Completed Application Packets
(1 Original + 25 Copies)
- Legal 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.*

Application Reviewed and Received By:

Submittal Deadline: See attached 2006 PC application
submittal schedule.

Project's Assessor Parcel Number(s):

9-263-03

Street Address

Parcel

B PM 1954

ZIP Code

Briefly describe location, width and length of the proposed abandonment: 5 feet by 323.45 feet

strip along north right-of-way of Overland Street

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:

Strip abandonment along north right-of-way of Overland St. as shown on PM 1954.

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

Access along north right-of-way of Overland St.

PROPERTY OWNER'S AFFIDAVIT

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

Signature

1473 Rifle Range Rd. - El Cerrito, Ca, 94530
Address

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

STATE OF NEVADA

COUNTY Carson City

On July 11, 2006 Ernesto R. Flores,

personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Susan Codeglia
Notary Public



Date
SUSAN CODEGLIA

Notary Public - State of Nevada

Recorded in Lyon County

Expires April 15, 2010

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

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL B, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of the intersection on Overland Street and Voltaire Street;

THENCE along the northerly line of Overland Street S.89°56'32"E., 323.45 feet to the westerly line of Parcel B of said Parcel Map;

THENCE along the prolongation of said westerly line S.00°06'02"E., 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

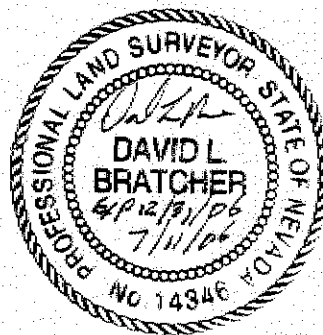
THENCE along last said line N.89°56'32"W., 323.45 feet to the prolongation of the easterly line of Voltaire Street;

THENCE along last said prolongation N.00°06'02"W., 5.00 feet to the POINT OF BEGINNING.

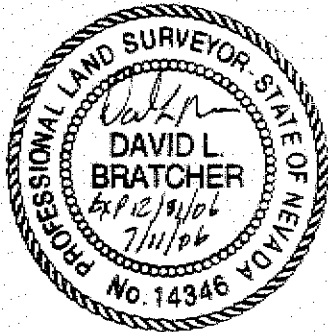
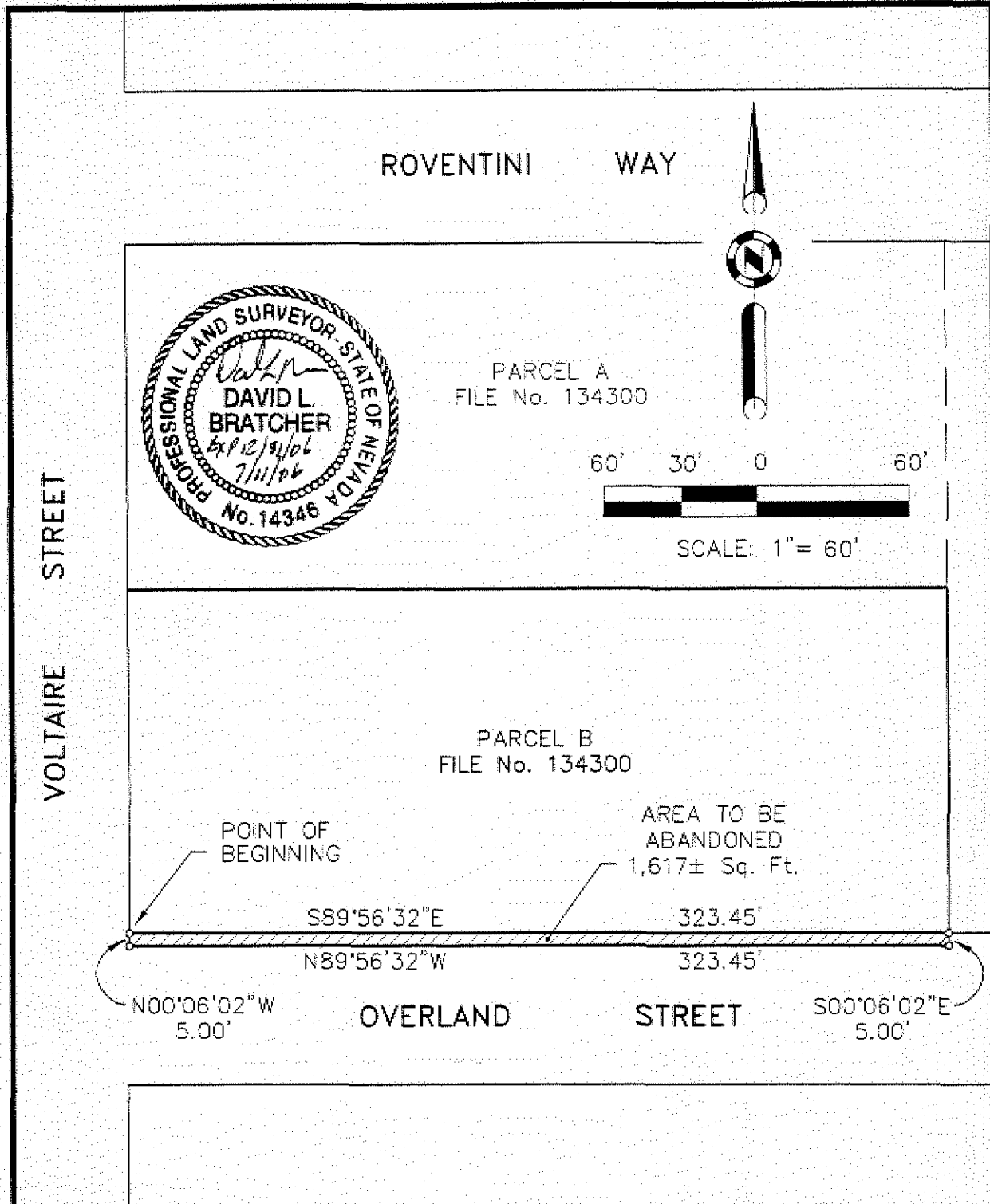
Containing 1,617 square feet, more or less.

The basis of bearings for this legal description is the northerly line of Overland Street shown as N.89°56'32"W. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada.

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



END OF DESCRIPTION.



<p>LUMOS & ASSOCIATES 500 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89708 PH. (775) 863-7077 FAX (775) 863-7114</p>	EXHIBIT B	Date: 7-10-06
	OVERLAND STREET ABANDONMENT TO PARCEL B - FILE No.134300	Scale: 1"=60'
CARSON CITY	NEVADA	Job No: 6613.000
		FIGURE B

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

LOCATED AT: PARCEL B PARCEL MAP 1954 9-263-03

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

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

Signed: [Signature] CHARTER COMM 7/15/06
Signature D. S. MENZEL Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: PARCEL B PARCEL MAP 1954 9-263-03

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

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: [Signature] AT&T Nevada 7/17/2006
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: PARCEL B PARCEL MAP 1954 9-263-03

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

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

Signed: [Signature] SPPC 7/17/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

LOCATED AT: PARCEL B PARCEL MAP 195A 9-263-03

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

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

Signed: [Signature] SW Gas 7/18/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

FOR OFFICE USE ONLY:

FILE # AB - 06 - **AB - 06 - 147**

ABANDONMENT OF
PUBLIC RIGHT-OF-WAY

FEE: \$700.00 + noticing fee

PROPERTY OWNER

Mr. Ernesto Flores

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

1473 Rifle Range Road El Cerrito, CA 94530

- Application Form
- 26 Completed Application Packets
(1 Original + 25 Copies)
- Legal 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.*

PHONE # 510-237-0374

FAX # 510-233-3237

E-MAIL ADDRESS erfnol@aol.com

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Lumos & Associates Randall Long

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE ZIP

800 E. College Parkway Carson City, NV 89706

Submittal Deadline: See attached 2006 PC application
submittal schedule.

PHONE #

775-883-7077

FAX #

775-883-7114

E-MAIL ADDRESS

rlong@lumosengineering.com

Project's Assessor Parcel Number(s):

9-263-04

Street Address

Parcel
C PM 1954

ZIP Code

Briefly describe location, width and length of the proposed abandonment: 5 feet by 162.00 feet south R.O.W.
of Roventini Way: 5 feet by 161.5 +/- north R.O.W. Overland St.

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:

Strip abandonment along existing roadway as shown on PM 1954

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

Access still by Roventini Way and Overland St.

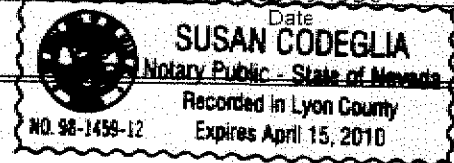
PROPERTY OWNER'S AFFIDAVIT

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

[Signature]
Signature

1473 Rifle Range Rd. - El Cerrito, Ca. 94530
Address

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



STATE OF NEVADA

COUNTY Carson City

On July 11, 2006 Ernesto R. Flores, personally appeared before me, a notary public,
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she
executed the foregoing document.

[Signature]
Notary Public

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

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL C, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way and a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

AREA 1

BEGINNING at the northwest corner of Parcel C as shown on said Parcel Map;

THENCE along the prolongation of the westerly line of said Parcel C N.00°06'02"W., 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini way;

THENCE along last said line S.89°55'22"E., 161.99 feet to the prolongation of the easterly line of said Parcel C;

THENCE along last said prolongation S.00°00'54"E., 5.00 feet to the southerly line of Roventini Way;

THENCE along last said line N.89°55'22"W., 161.98 feet to the POINT OF BEGINNING.

Containing 810 square feet, more or less.

AREA 2

BEGINNING at the southwest corner of Parcel C as shown on said Parcel Map;

THENCE along the northerly line of Overland Street S.89°56'32"E., 161.58 feet to the easterly line of said Parcel C;

THENCE along the prolongation of said easterly line S.00°00'54"E., 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

THENCE along last said line N.89°56'32"W., 161.57 feet to the prolongation of the westerly line of said Parcel C;

THENCE along last said prolongation N.00°06'02"W., 5.00 feet; to the POINT OF BEGINNING.

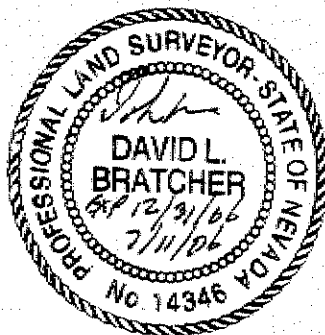
Containing 808 square feet, more or less.

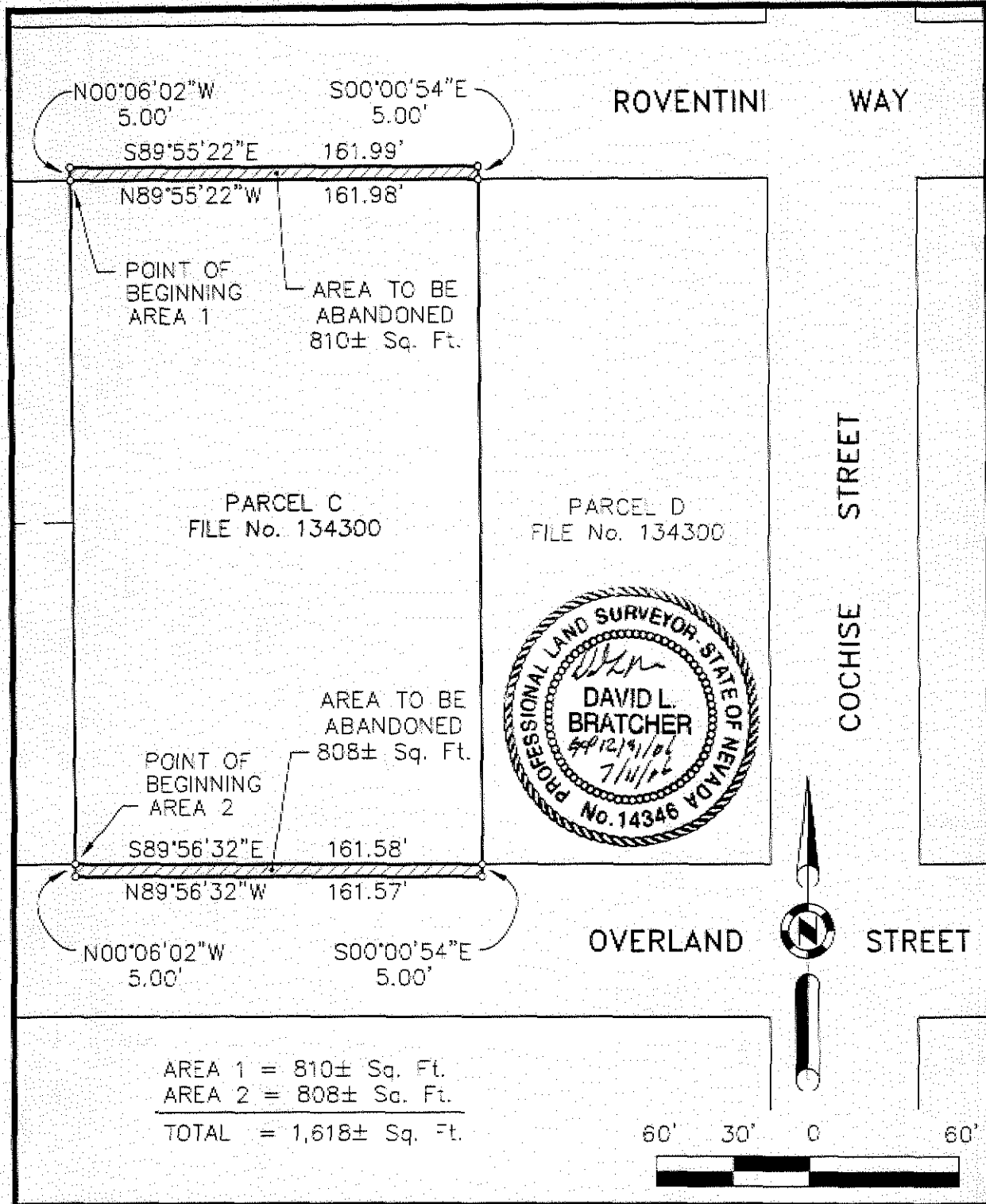
The basis of bearings for this legal description is the northerly line of Overland Street shown as

N.89°56'32"W. on the Parcel Map for Alba J. and
Eva A. Reese, recorded in Book 7 at Page 1954 as
File No. 134300, Official Records of Carson City,
Nevada.

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

END OF DESCRIPTION.







LUMOS
 IS ASSOCIATES
 500 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 PH. (775) 885-7077 FAX (775) 885-7114

EXHIBIT B
 ROVENTINI WAY & OVERLAND STREET
 ABANDONMENT
 TO PARCEL C - FILE No. 134300
 CARSON CITY NEVADA

Date: 7-10-06
 Scale: 1"=60'
 Job No: 6613.000
 FIGURE B

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

LOCATED AT: 9-263-04 PARCEL C PARCEL MAP 1954

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

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: [Signature] AT's T Y Nevada 7/17/2006
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: 9-263-04 PARCEL C PARCEL MAP 1954

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

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

Signed: [Signature] CHARTER COMM 7/13/06
Signature G.S. MENZEL Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

LOCATED AT: 9-263-04 PARCEL C PARCEL MAP 1954

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

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

Signed: [Signature] SPPC 7/17/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: 9-263-04 PARCEL C PARCEL MAP 1954

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

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

Signed: [Signature] _____ SUGS _____ 7/18/11 _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

H:\Application\staban-row.wpd

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

FOR OFFICE USE ONLY:

FILE #AB - 06 -

AB - 06 - 147,

ABANDONMENT OF
PUBLIC RIGHT-OF-WAY
FEE: \$700.00 + noticing fee

PROPERTY OWNER

Mr. Ernesto Flores

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

1473 Rifle Range Road El Cerrito, CA 94530

PHONE # 510-237-0374

FAX # 510-233-3237

E-MAIL ADDRESS erfnoi@aol.com

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

Lumos & Associates Randall Long

MAILING ADDRESS, CITY, STATE ZIP

800 E. College Parkway Carson City, NV 89706

PHONE #

FAX #

775-883-7077

775-883-7114

E-MAIL ADDRESS

rlong@lumosengineering.com

Application Reviewed and Received By:

Submission Deadline: See attached 2006 PC application
submission schedule.

Project's Assessor Parcel Number(s):

9-263-05

Street Address

Parcel

D PM 1954

ZIP Code

Briefly describe location, width and length of the proposed abandonment: 5 feet by 114.4 +/- along south R.O.W.
of Roventini Way: 5 feet by 114.4 +/- along north R.O.W. of Overland St.

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:

Strip abandonment along existing roadway as shown on PM 1954

If you are abandoning an access, explain how the parcel will be accessed: Access still along
Roventini Way and Overland St.

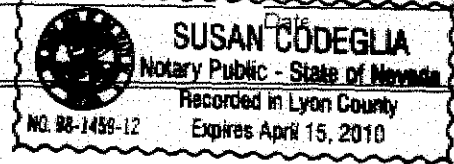
PROPERTY OWNER'S AFFIDAVIT

Ernesto R. Flores being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information
herein permitted is in all respects true and correct to the best of my knowledge.

Signature

1473 Rifle Range Rd. - El Cerrito, Ca 94530
Address

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



STATE OF NEVADA

COUNTY Carson City

On July 11, 2006 Ernesto R. Flores, 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.

Susan Codeglia
Notary Public

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

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

**LEGAL DESCRIPTION OF
RIGHT OF WAY ABANDONMENT
TO PARCEL D, FILE No. 134300**

EXHIBIT A

All that certain real property located within a portion of the NE 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M. Carson City, Nevada, being a portion of Roventini Way and a portion of Overland Street as shown on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as File No. 134300, Official Records of Carson City, Nevada, more particularly described as follows:

AREA 1

BEGINNING at the southwest corner of the intersection of Roventini Way and Cochise Street;

THENCE along the southerly line of Roventini Way N.89°55'22"W., 114.37 feet to the westerly line of said Parcel D;

THENCE along the prolongation of said westerly line N.00°00'54"W., 5.00 feet to a line lying 5.00 feet distant and parallel with the southerly line of Roventini Way;

THENCE along last said line S.89°55'22"E., 114.37 feet to the prolongation of the westerly line of Cochise Street;

THENCE along last said prolongation S.00°00'54"E., 5.00 feet; to the POINT OF BEGINNING.

Containing 572 square feet, more or less.

AREA 2

BEGINNING at the northwest corner of the intersection of Overland Street and Cochise Street;

THENCE along the prolongation of the westerly line of Cochise Street S.00°00'54"E., 5.00 feet to a line lying 5.00 feet distant and parallel with the northerly line of Overland Street;

THENCE along last said line N.89°56'32"W., 114.37 feet to the prolongation of the westerly line of said Parcel D;

THENCE along last said prolongation N.00°00'54"W., 5.00 feet to the northerly line of Overland Street;

THENCE along last said line S.89°56'32"E., 114.37 feet; to the POINT OF BEGINNING.

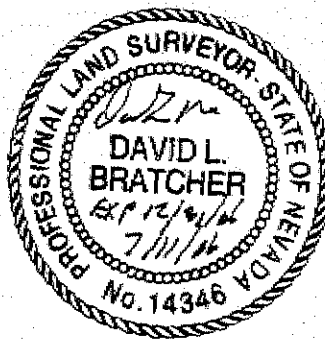
Containing 572 square feet, more or less.

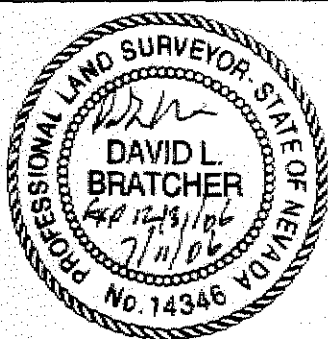
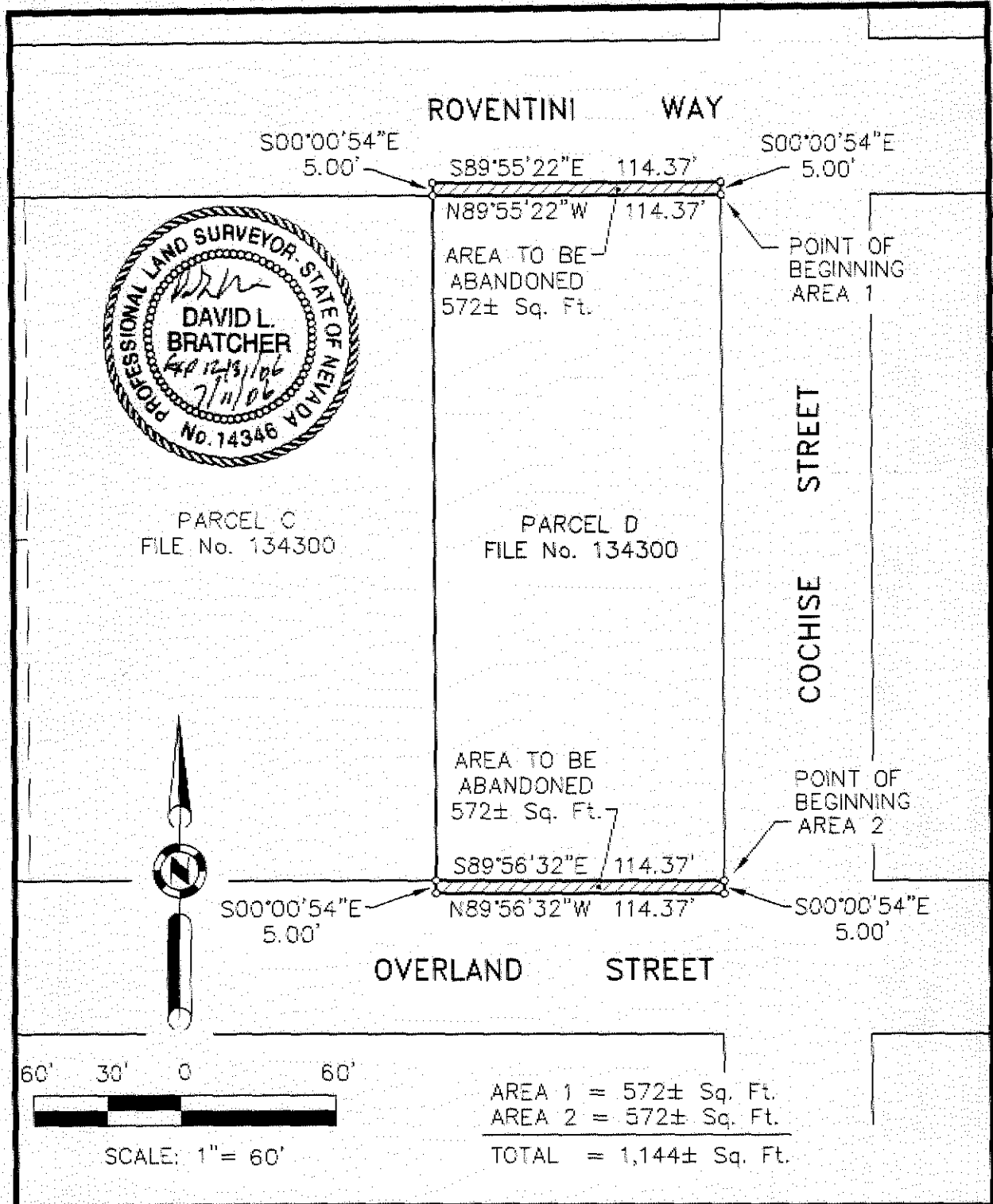
The basis of bearings for this legal description is the northerly line of Overland Street shown as N.89°56'32"W. on the Parcel Map for Alba J. and Eva A. Reese, recorded in Book 7 at Page 1954 as

File No. 134300, Official Records of Carson City,
Nevada.

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

END OF DESCRIPTION.





PARCEL C
FILE No. 134300

PARCEL D
FILE No. 134300



SCALE: 1" = 60'

AREA 1 = 572± Sq. Ft.
 AREA 2 = 572± Sq. Ft.
 TOTAL = 1,144± Sq. Ft.

LUMOS
 AN ASSOCIATE
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89705
 PH. (775) 853-7077 FAX (775) 853-7114

EXHIBIT B
 ROVENTINI WAY & OVERLAND STREET
 ABANDONMENT
 TO PARCEL D - FILE No. 134300
 CARSON CITY NEVADA

Date: 7-10-06
 Scale: 1"=60'
 Job No: 6613.000
 FIGURE B

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

LOCATED AT: 9-263-05 LOT D PARCEL MAP 1954

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

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: [Signature] AT&T Nevada 7/17/2006
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

LOCATED AT: 9-263-05 LOT D PARCEL MAP 1954

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

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

Signed: [Signature] CHARTER COMM 7/13/06
Signature J.S. MENZEL Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

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

LOCATED AT: 9-263-05 LOT D PARCEL MAP 1954

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

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

Signed: [Signature] SPPC 7/17/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

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

LOCATED AT 9-263-05 LOT D PARCEL MAP 1954

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

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

Signed: [Signature] [Signature] 7/8/06
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

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

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

Signed: _____
Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

*Application tab on row void

**APPLICATION FOR ZONING MAP AMENDMENT
RIGHT-OF-WAY ABANDONMENT
AND
PLANNED UNIT DEVELOPMENT / TENTATIVE MAP**

Introduction

The Applicant Roventini, LLC ("Roventini") owns four parcels of land (APN's 09-262-02, 03, 04 and 05) within the city limits of Carson City ("City"). The property is bordered on all four sides by existing City streets: Overland Street, Roventini Way, Cochise Street, and Voltaire Street. The property has a split zoning of SF1A and COMM, and the recently adopted Carson City Master Plan ("Master Plan") designated the parcels as Mixed Use Residential ("MUR"). The existing City zoning ordinance does not have a zoning district matching the MUR designation. Until the City establishes such a district, the Master Plan states that the property should be zoned to the most appropriate zoning district and utilize a Planned Unit Development to fulfill the goals and intent of the Master Plan. Roventini is requesting the City approve a zoning map amendment application to re-zone all four parcels to the most appropriate zoning district of MFA, approve a five-foot abandonment request for Roventini and Overland streets, and approve a Planned Unit Development/Tentative Map Application.

Description of the Project

Roventini is seeking to develop all four parcels as a Planned Unit Development ("PUD") with 75 single-family detached residential units. The parcels are located in an area identified as MUR in the City's Master Plan. A MUR district is "intended to promote self-supporting neighborhoods which contain medium to high-density housing predominantly (with a mix of types and intensities), but that also includes retail, small lot single-family residences, offices or live-work units." The Master Plan further states that a MUR development should be reviewed within the surrounding context and specific facts of the development. By rezoning the four parcels to MFA and developing the project as a residential PUD, Roventini is fulfilling the intended purpose of the MUR land use category and complying with the guidelines established in the Master Plan.

The development provides for a unique residential product that is not readily available in Carson City because it orients the building toward the streets and provides rear entry garages, thus deemphasizing the automobile. Additionally, this development provides open space, front door promenade and central park area, while minimizing individual lawns and lot size. This type of housing product is compatible with the surrounding neighborhood and blends well with the existing and planned commercial uses. The development will return the area to a "traditional" urban neighborhood.

The overall density for the Project is 20 units per acre. Each unit will be owned in fee simple, and the "lot area" will be comprised of the building footprint. All other areas within the

Project are common area to be owned and maintained by a Homeowners Association ("HOA") ensuring the integrity of the open space, and it does not deteriorate over time. Most units will be provided a courtyard located on the side of the unit. The courtyard will be private common area where the HOA will grant an exclusive maintenance and use easement to the owner. All public streets exist, and Roventini will improve them by placing sidewalks and curb and gutter along one side of the existing streets. Additional improvements include pavement widening, along with utility improvements, including sanitary sewer, storm drain and water.

To provide aesthetic relief and visual interest, Roventini is utilizing a variety of techniques. Stamped concrete is placed throughout the development, and trees will be planted along the existing streets. All street trees will be within the project's boundaries and maintained by the HOA. The front of the houses are located as close as possible to the internal and external walkways to further emphasize the traditional neighborhood concept, where houses were set close to street frontages. Articulation is provided by the use of different exterior paint colors, materials and rooflines. All units have front porches encouraging people to sit outside and meet with their neighbors. There are two different housing products with each product having three different exterior elevations. (See Conceptual Rendering.)

Street lighting is located along all four public streets, and low-level pedestrian lighting is located along the walking paths within the development. Streetlights will be placed at the four corners of the property, and Roventini anticipates the property owners on the opposite sides of Overland Street and Roventini Way will install streetlights at the center of the property. Internal lighting will be provided through the central courtyard/promenade and along the paths. (See photometric plan.)

Cluster mailboxes are provided in the development. Roventini submitted a site plan to the United State Postal Service for review and comment. As per its request, mailboxes will be clustered and located on Overland Street and Voltaire Way. Roventini anticipates two mailbox clusters on Overland Street and one on Voltaire Way with the appropriate size pad being provided. (See tentative map for exact location.) Roventini will name the alleys and street addresses will be based on alley names.

ZONING MAP AMENDMENT FINDINGS OF FACT

In the Master Plan, the City identified specific criteria for a MUR project. Within the following discussion concerning the findings of fact for a zoning map amendment, Roventini also includes some discussion of these criteria. Further analysis is provided in subsequent sections.

A. The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project, and the Zoning Map Amendment must help the City achieve the goals of the Master Plan.

Since the City does not have a mixed-use zoning category, the closest and most appropriate zoning category is MFA. This zoning classification and the project support the goals and policies of the Master Plan for the general mixed-use policies, the specific mixed-use residential category, and the overall goals and guiding principles of the Master Plan. These goals and objectives are designed to allow the City "to establish a more diverse mix of uses within the community and to encourage a more efficient use of the City's limited developable land by encouraging the development of commercial services, employment opportunities, a diversity of housing (both in terms of housing type and density) and an array of services, such as civic uses, entertainment, shopping, and parks that can meet many residents' day-to-day needs within a close proximity." This project meets this Master Plan goal.

For the specific mixed-use residential goals and policies (Master Plan Chapter 3 MUR 1.1-1.8), the project fulfills all of the criteria. A mixed-use residential development should have a higher density, provide a mix of uses, include open spaces and a mix of housing types, and compliment surrounding neighborhoods. In developing these criteria, however, the City recognized parcels less than 10 acres have constraints and limitations for the proportion of mixed uses a property owner may be able to provide, i.e., the smaller the parcel, the more difficult to provide a variety of uses. When a project is less than 10 acres, the site may be one hundred percent residential, especially if the site is adjacent to a mixed-use activity center or commercial area. Additionally, the developer may provide a single type of housing product.

This project falls squarely within these parameters. The project is all residential, but the site is less than 10 acres and is adjacent to existing and planned commercial uses. In order to appropriately evaluate the project, the surrounding area must be considered and assessed with the project. Property to the north, south and east are shown on the Master Plan as either commercial or mixed-use commercial, so the commercial element of a mixed-use project is adequately provided for through existing and anticipated commercial development. The residential component, however, is not currently present, and this project provides this missing element.

The residential product is unique to the City and provides a different option for buyers. Instead of the usual tract subdivision home with a ¼-acre to ½-acre lot, this project gives buyers, such as those with a busy lifestyle or retirees, who do not want to maintain lawns and are seeking to minimize maintenance time and effort, a housing choice that fulfills their needs. Individual lawns are replaced by common open space, but a small private courtyard is provided

for each unit and is easy to maintain. This project promotes high quality development sought by the City with its pedestrian connections, use of stamped concrete, articulated and various building facades, and a variety of exterior colors and tree-lined streets. (See architectural renderings.)

Additionally, the proposed density is within the 3-36 dwelling units anticipated by the Master Plan, and the location enables residents to meet their day-to-day needs within easy walking distance. Within walking distance of the property are a commercial retail center, which includes an Albertson's, two local banks, a pizza restaurant, sporting store, dry cleaners, and the Cochise Retail Center, which includes a bookstore, Chinese restaurant, and a dance studio. North of Clearview Drive is the planned Fandango development, which includes a multiplex 10-screen theater at Clearview Drive and Curry along with high density residential. Paths and open spaces are placed throughout the development, and the paths connect to promenades, central park and exterior sidewalks, which pedestrians may utilize to access other properties. There are no exterior walls to the property isolating the project from other uses. The design blends in with the existing single-family residential houses to the west and north. The height of the units does not exceed the maximum height permitted by the Code, and the project area acts as a transition from the low density residential to the commercial development along Highway 395. Scale and intensity, therefore, is appropriate.

By considering the area as a whole (See Exhibit B), the entire area serves as a mixed-use center, thus fulfilling the City's guiding principles:

1. A Balanced Land Use Pattern.
2. Livable neighborhoods and Activity Centers.
3. A Connected City.

The project provides a compact, higher-density residential development within an area already served by larger lot single-family homes and commercial development. The project provides connectivity through the construction of new sidewalks along all street frontages, and ensures the project is "livable" because it is a high quality design (See Exhibit L), is a stable and cohesive neighborhood, and is compact with efficient use of space and within the broader context of the area as a mixed use development.

B. The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.

The project will not have any detrimental impacts on surrounding property owners. Traffic volumes are projected to be in the order of 440 daily trips generated from the development, with morning and evening peak hour increases of 33 and 39 vehicles respectively which will be distributed along Roventini Way and Overland Street. The existing level of service (LOS) for the surrounding intersections (Cochise Street and Clearview Street, Clearview Street and Hwy 395, Overland Street and Cochise Street), as analyzed within the project Traffic Impact Study, remains at their current LOS. Specifically, the addition of the development does not change the existing LOS for the surrounding intersections. Noise levels will be of a level generally associated with a residential subdivision.

The proposed use of the property is compatible with existing and planned surrounding uses. The current uses of the surrounding properties are a mix of residential and commercial. The adjacent properties' current zoning and uses are:

North: SF1A and Retail Commercial, Cochise Retail Center.
South: SF1A, vacant.
East: Retail Commercial, Albertson's.
West: SF1A, single-family detached.

With the City's recent adoption of its updated Master Plan, the area surrounding the project area has been identified as Mixed-Use Commercial, Community/Regional Commercial, Mixed-Use Residential and Single Family Residential. (See Exhibit B) The area, therefore, is seen on the whole as a mixed-use area with commercial and residential uses existing together. The properties adjacent to Roventini's project are designated:

North: Mixed Use Residential and Community/Regional Commercial.
South: Community/Regional Commercial.
East: Community/Regional Commercial.
West: Low Density Residential.

Roventini assumes the property to the west is designated as low density residential because all of the residential units currently exist, and the City is not anticipating this area to be redeveloped in the near future. With this existing low-density use, Roventini's project provides a transition between low density residential and the more intense existing and planned commercial uses to the north, south and east.

The City is currently reviewing an application regarding the property to the southeast (APN 09-266-02) for a commercial development. It is Roventini's understanding that the Ribeiro Companies will be removing the mobile home park on this parcel and constructing a commercial development. Between the Ribeiro project and this project, the area will move into greater conformance with the Master Plan as more residential and commercial development is constructed.

C. The Zoning Map Amendment will have a general benefit to the people of the City as a whole.

By rezoning the property to MFA and developing the project as a higher density residential development, the people of the City benefit as a whole because it fulfills the intent of the Master Plan. To summarize the overall intent of the Master Plan, the City is seeking a variety of housing types within close proximity to other uses (commercial, public facilities, parks), which may be easily accessed by pedestrians. This project meets this overriding goal. More importantly, the project addresses three trends identified in Appendix A.

1. The City's population is aging and has different housing needs that need to be addressed.
2. To address population growth increased densities for residential development should/must be considered.
3. There is a limited supply of land for residential use.

This project utilizes the available land in the most efficient manner possible because it provides single-family detached housing but at higher density, thus maximizing the amount of housing available on a relatively small piece of property. Additionally, it helps address the future needs of an aging population by providing housing within walking distance of grocery stores and other commercial services, and limits the amount of outside maintenance needing to be performed by residents. Within a mile and a half radius, there is a Savon, Wal-Mart, Raley's, a variety of restaurants, and Ross Gold Park is about three tenths of a mile from the project site. A person residing in this development will not be reliant on an automobile for every day activity.

D. Impacts on Public Services and Facilities.

See discussion under Finding for Tentative Map Approval Section A through I.

MIXED-USE EVALUATION CRITERIA

Since the City does not have a specific mixed-use zoning district, the Master Plan identifies criteria in evaluating a mixed-use development. Roventini is meeting all of the criteria and has provided an initial discussion of these criteria in its conceptual plan submittal. The following provides a more in-depth discussion of these criteria.

1. *Are the types of uses and percentage of different uses consistent with the relevant Master Plan policies?*

Yes. As stated in the Zoning Map Amendment Findings, the Master Plan acknowledges smaller developments, i.e., those less than 10 acres, may be one hundred percent residential, especially if a proposed development is adjacent to or in near proximity of planned or existing commercial uses. The overriding goal of the Master Plan and its identification of mixed-use developments is to provide pedestrian friendly and less carcentric development with the City. The City wants livable and walkable communities, and this project fulfills this vision. The development is within easy walking distance of numerous commercial services (banks, grocery store, restaurants, etc.) and community parks (Ross Gold). The compact and pedestrian oriented design (garages are at the rear of buildings, all units have front porches, numerous sidewalks and promenades are provided, etc.) encourages people to walk and engage in their community and surroundings.

2. *Are the activities generating uses (e.g., retail/commercial) concentrated along primary street frontages?*

N/A

3. *Are large activity generating uses (e.g. retail/commercial) located so as to minimize impacts of loading areas and other facilities on existing neighborhoods?*

N/A

4. *Are residential uses well integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?*

Yes. The primary commercial development and the most commanding in the area is the Albertson's. It is a large-scale grocery store with the appropriate surface parking. On the opposite side of the property are single-family residential houses, which are a much smaller scale. In order to blend in with both uses, the housing units for this project are three stories, approximately 25-feet wide and 30-feet high. This scale provides an appropriate transition between the commercial and residential uses.

Further assisting the integration between the buildings is the existing topography. Since the area slopes down from Voltaire to Cochise, the existing residential structures are located well above the project site and Albertson's. The existing residential will remain above the proposed residential and Albertson's, thus retaining the primary focal point when the area is viewed from Cochise.

5. *Do the proposed housing types and densities promote activity and support non-residential uses in the development or in close proximity to the development, as applicable?*

Yes. With a density of 20 residential units per acre, this development will help support existing and future commercial business. Since the development is modeled after traditional urban neighborhoods, it is anticipated future residents will walk to nearby commercial uses and patronize those establishments instead of driving to other areas. With numerous commercial businesses within a one-mile radius of the property, it will be easier and quicker for residents to shop at the neighborhood establishments than to travel by car to commercial businesses farther away.

The type of housing also promotes the existing and anticipated commercial development because the anticipated buyers are retirees or young professionals. These buyers are more likely to expect/want commercial businesses within walking distance of their residence and will patronize these establishments.

6. *Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned land use in terms of its scale and intensity?*

Yes. The single family detached housing is consistent and compatible with the surrounding neighborhoods and planned development. Since there is existing single family detached and large-scale commercial development on the east and west sides of the project, it must be compatible with both of these uses and blend in with them. With the higher density, the project is compatible with the commercial development since one normally expects to have higher density residential adjacent to commercial. Due to the fact it is a detached product with an abundance of open space, it remains compatible with the existing single family residential. The scale of the residential units is large enough to provide transition to the commercial uses, but it is not so large that it will overpower the existing residential.

7. *Does the development contain a mix of housing types that is appropriate to its scale, location, and land use category?*

Yes. The underlying zoning for the property will be MFA. In the MFA zoning district, higher intensity, clustered developments are anticipated and encouraged. It is located in an urban area and a block and a half from Highway 395, a major thoroughfare. This type of project is completely expected and encouraged in this type of environment. City services (water and sewer) as well as parks already exist in the area, so services do not need to be extended. The proposed housing product meets the needs of urban residents by providing HOA maintained common area and pedestrian access to internal and external uses.

8. *Does the development achieve at least the minimum density range for the applicable land use category?*

Yes.

9. *Does the development exceed the maximum density range for the applicable land use category?*

No.

10. *Do vehicular and pedestrian ways provide logical and convenient connections between proposed uses and to adjacent existing or proposed uses?*

Yes. A sidewalk exists along the east side of Cochise Street. Roventini will construct sidewalks along the west side of Cochise and the project side of all of the other streets. These sidewalks provide a pedestrian corridor to the surrounding commercial development and allow pedestrians to access other sites without walking in the street. Crosswalks will be placed at the intersections of Cochise Street, and Overland Street and Cochise Street and Roventini Way. Since the development is more pedestrian oriented and provides a quiet community oriented streetscape, vehicular connection is not an issue, i.e., interconnectivity of streets. Roventini is not constructing any public streets as part of the development, but vehicles entering or leaving the development can easily access the existing streets and then travel a short distance to Hwy 395.

11. *Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points, discourage through traffic in adjacent residential neighborhood and provide neighborhood access to on site uses?*

Yes. Vehicular traffic from the development will access either Roventini Way or Overland Street from the alleys. The interior alleyways will distribute traffic to Roventini Way and Overland Street and ultimately to US 395 via Clearview Drive. Cochise Street also intersects with S. Curry Street to the north and vehicles may travel to this street.

There are no adjacent residential subdivisions through which traffic from the development would travel through. Cochise Street dead-ends at Junction Drive and Overland and Roventini Way dead end at Voltaire Street. There is no connection to other streets through the existing residential areas.

12. *If the development is located along a primary street frontage, have existing or proposed transit routes and stops been incorporated?*

As outlined in the tentative map discussion, JAC has existing transit stops within the area. The closest one appears to be at the Jack-in-the-Box, which is 0.4 miles north of the project site, a fairly easy walking distance. This is considered a reasonable walking distance according to the Unified Pathways Master Plan (7.2 "Transit Routes"). The closest PRIDE stop is on Clearview Avenue on the east side of Highway 395. Should JAC or PRIDE request another transit stop in the area, Roventini will assist them in locating such a spot.

13. *Is surface parking distributed between the side and rear of primary buildings and away from primary street frontages?*

N/A, but garages are at the rear of the houses, so no vehicles are visible from the streets.

14. *Are larger parking lots organized as a series of smaller lots with clear pedestrian connections and landscape buffers as dividers?*

N/A

15. *Is surface parking screened from surrounding neighborhoods and pedestrian walkways?*

N/A

16. *Is structured parking integrated with adjacent structures in terms of its design and architectural character?*

N/A

17. *Are structured parking facilities "wrapped" with retail or residential uses at the street level to provide a more inviting pedestrian environment?*

N/A

18. *Are transitions in building massing and height provided to relate to surrounding development patterns?*

Yes. The issue of massing is usually more relevant for large buildings or office complexes, and generally "a building's massing should contribute positively to a pedestrian friendly public realm." (American Planning Association. Planning and Urban Design Standards. New Jersey: John Wiley & Sons, Inc., 2006. 470.) The development is very pedestrian friendly. There are no exterior walls or fences, and tree lined sidewalks are provided. Buildings are oriented toward the street frontage, located close to public walks, and height is not overwhelming or of such a size to block out natural light.

Again, the most important aspect in determining scale is pedestrian friendliness and appropriateness within the surrounding context. (Id. at 468). The project's two and a half story design and careful placement on the natural slope provide a compatible and complimentary visual transition to the variety of residential and commercial buildings on surrounding properties. The height of the units will not overwhelm pedestrians or surrounding property owners. At 30 feet in height, the units are similar to traditional two story residential structures. Also, the existing residential units to the west are located at a higher point, so most of the proposed units finished floor elevation is below the finished floor elevations for the existing residences. This provides a transition from the existing residences to the Albertson's.

19. *Is the new development well integrated into the surrounding neighborhood, rather than "walled off," consistent with the mixed-use policies contained in the Master Plan?*

There are no walls within the development. The only fences provided are for the side yard courtyard for each residential unit. These courtyards are located on the interior of the project and do not abut any of the existing streets. From any existing street, a passerby will see and experience a quiet tree-lined sidewalk and the ability to see the development from the

street level. The entire layout is designed to make the development be a part of the existing community and promote integration through pedestrian friendly corridors and building orientation toward the streets.

20. Does the development provide public spaces to serve residents and the larger community?

The area within the development is private, and all common area may be used by the residents. The common area is available for gathering, congregating and passive recreation.

21. Are public spaces appropriate in terms of their size and active vs. passive features provided given the scale and location of the proposed development?

Based on an estimated occupancy of 2.44 people per unit, Roventini estimates this development will add an additional 185 people. The passive recreation area provided is appropriate for a development of this size. A standard estimation of park space from the National Recreation and Parks Association ("NRPA") states parks should be provided at a rate of five acres per 1000 people. Based upon this calculation, a development of this size should set aside 0.9 acres for open space/park. This project exceeds this standard by setting aside 31 percent (31%) or 1.19 acres of the project area as common/open space.

A private passive recreation area is appropriate for this development because: (1) it is a small development and is not of a significant size to warrant pools, tennis courts, etc.; (2) small public pocket parks are costly to maintain for a municipality and are usually discouraged; and (3) Ross Gold Park is less than one mile away, and it has active recreational amenities.

22. Are parks and trails provided consistent with the Parks, Recreation and Unified Pathways Master Plan?

Yes. The City finalized the Parks and Recreation Master Plan ("PRMP") in March 2006, and like the Master Plan, it identified numerous goals and policies along with implementation strategies. For this project, the most applicable implementation strategies are: (1) new developments should provide neighborhood parks to meet the needs of their residents; (2) meet the minimum LOS; (3) provide basic amenities as identified in 6.2.2 of PRMP; and (4) include natural characteristics (xeric, native grasses, boulders, rolling landforms, etc.). This development meets all of these recommendations.

The PRMP recommends in 6.1.3 that the City adopt a LOS methodology for parks and recreation program planning. Since one does not currently exist, Roventini is utilizing two different LOS standards¹. The NRPA historically recommended five acres per 1,000 people (1 to 200 ratio), which translates into a LOS of 5. The PRMP states for neighborhood parks the LOS should be 2 (1 to 500 ratio). In calculating the area for the walking paths and central promenades (excluding side yard courtyard), the development has 0.9 acres for park and a projected population of 185. This translates into a 1 to 205 ratio or a LOS of 4.9, which greatly exceeds the City's goal of a LOS of 2. The promenade and walking trails are for the use of the residents and should mitigate the impacts to existing neighborhood parks.

¹ LOS for parks is defined in terms of acres per 1000 people. Five acres per 1000 people equal a LOS of 5. Two acres per 1000 people equal a LOS of 2. The higher the LOS is, the more acreage per person.

The promenade area and areas around the walking paths will be landscaped with trees, shrubs and grasses. All efforts will be made to landscape using native and low water using vegetation. For a traditional neighborhood park, the PRMP recommends shade trees, trashcans, restrooms, drinking fountains, benches, dog waste disposal stations, picnic tables and children's play equipment. With the amenities being provided, this development fulfills the intent of these recommendations.

For the Unified Pathways Master Plan ("UPMP"), the most applicable goals and objectives relate to sidewalks. The development is not adjacent to any proposed or existing trail networks, and except for Cochise Street, the surrounding streets are minor streets that can accommodate bicyclists without designating bike lanes. Pedestrian sidewalk standards are met. On local streets, the UPMP recommends sidewalks be a minimum of five feet in width, concrete surface, shade trees, crosswalks, and may be attached to back of curb. Sidewalks for this development are five feet wide, paved, have street trees on the interior and are attached to the curb. Since Voltaire Street, Overland Street and Roventini Way are local streets, sidewalk separation from the adjacent streets is not required for safety concerns. All sidewalks will be ADA compliant and provide free movement, i.e., no obstructions from light poles, fire hydrants, vegetation, etc. Crosswalks, clearly striped, will be placed at Roventini Way and Cochise Street, and Overland Street and Cochise Street.

Bike lanes are not needed or required on local streets. Accordingly to the City, Cochise Street is being upgraded to a collector street and will require a bike lane(s). Roventini will be doing the upgrades.

PLANNED UNIT DEVELOPMENT (PUD) STANDARDS

Roventini utilized the applicable PUD requirements when designing its site plan and drafting the Tentative Map. The following outlines the applicable standards, compliance with these standards, and any variations Roventini is requesting.

Minimum site area

Per 17.09.095(1), the minimum acreage for a PUD is five (5) acres, but the Board may modify this standard when proper planning justification is presented by the landowner. In Appendix C of the Master Plan, the City identifies the PUD as an appropriate and acceptable alternative for developing properties within the MUR land use category. The PUD gives Roventini the flexibility to design the development to comply with the goals and objectives of the Master Plan by allowing a higher density development, a pedestrian friendly atmosphere, and more open space. The 3.84 acres of the proposed Roventini project includes a complete block, which allows the project to fully capture a pedestrian friendly and cohesive community by encompassing the development of all four street frontages. With existing single-family residential on the north and west side of the property, and commercial on the south and east, there is a potential for a conflict of uses between both apparent disparate uses. Roventini's single family detached residential development provides a congruent transition between both uses while adding architectural definition and character to the community.

With the PUD, Roventini can provide a residential density consistent with the Master Plan, and be compatible with the existing single-family detached units. Roventini's single-family detached project is more compatible with existing and proposed uses than an apartment complex or townhome development.

Density

Maximum density for the MFA zoning district is 29-36 units per acre, so the project at 20 units per acres is well below the maximum density. Per the PUD ordinance, the maximum density is 26.5 units per acre, of which this project is well below.

Setbacks

Per 17.09.095(3), the minimum performance standards of the underlying zoning district may be reduced "for better utilization of the land to produce a housing environment of stable and desirable character consistent with the objectives of this chapter and the master plan." MFA required setbacks, PUD setbacks, and Roventini's proposed setbacks and minimum building separations are identified below.

MFA Setbacks

Front 20'
Side 10'
Street side 15'
Rear 20'

PUD

Periphery 20'

Proposed Setbacks

Front 25' (Structure to Structure)
Side 10' (Structure to Structure)
Rear 26' (Structure to Structure)
Periphery 4.5'

According to the Code, the MFA district is "intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments," but single-family dwelling units are permitted. (18.04.105.) Since the MFA is designed with duplexes, townhouses and high density apartments, the setbacks are appropriate for those uses because one anticipates attached units, and a 10-foot side setback ensure minimum building separation between buildings is maintained. Roventini's proposed side setback from structure to structure of ten feet fulfills this requirement.

For the periphery setback, the units facing Voltaire Street are provided over 30 feet of separation between the unit and the edge of the driving lane on street parking, sidewalks and landscape strips are in between houses and driving lane). For the units facing Cochise Street, there is 24 feet between the unit and drive lane. Units along Roventini Way and Overland Street will be provided approximately 20 feet of separation from the unit to the drive lane. Since public streets bound the project, a buffer between the vehicular elements and the projects has been provided while allowing the project to provide a curb side or front porch community. Buffering a road is not an appropriate goal of the PUD. As for green space, all street frontages will have tree lined landscape areas creating a pedestrian friendly streetscape. Since the units face Cochise Street and Overland Street, a 20-foot periphery setback would undermine the City's own Master Plan, which encourages pedestrian friendly and traditional neighborhoods. The farther a residential structure is setback from a street, the less pedestrian friendly. The closer the residential unit is to a street, the more pedestrian friendly because the front porches are closer to where neighbors walk, thus bringing neighbors together. The proposed periphery setbacks are more appropriate for this type of development, and more in line with the vision expressed in the Master Plan.

Parking

For a PUD, the Code requires two parking spaces per dwelling unit, plus one parking space per two units to be classified as guest parking. With 75 residential units, the Code requires 188 parking spaces. Roventini is providing 150 spaces because each unit has a two-car garage. Roventini is requesting a waiver for the additional 38 spaces required by the PUD process for guest parking. The lesser parking requirement is appropriate for this development because: (1) the use is similar to a single-family subdivision, which only requires two spaces per unit; (2) the MFA zoning district only requires two spaces per unit; and (3) lesser parking requirements are appropriate for a MUR development.

One of the primary goals of the Mixed Use Residential designation is to promote pedestrian friendly and pedestrian oriented development. By requiring more parking than

required for a standard single-family subdivision, this goal is undermined. To promote a more pedestrian friendly environment, less parking should be required, not more. One of the basic tenets of encouraging people to walk is to provide less parking. The more parking spaces a community provides, normally, the less pedestrian activity. These three streets could accommodate approximately 38 parked vehicles and could be utilized by the community.

RV parking and boat storage is not permitted in the development; therefore parking for those uses is not an issue.

Open Space and Sidewalks

A PUD must have a minimum thirty percent (30%) of the total site as open space, and of that 30%, only 25% may be private open space. The project's proposed 1.15 acres of open space and 0.28 acres of private open space comply with the minimum standards. Specifically, the project has 31% open space, of which 18% is private open space. The project has north and south promenades, a central park, and an east to west walkway as open space. The private open space is the side courtyards for the residential units. Instead of including the side yard in the total lot area and thus owned by the unit owner, the side courtyard is owned by the HOA and then an exclusive easement is granted to the unit owner for use and maintenance. (See Exhibit O and Exhibit D).

Throughout the open space/common area, meandering sidewalks have been placed providing access to all open space/common areas. The sidewalks lead to the central courtyard/promenade, and provide both easy accesses to this area and a visual and recreational amenity for the project. Residents may utilize the paths to access the central courtyard/promenade, which will serve as a central gathering place for the residents of the development. With a central gathering place, this helps build a sense of community and encourages people to meet their neighbors.

Currently, there are no existing sidewalks on any of the public streets abutting the project, and Roventini will provide five-foot wide sidewalks on all of the public streets bordering the property along with a landscape strip. The addition of these sidewalks provides connectivity to the surrounding properties, especially the commercial areas, thus allowing residents of the community to easily access neighboring commercial uses on foot; again, reinforcing the pedestrian scale and focus of the project.

FINDINGS PER NRS 278.349(3) FOR TENTATIVE MAP APPROVAL AND REQUIRED FINDING FOR A PLANNED UNIT DEVELOPMENT

In order for the City to approve the Planned Unit Development and Tentative Map applications, certain findings of fact must be made. Roventini meets all of these requirements. The following addresses these findings:

A. Method of sewage disposal.

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 the alleyways. The alleyway sewer mains will be facilitated within a public utility easement with a width of 26 feet. Effluent will be directed towards Overland Street. The development will construct a new sewer main within Overland from the intersection of Overland Street and Cochise Street to Voltaire Street, approximately 600 feet. Sewer mains are not planned for extension along Voltaire Street or Cochise Street between Voltaire Street and Overland Street. The development will also extend sewer west on Roventini Way from its current termination point, approximately 300 feet. (See Utility Plan)

At the intersection of Cochise Street and Overland Street it has been assumed that the proposed commercial development located south of Overland Street and fronting US 395 will extend sewer across US 395 to Patrick Street, north on Cochise Street to the intersection of Overland Street, which the Clearview Ridge would connect to. If the sewer extension from Patrick Street to Overland Street is not completed by other private developments by the time Clearview Ridge is ready to proceed with site improvements, Clearview Ridge will be responsible for that portion of the extension only to be reimbursed at a future date when other developments come online through a development agreement.

It is our understanding that the sewer extension across US Highway 395, although being coordinated and conducted by a private commercial development (Ribeiro Development), is a planned capital improvement by Carson City. Should the commercial development wavier in their extension efforts; it is the Applicant's understanding that Carson City is committed to completing the project.

All sewer lines within the public right-of-ways and the sewer mains located in the public utility easements along the alleyways will be public. The service laterals to the mains will be private with the responsibility of maintenance being that of the HOA (See draft CCR's).

B. Water Supply.

The development will be served by public water. Existing water mains are located on Voltaire and Cochise, and on a portion of Roventini from the intersection of Cochise west approximately 400 feet. The proposed project will extend new water mains on Overland from Cochise to Voltaire and the balance of Roventini. The proposed project is located within the Voltaire water zone, which is feed primarily from the Voltaire water storage tank. The water zone has a high pressure and low-pressure condition as created by a pressure-reducing valve.

A portion of the project will be supplied by the high-pressure portion of the Voltaire zone, and the balance will be supplied by the low-pressure portion. In either case, pressures within the project will meet the City's minimum pressure criteria. Fire flow demands of 1,500gpm are available to the site. (See Utility Plan.)

Domestic water service will be provided to each residential unit. The service will extend from a water main located in the public right-of-way (Roventini, Cochise, Voltaire, or Overland) to the exterior property line where a water meter will be installed. From that point private service laterals will be extended into the development to each unit. The maintenance of the private service laterals will be that of the HOA. The common open space will be serviced from an independent water service meter and lateral. The billings and private lateral maintenance for the irrigation system will also be the responsibility of the HOA.

C. Solid Waste Plan / Disposal.

Waste Management will handle solid waste disposal, and each unit will have its own individual trashcan. Each unit will have an area to place trashcans during days of trash service. On trash day, residents will place their trashcans on the edge of the alleys adjacent to their residential unit or adjacent to their garage door depending on the unit type. On non-pickup days, trashcans will be stored within garages or private courtyards where applicable. Roventini contacted Waste Management prior to submitting this application, and it indicated individual unit pickup is acceptable. Since the alleys are private, however, Waste Management requires a hold harmless letter, which Roventini will supply. There will not be any community dumpsters.

D. Public Utilities.

The following is a list of the utility providers:

Electric:	Sierra Pacific.
Gas:	Southwest Gas.
Phone:	SBC.

Copies of Will Serve letters are included in Exhibit P.

E. Impact on Public Services (Schools, Police, Transportation and Parks).

Schools.

The project is located within the Carson City School District ("School District"), and children residing in the development will attend the following schools:

- Bordewich Elementary
- Carson Middle School
- Carson High School

Prior to submitting this application, Roventini contacted the School District, and it estimated a development of this size would have 31 elementary school students, 12 middle school students, and 17 high school students. Bordewich is under capacity and can

accommodate the additional students. Carson Middle School and Carson High School are at capacity, but the School District representative stated they would accommodate the additional students.

Transportation.

Per the Master Plan (Appendix C-6 Circulation and Access), a proposed development should incorporate existing and proposed transit routes and stops. The Jump Around Carson ("JAC") bus line and the Pride bus line provide service to this area. For JAC, the closest bus stops are Koontz St. at the Jack-in-the-Box, and near the Costco on Clearcreek Road. This is a distance of approximately 0.4 miles and one mile respectively. For Pride, the closest bus stop is at Clearview and Carson Highway, which is a distance of approximately one-half mile. Based upon the Unified Pathways Master Plan, a reasonable walking distance for bus stops is 0.5 to one mile. The existing bus stops are within this range. All bus stops are easily accessed by pedestrians. If JAC or Pride should want a bus stop within the project area, Roventini will work with both of them to find a mutually agreeable location.

As part of the zoning map amendment and PUD application process, Roventini's consultant conducted a Traffic Impact Study. The study has been provided to the Engineering Department for review and comment as part of this Planned Unit Development submittal.

Parks.

Existing regional park facilities located across US 395 are not readily accessible to the project. Therefore, within the project boundaries, Roventini is providing a 12,400-square foot park for recreational purposes and to establish a core amenity for the community. The proposed park will provide pedestrian circulation for the development, along with open lawn area, benches, and scenic viewing areas located at the highpoint of the park.

By providing this park area, Roventini is complying with Goal 4.1(b) of the Master Plan by providing park area commensurate with demand. Based upon the 2000 U.S. Census, Carson City has an average of 2.44 persons per household. With 75 units, it is estimated that 185 people will reside within the development. This is a small increase in the total population, and does not warrant an additional active recreational park.² The common area provided addresses this increase. (See #21 under Mixed Use Evaluation Criteria for further discussion.) For active recreational amenities, Ross Gold Park is approximately 0.4 miles from the project site and should be utilized by residents.

The HOA will maintain the common area including the interior park. Draft CC&R'S are attached, and they provide for the collection of monthly maintenance dues. The HOA will utilize part of these monthly dues to maintain the common area. The City will not be responsible for any of the maintenance.

² Neighborhood parks are normally provided at a ratio of 5 acres per 1000 people.

F. Conformity with City Zoning Ordinance and Master Plan.

See discussion under Zoning Map Amendment.

G. Effects on public streets.

The effect on public streets is minimal. The traffic study estimates an additional 440 average daily trips and a peak hour a.m. rate of 33 and peak hour p.m. rate of 39. The traffic study concluded no improvements were required to existing streets to accommodate additional vehicles.

H. Physical Characteristics of the Property.

The property has a grade change of approximately 55 feet, from the intersection of Roventini Way and Voltaire Street to the intersection of Overland Street and Cochise Street. Existing vegetation onsite is native in nature, with sagebrush and grass being the primary species of vegetation. There are no existing trees found onsite. The existing residential house will be demolished upon the development of this project.

The proposed grading of the project will include conventional methods. Typically, grades from the alleyways west across the promenades will be relatively gentle. The bulk of the grade differential will be implemented along the 1X, 2X or 3X units. These units will utilize the lower level garage and retaining structure to allow for as much as a 12-foot grade transition. The transition will occur along the side yards by means of a conventional rock lined slope with a maximum vertical to horizontal transition of two feet to one foot (2:1). The storm drain runoff from the residential roofs will be conveyed by gutters to an underground storm drain system where the increase in runoff due to the development will be detained underground.

According to the FEMA maps, the property is located in an un-shaded X zone. Underground detention basins will handle Onsite storm water management. Slope grading, gutters, and underground storm drain pipe will convey onsite storm water to strategically placed underground detention basins, which will be constructed with plastic chambers. The underground basins will store the increase in runoff resulting from the development, and release the runoff at a pre-existing rate to a storm drain located in Overland Street. The project will extend existing storm drain facilities from the intersection of Overland Street and Cochise Street to Voltaire Way, approximately 600 feet. The storm drain extension will provide an outlet for the onsite storm water and provide a means of collecting surface storm water from Overland Street. All onsite storm water improvements will be maintained by the HOA. In the conceptual review meeting, the Engineering Department requested an operation and maintenance agreement be submitted with final design plans, and Roventini will comply with this request.

I. Availability of Fire Protection.

The project is not located within the Wildland Urban Interface zone, so additional fire protection is not required. The development is located within the service area of Fire Station

#3, which is on Snyder Avenue. Roventini will meet the minimum fire flow requirement of 1,500 gpm. There are currently three fire hydrants located on the perimeter of the site. Additional hydrants will be added subject to the Fire Department's review of the Tentative Map. None of the residential units will be greater than 5,000 square feet in size (buildings range from 1,595 square feet to 1,911 square feet), so fire sprinklers are not required.

FINDINGS FOR ABANDONMENT

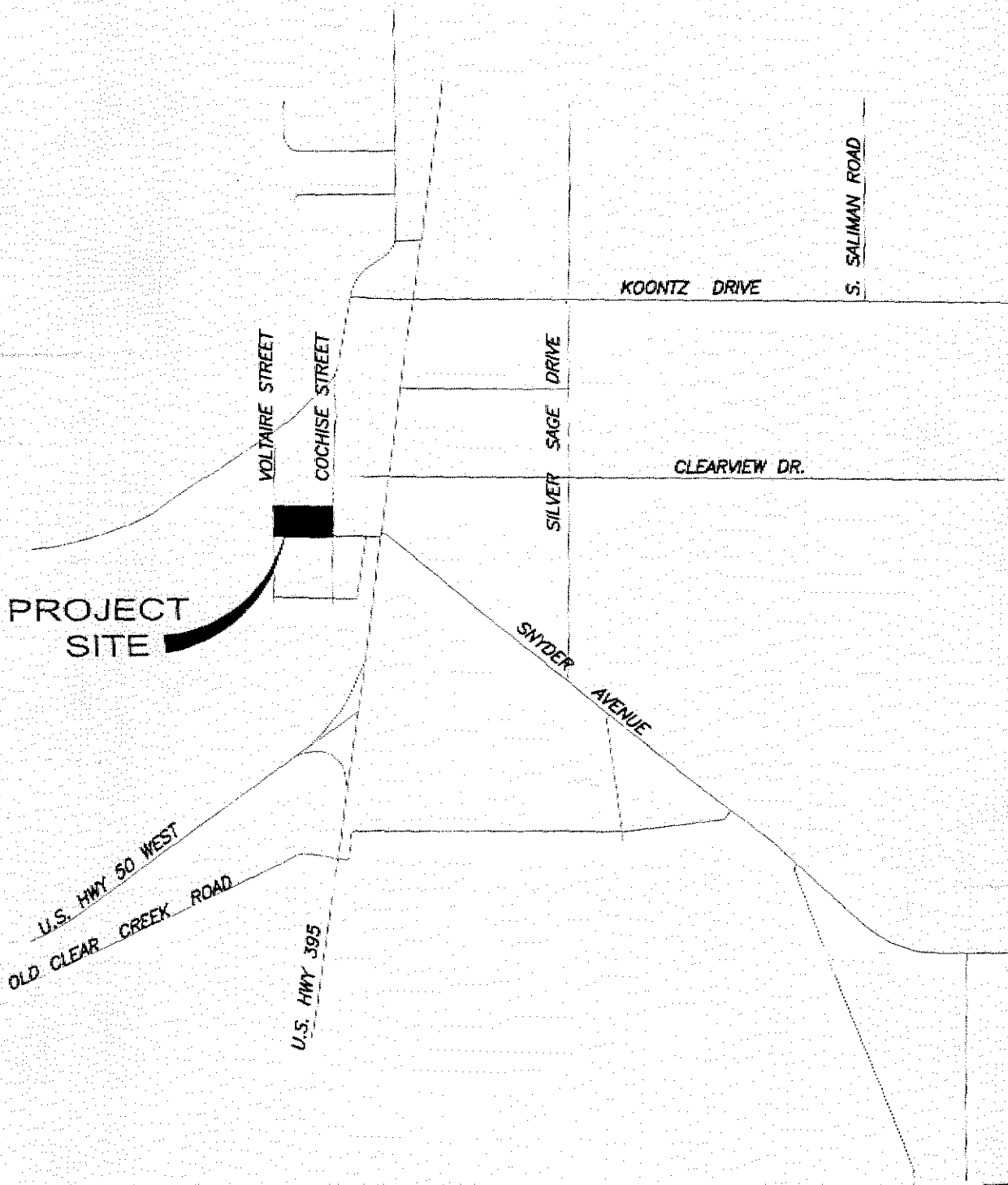
Roventini is requesting the City abandon approximately 6,000 square feet (five foot width) of right-of-way on Roventini Way and Overland Street, which currently have a right of way of 60 feet. The City classifies these streets as local streets and standard right-of-way width for local streets with curb and gutter is 50 feet; therefore, the five-foot abandonment complies with the City's minimum right of way width.

Roventini is requesting a 35-foot roadway section on Roventini Way and Overland Street to reduce the amount of improvement the City will ultimately maintains and to provide traffic calming measures to reduce vehicular speeds within this new walkable community and to de-emphasize the automobile. The 35 foot roadway section accommodates two travel lanes and roadside parking on both sides of the street. Larger streets without medians or oversized sidewalks have the opposite effect and emphasize automobiles.

As a result of the narrower street section, Roventini is requesting that the unused or surplus right-of-way, five feet, be abandoned. The public will not be harmed by this request as the right-of-way is oversized, and reducing the right-of-way will not impede vehicle or pedestrian traffic. The final right-of-way of 50 feet will be the same size required for new local streets. Access to surrounding properties is in no way affected by the abandonment.

On street parking, sidewalks and utilities will not be affected by the abandonment. Currently, there are no sidewalks, and Roventini will construct them as part of the development. The sidewalks will meet the City's design standards. On-street parking is still available and the total number of spaces is not reduced because of the abandonment. There are no existing utilities within the areas to be abandoned, so there are no utilities to be relocated and no disruption in service is anticipated.

Exhibit A
Vicinity Map



ROVENTINI, LLC
**CLEARVIEW RIDGE
 VICINITY MAP**
 CARSON CITY NEVADA

Date: JULY, 2006
 Scale: NOT TO SCALE
 Job No: 8613.000
 EXHIBIT 1

© Vector 8613.000 - Real Property/Vicinity Map/eng L.L.
 07/14/2006 03:57 pm rps/eng