

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 24, 2016

FILE: MPA-15-162 and ZMA-15-163

AGENDA ITEM: F-1(A) and (B)

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

MASTER PLAN AMENDMENT REQUEST: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment to create a new Specific Plan Area for the north portion of the existing Lompa Ranch Specific Plan Area.

ZONING MAP AMENDMENT REQUEST: To recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC).

APPLICANT: Blackstone Development Group

OWNERS: MTK Properties, LLC, Arraiz Family Trust and Tom and Martha Keating Family Trust

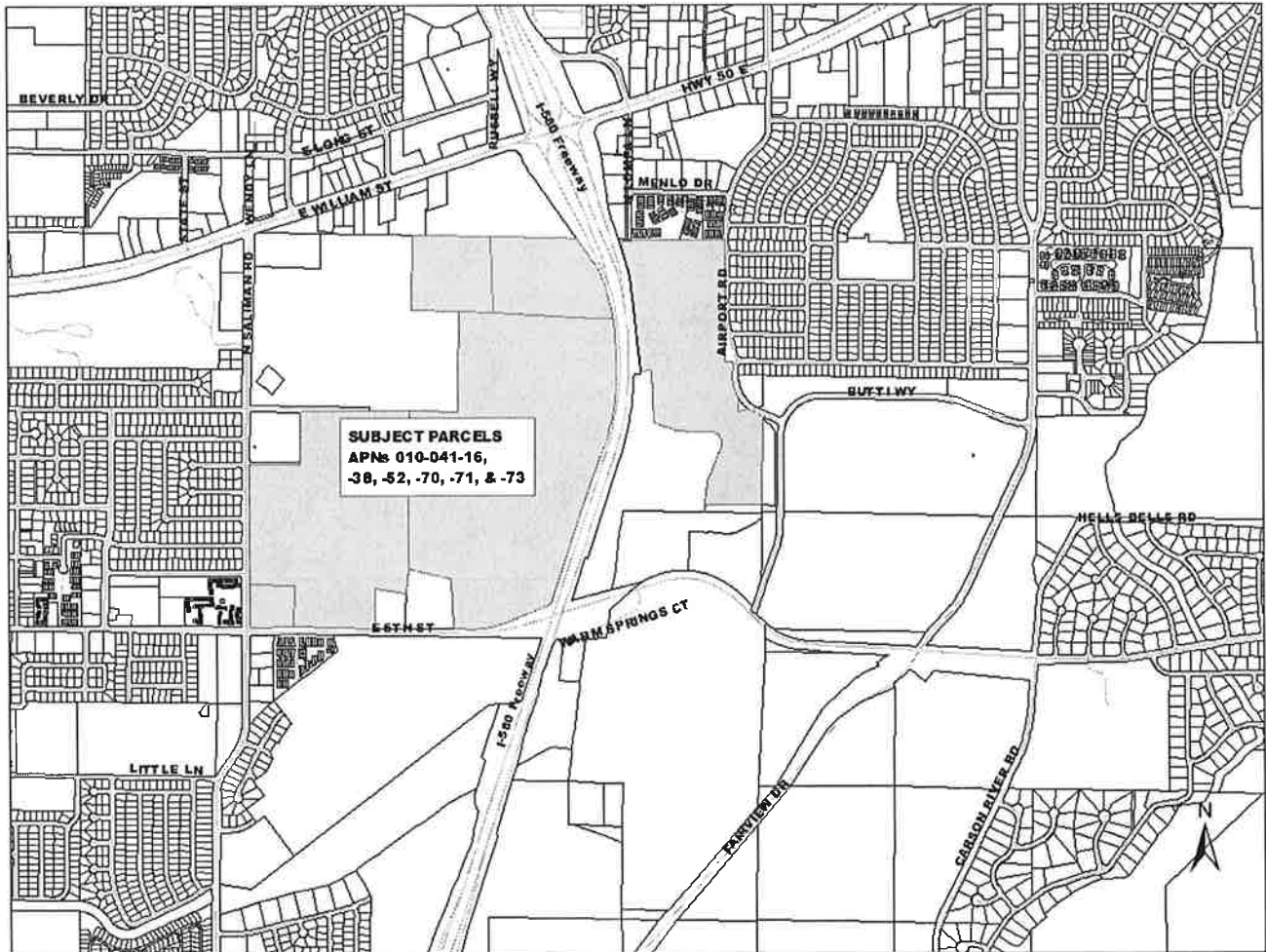
APNs: 010-041-16, -38, -52, -70, -71 and -73

LOCATION: North side of East 5th Street between Saliman Road and Airport Road

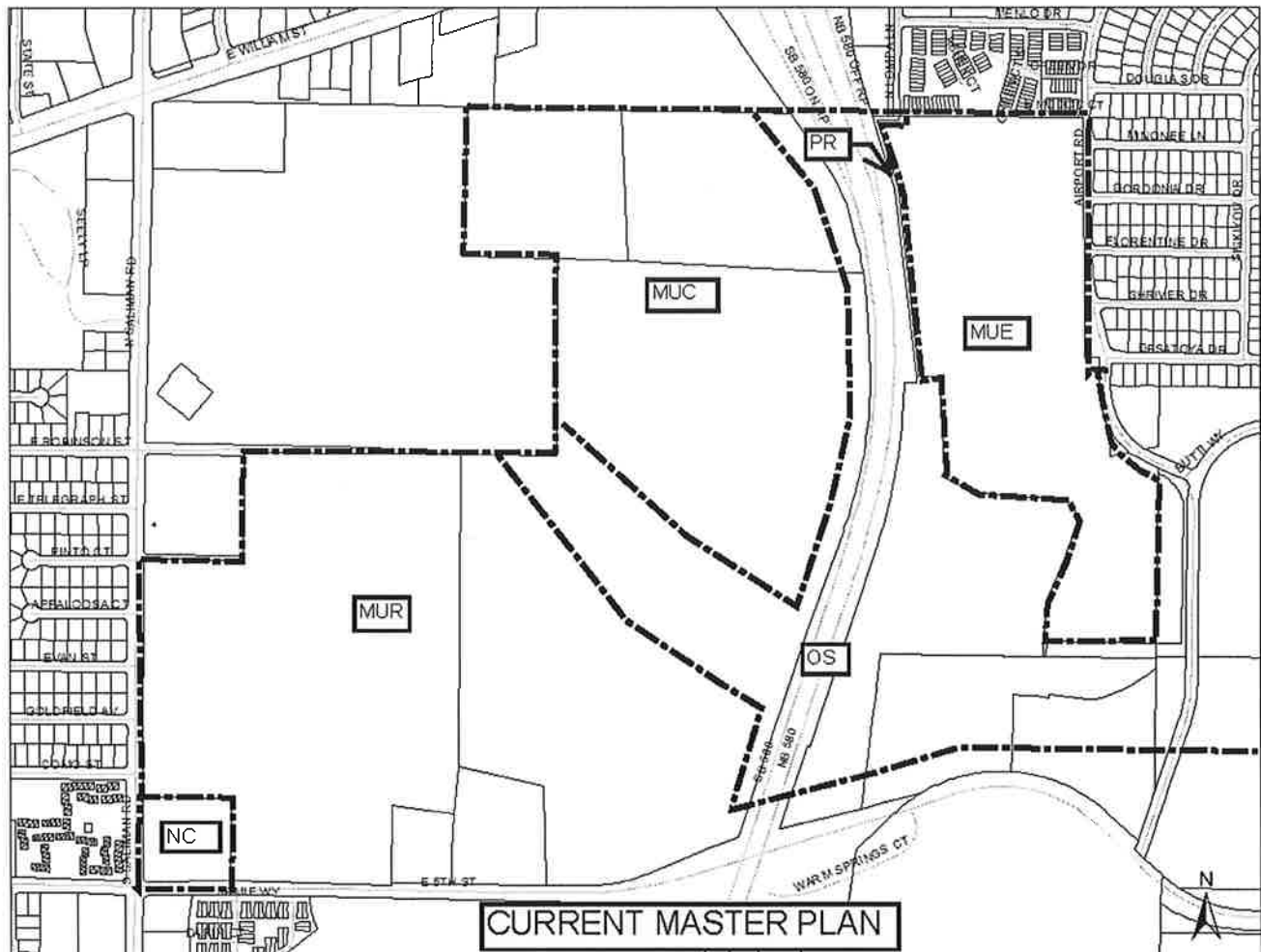
MASTER PLAN AMENDMENT RECOMMENDED MOTION: "I move to adopt Resolution No. 2016-PC-R-2 recommending to the Board of Supervisors approval of MPA-15-162, a Master Plan Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom and Martha Keating Family Trust) to create a new Specific Plan Area for the north portion of the existing Lompa Ranch Specific Plan Area, on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71 and -73 with the document revisions proposed by staff and based on the findings contained in the staff report."

ZONING MAP AMENDMENT RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-15-163, a Zoning Map Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom & Martha Keating Family Trust) to change the zoning from Single Family One Acre and Agriculture to Single Family 6,000, Multi-Family Duplex, Multi-Family Apartment, Neighborhood Business and General Commercial on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71 and -73 based on the findings contained in the staff report."

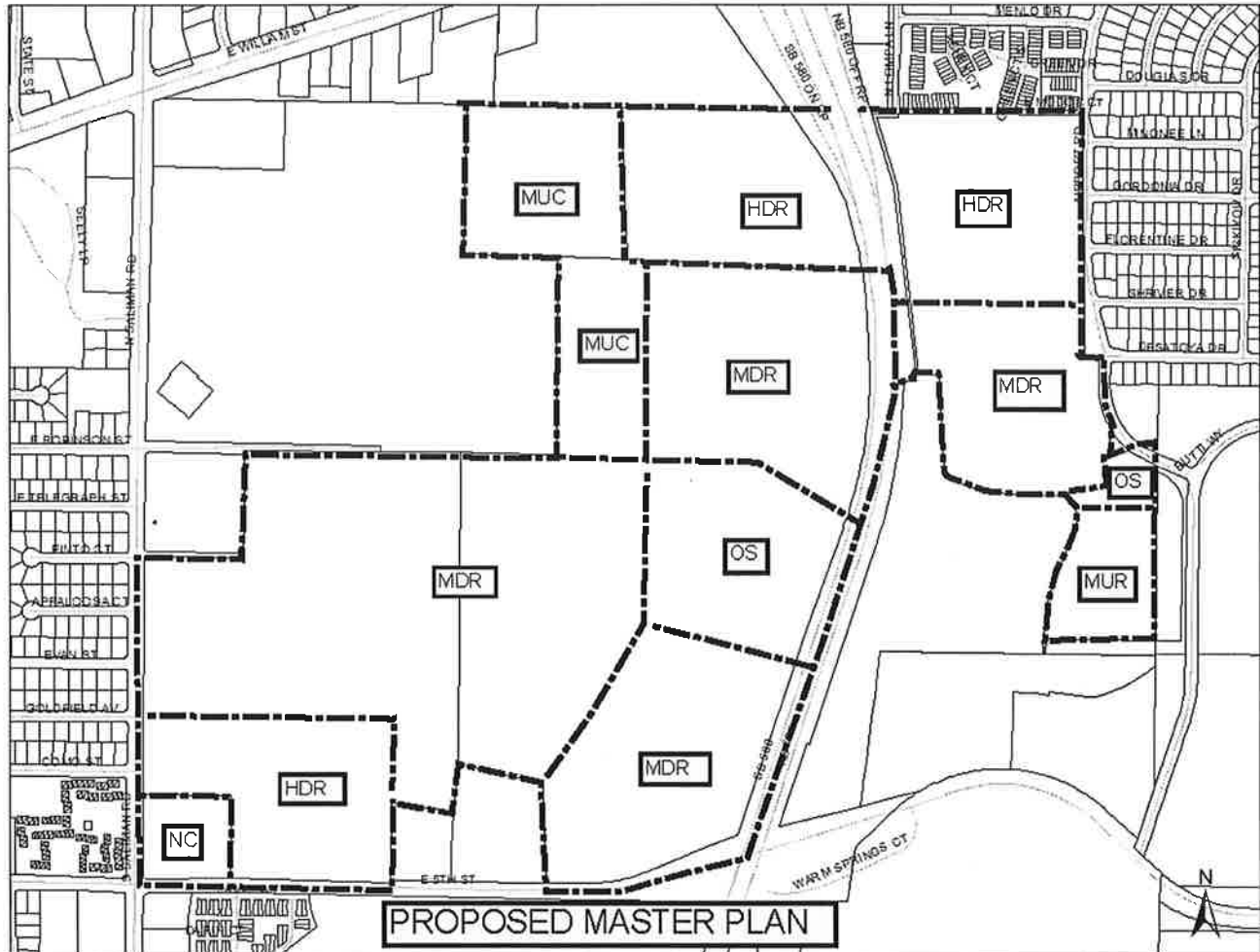
SUBJECT PROPERTY



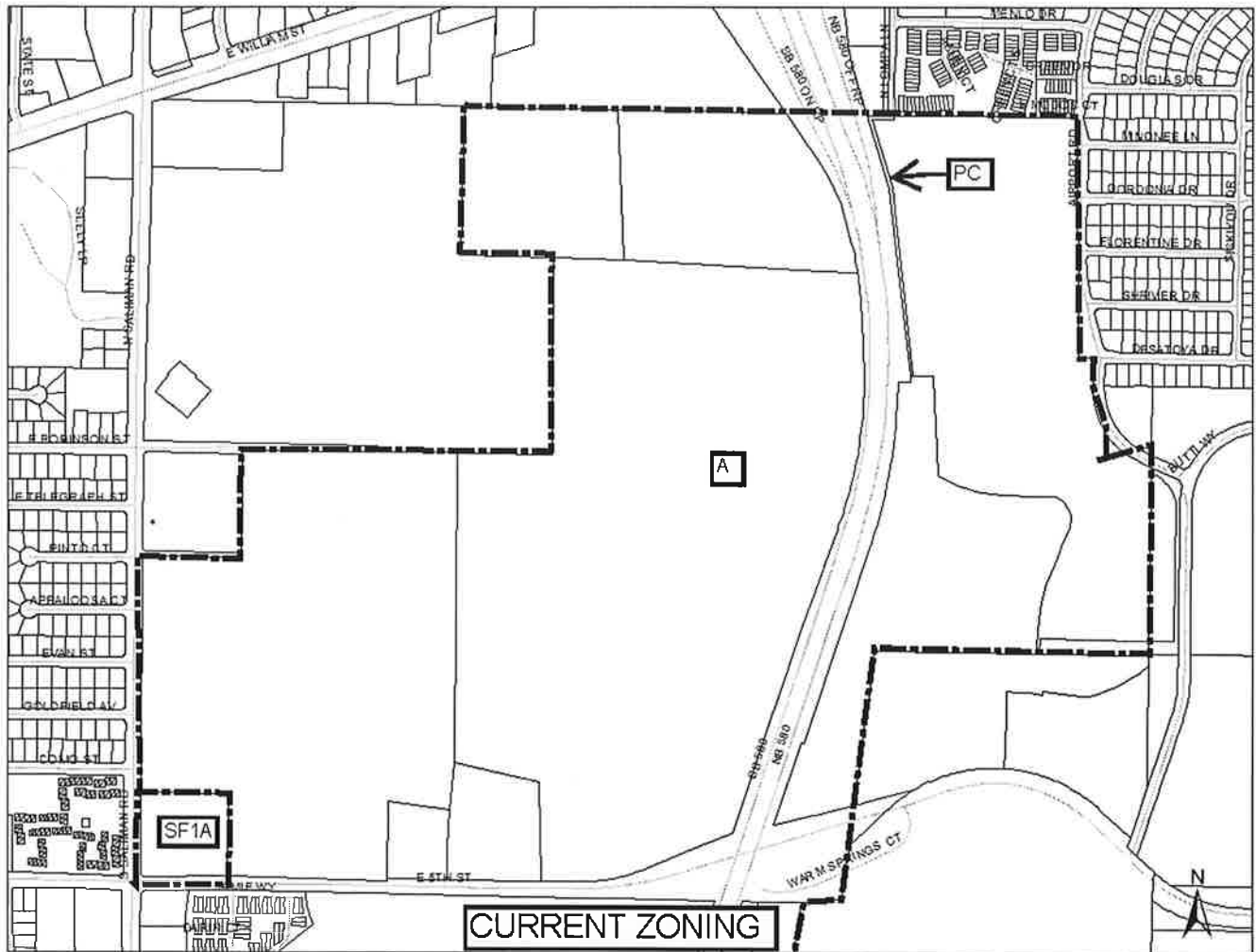
EXISTING MASTER PLAN



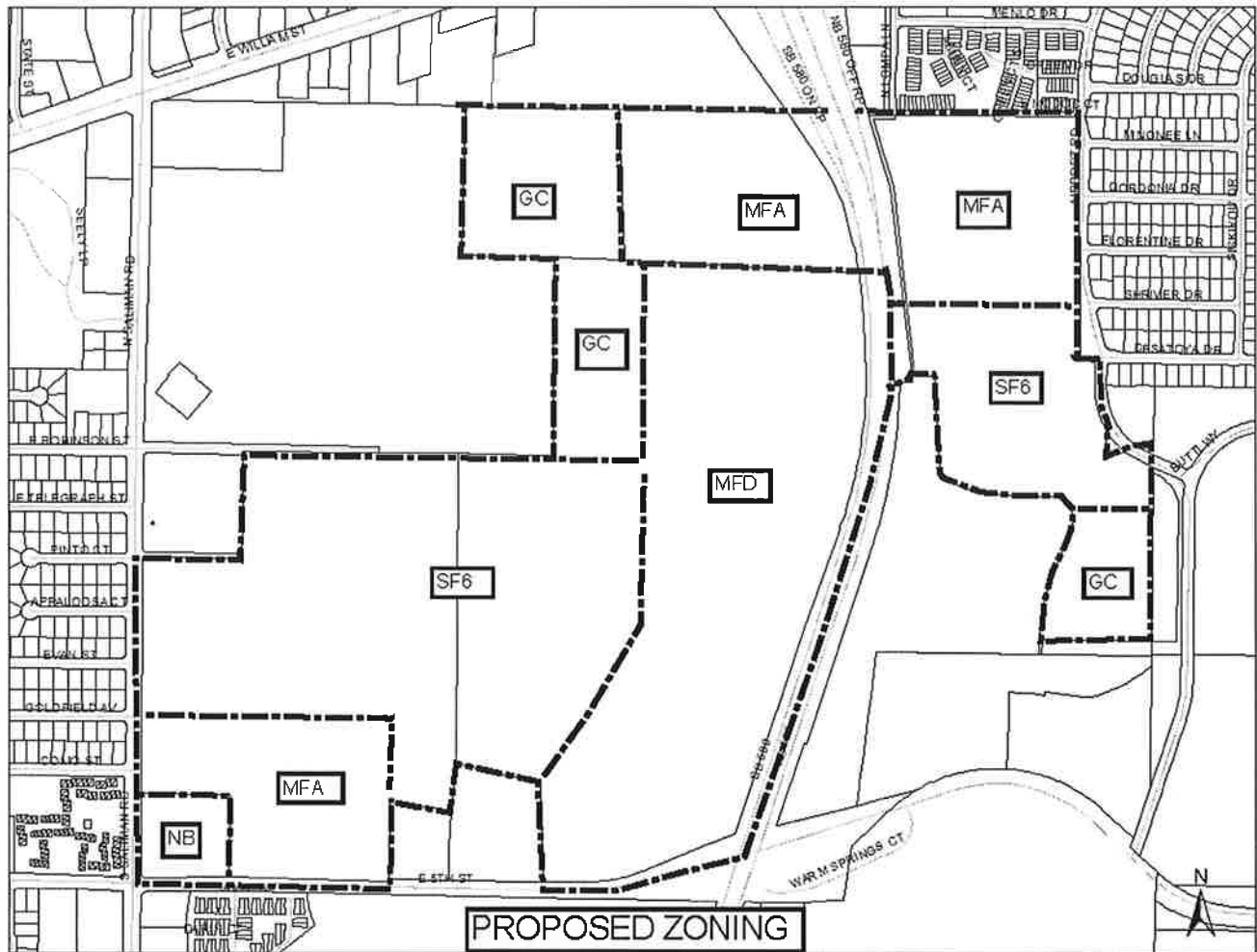
PROPOSED MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

When the Carson City Master Plan was adopted in 2006, it included a specific plan area for the Lompa Ranch that established policies to provide framework for the future development of the property. The Lompa Ranch Specific Plan Area (SPA) policies were created to ensure that any development of this large area of vacant land would accomplish the following:

- Provide for a comprehensive development plan for a balanced mix of land uses and a variety of housing options;
- Ensure the creation of cohesive neighborhoods within the SPA;
- Ensure adequate vehicular and non-motorized circulation throughout the SPA;
- Ensure the compatibility of future development with established neighborhoods in the area;
- Ensure that adequate public facilities and services will be provided to serve the area;
- Will not adversely impact the public health, safety and welfare.

The Lompa Ranch properties included in this application consist of the parcels on the north side of East 5th Street between Saliman Road and Airport Road. The overall Lompa Ranch SPA includes parcels to the south of East 5th Street between Saliman Road and the I-580 Freeway, but those parcels are not a part of this application.

The current Lompa Ranch SPA includes the land use designations Mixed-Use Residential (MUR), Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE) and Open Space (OS) as placeholders to convey the city's general expectation for a mix of land uses and housing types along with adequate open space and recreation opportunities when the property develops. However, there is a requirement in the current Lompa Ranch SPA to create a new SPA to more specifically establish intended land uses for the properties. Adhering to this requirement, the applicant has proposed a new SPA (hereinafter referred to as the Lompa Ranch North SPA) with revised land use designations on the north side of East 5th Street through the Master Plan Amendment process, as well as a Zoning Map Amendment to change the underlying zoning of the property to be consistent with the new land use designations.

Specifically, the applicant is proposing a mix of land use designations for the subject properties that include the following:

- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed-Use Residential (MUR)
- Neighborhood Commercial (NC)
- Mixed-Use Commercial (MUC)
- Open Space (OS)

The applicant's proposed zoning districts included to create consistency between the land use designations and the underlying zoning are as follows:

- Single Family 6,000 (SF6)
- Multi-Family Duplex (MFD)
- Multi-Family Apartment (MFA)
- Neighborhood Business (NB)
- General Commercial (GC)

As noted previously in the staff report, the applicant has proposed a new Lompa Ranch North SPA as required by the current SPA. Staff will address how the proposed Lompa Ranch North SPA adheres to each of the current Lompa Ranch SPA policies below. In addition, a redlined copy of the Lompa Ranch North SPA text showing modifications proposed by staff is included as an attachment to this staff report.

LR-SPA 1.1—Specific Plan Area Requirement

The Master Plan Land Use Map identifies a mix of uses for the property but is merely intended as a guide for future development of the property. Prior to any development occurring on the property, a new Specific Plan Area (SPA) must be approved to more specifically establish land uses, densities, design standards, and other standards pursuant to the general policies of this SPA. The SPA shall modify the Land Use Map, as appropriate, to identify land use areas, parks, open space, drainage facilities, etc. Appropriate zoning of the property may be included as part of the SPA process.

The applicant has proposed a new North Lompa Ranch SPA to comply with this policy requirement. The new SPA identifies modified land uses as discussed previously as well as appropriate zoning to accompany the modified land use designations. The North Lompa Ranch SPA also addresses parks, open space, drainage facilities, etc. which will be addressed in detail in subsequent sections.

The current applicant does not control properties to the south of East 5th Street, so a subsequent new SPA will be required for those properties prior to their development.

LR-SPA 1.2—Mix of Land Uses

The SPA encourages a mix of land uses, including a variety of residential densities, employment/office uses and commercial uses to serve the local neighborhood as well as the region. The incorporation of higher density housing within the mixed-use commercial area to compliment retail and employment uses is encouraged. The final SPA shall establish guidelines for the mix of uses desired within the Activity Center and the appropriate configuration (i.e. vertical or "stacked" mixed-use, or horizontal or "side-by-side" mixed-use) of uses within it.

As discussed in Section 1.3.3 of the proposed Lompa Ranch North SPA, neighborhood diversity is provided for by allowing a mix of residential densities and product types to support a wide variety of housing needs. Through the implementation of the proposed residential and commercial land use designations along with appropriate corresponding zoning, housing types including multi-family apartments, duplexes, townhomes, patio homes, townhomes and single family homes are encouraged throughout the Lompa Ranch North SPA. This variety of housing types is also intended to support proposed commercial uses within the SPA as well as surrounding existing commercial uses and growing employment base citywide.

LR-SPA 1.3—Development of Activity Center

The Master Plan Land Use Map identifies an “Activity Center” in the vicinity of the freeway and Highway 50 East. In the Mixed-Use Commercial portion of the property, an Activity Center should be integrated into the surrounding neighborhood and should incorporate a mix of complementary uses (including residential), increased densities, clear pedestrian connectivity and other transit supportive features.

While an Activity Center is not specifically identified in the new Lompa Ranch North SPA, the applicant has retained the Mixed-Use Commercial land use designation on the west side of the new north-south connector road together with General Commercial zoning to allow for a mix of commercial and residential uses in the future, should the extension of the Activity Center to this area be appropriate. Commercial uses that are allowed in the General Commercial zoning district would typically be allowed here, as would residential uses with the approval of a Special Use Permit. Residential densities may go as high as 36 units per acre in the Mixed-Use Commercial area. Additionally, the new SPA provides for a variety of pedestrian connects within and adjacent to specific land use types.

LR-SPA 1.4—Mix of Housing Types

A range of housing types shall be included in the SPA, including single-family detached, single-family attached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single family neighborhoods shall provide a range of lot sizes.

As discussed when addressing LR-SPA 1.2 above, a variety of housing types have been proposed as a part of the new Lompa Ranch North SPA including all types listed in this policy. Densities for the single family residential have been set at a range of 3-8 units per acre as outlined in Section 2.2.1 of the new SPA.

LR-SPA 1.5—Compatibility with Existing Neighborhoods

Land use patterns and development intensity shall be designed to provide for compatibility with existing, surrounding neighborhoods, including consideration of lot sizes and development intensities adjacent to existing residential neighborhoods.

Specific land use patterns have not been established with the Lompa Ranch North SPA but generally the land use designations and zoning districts proposed have been placed adjacent to similar uses to ensure the compatibility of future development. For example, Medium and High Density Residential land use designations with corresponding zoning districts of Single Family 6,000 and Multi-Family Apartment have been proposed along Saliman Road where the land uses on the other side of Saliman Road are the same. This strategy is consistent along all of the various Lompa Ranch North SPA boundaries.

LR-SPA 2.1—Roadway Linkages

The general vehicular circulation network shall be established with the final SPA to connect neighborhood within the SPA and surrounding neighborhood and shall include, at a minimum:

- *a north-south collector between Highway 50 East and Fifth Street;*
- *connection of the north-south collector to Robinson Street;*
- *a collector from Fifth Street to Railroad Street across the Linear Park;*
- *and other roadways and connections as required by a traffic study.*

Section 3.6 of the Lompa Ranch North SPA addresses applicable roadway connections identified above. The new SPA requires a north-south collector between Highway 50 East and East 5th Street and this collector will also connect to Robinson Street. The collector from East 5th Street to Railroad Street is applicable to the south Lompa Ranch properties and is not addressed with the Lompa Ranch North SPA. Additional requirements for Saliman Road, Robinson Street, East 5th Street and Airport Road are included in the new SPA. Engineering and Transportation staff have recommended changes to the SPA document language where they feel it is appropriate.

LR-SPA 2.2—Traffic Study Requirement

A traffic study shall be required for review with the final SPA. The traffic analysis shall meet the requirements of the Carson City Development Standards and shall be conducted for the buildout of the entire SPA.

A traffic study is included in the Lompa Ranch North SPA as Appendix 2. Engineering and Transportation staff have accepted this traffic study for the overall Lompa Ranch North SPA to address estimated trip generation and traffic impacts based on very general land use designations. However, as more specific development plans come forward, the applicant will be required to submit more specific and detailed traffic studies to address each phase of development. This requirement has been outlined in recommended language changes in Section 3.6 from Engineering and Transportation staff.

LR-SPA 2.3—Pedestrian and Bicycle Connections

Pedestrian and bicycle connections shall be provided to link all internal neighborhoods to each other and all areas of the development to:

- *the linear park south of Fifth Street and along Fifth Street;*
- *any commercial, mixed use or employment areas with the SPA;*
- *the Highway 50 East multi-use path;*
- *the high school;*
- *Saliman Street;*
- *any internal trails, open space and parks provided as part of the SPA development.*

Section 3.6 of the Lompa Ranch North SPA includes language that requires all sidewalks to be designed to provide connectivity to multi-use paths, parks and open space. The Saliman Road section requires a channel section that will include open space for a multi-use path. The new north-south collector is also required to provide additional space for a multi-use path and landscaping that are separated from vehicular traffic. Engineering and Transportation staff have recommended additional language for a channel section to provide open space for a multi-use path along Robinson Street. In addition, Section 3.1.2 identifies pathways in the parks and open space areas on both the east and west side of the I-580 Freeway, and requires that the developer demonstrate trail connectivity between future projects and subdivisions as they are proposed for development.

LR-SPA 3.1—Floodplain and Drainage

The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. In order to develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.

An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.

A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.

The applicant has incorporated the LR-SPA 3.1 – Floodplain and Drainage policy into the new Lompa Ranch North SPA. Additionally, the applicant has provided a Conceptual Drainage Study and Stormwater Management Report as Appendix 1. This report indicates that a FEMA Letter of Map Revision (LOMR) should be pursued to remove much of the Lompa Ranch from the delineated floodway. Engineering staff has included a recommendation for additional language that states the LOMR must be approved by the City and submitted to FEMA prior to the submittal of the first building permit. Engineering staff further recommends that a Conditional Letter of Map Revision (CLOMR) must be approved by Carson City and FEMA prior to the issuance of the first construction permit.

Additionally, the new SPA states that a detailed wetlands delineation shall be provided by June 30, 2016 and that no development shall occur within the new SPA area until this wetlands delineation has been completed.

Finally, the new SPA outlines additional standards regarding channels, detention and retention, drainage patterns and the requirement for a more comprehensive drainage impact analysis with the first tentative map or development application, as well as updates to the master drainage analysis for multi-family and commercial projects. Engineering staff has recommended additional language regarding more detailed information about project phasing as a part of this section.

LR-SPA 4.1—Quality Design

The final SPA shall promote a variety and visual interest in the design of new residential neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features.

The final SPA shall promote variety and visual interest in the design of new commercial centers through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping and other features.

The Lompa Ranch North SPA sets forth design standards that promote variety and visual interest for both the commercial and residential properties within the SPA area. The applicant has dedicated Chapter 2 in its entirety to design standards and guidelines that are intended to create a high level of quality in residential and commercial development within the SPA. In some cases the text mirrors standards already outlined in the Carson City Development Standards, but in most cases the standards are more restrictive and set forth specific architecture, landscaping and site design standards that go beyond what Carson City currently requires for commercial and residential developments. Planning staff has inserted recommended text changes where necessary but the suggested text changes are relatively minor and not substantive.

LR-SPA 5.1—Provision of Park, Multi-Use Paths and Open Space Facilities

Parks shall be provided commensurate with demand created by the SPA development consistent with the City's adopted Parks and Recreation Master Plan standards. Drainage and flood control areas may be used as part of the parks and multi-use trail system. Parks shall be connected to existing multi-use trail facilities. Parks, open space and multi-use path areas shall be generally depicted on the final SPA Land Use Plan.

Section 3.1 of the Lompa Ranch North SPA includes provisions for two parks and open space including multi-use path areas. Working with Parks and Recreation staff, the applicant has set aside an area for a 10-acre park on the west side of the I-580 Freeway and another three-acre park on the east side of the I-580 Freeway. After presenting the parks and open space portion of the new SPA to the Parks and Recreation Commission on February 2, 2016, the applicant also included a provision for dog park facilities where feasible in detention basin areas. Section 3.1 further discusses specific design standards for the parks and open space, and indicates that a Landscape Maintenance District will be formed for the maintenance of the parks and open space facilities.

LR-SPA 6.1—Extension of Public Utilities

Water, sewer, storm drainage, gas, electric, telephone and cable television utilities shall be extended to serve the entire SPA and shall be coordinated with the applicable providers to ensure such facilities can be provided for the proposed development.

In Sections 3.2 through 3.5 of the Lompa Ranch North SPA the applicant indicates that all new development will be required to connect to sewer and water, make storm drainage improvements, underground all utility lines and coordinate with utilities providers for electric, natural gas, telephone and cable services.

LR-SPA 6.2—Undergrounding of Utilities

All utilities, including electric, shall be extended underground from their present locations to serve the development.

Section 3.5 of the Lompa Ranch North SPA states that all utility services within the new SPA shall be undergrounded and that overhead power lines shall be prohibited.

LR-SPA 6.3—School Facilities

The applicant shall work with the Carson City School District to establish adequate school sites and facilities, as necessary, to provide for adequate levels of service for the proposed development.

Section 3.10 of the Lompa Ranch North SPA provides for standards that have been developed with the assistance of the Carson City School District and include reserving a 10-acre elementary school site within the SPA area for future enrollment needs.

LR-SPA 7.1—Adequate Public Safety Facilities

Adequate police and fire protection needs to be established within the SPA. Police and fire protection at an urban level of service needs to be demonstrated. Any additional services or facilities necessary to provide this level of service should be established on a prorated basis to serve the entire SPA.

Section 3.9 of the new SPA sets forth provisions for the Sheriff's office to review proposed development plans and condition projects to implement or incorporate crime prevention measures when necessary. Fire protection is discussed separately in Section 3.8 and is addressed by staff in the next section of this staff report.

LR-SPA 7.2—Fire Station Location

The applicant shall work with the Carson City Fire Department to identify potential fire station locations, including off-site locations in the vicinity, to adequately serve the proposed SPA development area.

In order to provide for adequate fire protection to serve the Lompa Ranch North SPA area, the applicant has worked with the Fire Department to implement an impact fee for all residential and commercial development within the SPA, rather than setting land aside within the new SPA area for a fire station location. This is discussed in detail in the proposed revisions to Section 3.8 of the SPA document and states all development will be subject to an impact fee to assist with the funding of a new fire station in the vicinity. This impact fee is proposed to be set at \$1,000 per residential dwelling unit and \$1,000 per 1,000 square feet of commercial space.

PUBLIC COMMENTS: Public notices were mailed to 277 adjacent property owners within 300 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on February 5, 2016. At the time of the writing of this report, staff has received formal comments via phone call from one adjacent property owner as summarized below:

- February 16, 2016 phone call with Sonia Diaz of 2720 W. Modoc: Opposed to apartment zoning next to her property. Chose the south side of her condominium complex because it is quieter and faces open area rather than the north side next to existing apartments where there is more traffic and activity.

Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

All comments and revisions received by city departments have been incorporated through track changes in the Lompa Ranch North SPA document included with this staff report.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings

1. ***The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

As discussed in detail in the Discussion section in this staff report, the proposed amendment to adopt the new Lompa Ranch North SPA meets the goals and policies set forth in the original Lompa Ranch SPA.

2. ***The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

The proposed amendment provides for land uses that are compatible with existing adjacent land uses by creating the same or similar land use designations and zoning districts adjacent to existing land uses. The proposed amendment also meets the intent of the original Lompa Ranch SPA by providing a mix of complementary land uses within the new Lompa Ranch North SPA area. It is not anticipated that the proposed amendment will be detrimental to other properties in the vicinity.

3. ***The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.***

It has been long anticipated that development would ultimately occur on the Lompa Ranch. The 2006 Carson City Master Plan adopted a SPA for the Lompa Ranch area that outlined, in general terms, desired land use designations and policies for future development. A requirement of the original Lompa Ranch SPA was to create and adopt a new SPA for the area to address development once it became evident. The proposed amendment is in response to development plans that represent desired use of the land as set forth in the original Lompa Ranch SPA.

4. ***The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.***

The requested amendment creates a new SPA for the Lompa Ranch properties on the north side of East 5th Street. It provides development policies and design standards that promote desired growth patterns and quality development for the area as envisioned with the 2006 adoption of the original Lompa Ranch SPA.

Zoning Map Amendment Findings

1. ***The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.***

The original Lompa Ranch SPA states in Policy LR-SPA 1.1 – Specific Plan Area Requirement, that appropriate zoning of the property may be included as part of the SPA process. The applicant is proposing a Zoning Map Amendment in conjunction with the adoption of the Lompa Ranch North SPA that will make the underlying zoning of the properties consistent with the land use designations proposed with the new SPA, and will support the goals and policies set forth in the new SPA.

2. ***That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

The proposed Zoning Map Amendment will change the zoning of the Lompa Ranch North SPA properties to zoning districts that are compatible with existing adjacent land uses by providing the same or similar zoning districts adjacent to those existing land uses surrounding the SPA area.

3. ***That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

The proposed Zoning Map Amendment is consistent with the proposed land use designations in the new Lompa Ranch North SPA and is appropriately proposed for adoption at the same time as the new SPA. Provisions have been set forth in the policies and development standards of the new SPA to ensure that public services and facilities are adequately planned for and will not adversely impact the public health, safety and welfare.

Attachments:

Lompa Ranch North Specific Plan Area Document with recommended staff revisions
Planning Commission Master Plan Amendment Resolution 2016-PC-R-2
Draft Zoning Map Amendment Ordinance
Applications (MPA-15-162 and ZMA-15-163)
Letter from Lompa Ranch current property owners regarding Zoning Ordinance
Original Lompa Ranch North Specific Plan Area Document with Appendices

Lompa Ranch Specific Plan



Photo Credit: aroundcarson.com

Prepared by:



Updated:

January 14, 2016

With recommended edits from Carson City staff for the
February 24, 2016 Planning Commission Meeting

Lompa Ranch Specific Plan Design Standards

TABLE OF CONTENTS

CHAPTER 1 – INTRODUCTION	1-1
1.1 Location	1-1
1.2 Purpose	1-2
1.3 Vision	1-2
1.3.1 Land Use Pattern.....	1-2
1.3.2 Sense of Place and Community.....	1-3
1.3.3 Diverse Housing Mix	1-3
1.3.4 Implementation	1-3
1.4 Allowed Uses	1-4
1.4.1 General Standards	1-5
CHAPTER 2 – DESIGN STANDARDS AND GUIDELINES	2-1
2.1 Commercial Uses	2-1
2.1.1 Commercial Site Planning Standards	2-1
2.1.2 Commercial Grading and Drainage.....	2-2
2.1.3 Commercial Parking Lots.....	2-3
2.1.4 Commercial Landscaping	2-4
2.1.5 Commercial Lighting	2-4
2.1.6 Commercial Signs.....	2-5
2.1.7 Commercial Fencing.....	2-6
2.1.8 Commercial Trash and Utility Areas.....	2-6
2.2 Single Family Residential Areas	2-7
2.2.1 Neighborhood Diversity	2-7
2.2.2 Single Family Neighborhood Design	2-8
2.2.3 Single Family Grading.....	2-8
2.2.4 Single Family Landscaping.....	2-9
2.2.5 Single Family Lighting.....	2-10
2.2.6 Single Family Walls and Fencing	2-10
2.3 Multi-Family Residential Site Planning	2-11
2.3.1 Multi-Family Building Orientation	2-11
2.3.2 Multi-Family Grading and Drainage.....	2-12
2.3.3 Multi-Family Parking.....	2-13
2.3.4 Multi-Family Landscaping	2-13
2.3.5 Multi-Family Lighting	2-14
2.3.6 Multi-Family Walls and Fencing.....	2-14
2.3.7 Multi-Family Service and Utility Areas	2-15
2.4 Architecture Standards and Guidelines	2-15

Lompa Ranch Specific Plan Design Standards

2.4.1	Architectural Theme	2-15
2.4.2	Residential Architectural Elements	2-16
2.4.3	Commercial Architecture	2-16
2.4.4	Commercial and School Building Mass and Form	2-17
2.4.5	Commercial Roof Form	2-18
2.4.6	Commercial Materials and Colors	2-18
2.4.7	Single Family Residential Architecture	2-19
2.4.8	Single Family Building Mass and Form	2-19
2.4.9	Single Family Roof Form	2-20
2.4.10	Single Family Materials and Colors	2-20
2.4.11	Single Family Garages	2-20
2.4.12	Multi-Family Architecture	2-21
2.4.13	Multi-Family Building Mass and Form	2-21
2.4.14	Multi-Family Roof Form	2-22
2.4.15	Multi-Family Materials and Colors	2-22
CHAPTER 3 – PUBLIC SERVICES AND INFRASTRUCTURE		3-1
3.1	Parks, Open Space, and Trails	3-1
3.1.1	General Standards	3-1
3.1.2	Trails and Pathways	3-1
3.1.3	<u>West Side Facilities [Open Space]</u>	3-2
3.1.4	<u>East Side Facilities [Parks – General Standards]</u>	3-3
3.1.5	<u>Open Space [West Side Park]</u>	3-[3]4
3.1.6	<u>Parks – General Standards [East Side Park]</u>	3-4
3.2	Sanitary Sewer	3-[4]5
3.3	Water Service	3-[4]6
3.4	Storm Water Management	3-[4]7
3.5	Utility Services	3-[5]9
3.6	Roadways	3-[5]9
3.6.1	Saliman Road	3-[5]10
3.6.2	Robinson Street	3-[5]10
3.6.3	Fifth Street	3-[5]10
3.6.4	Airport Road	3-[6]11
3.5.6	North/South Collector (<u>Spine Road</u>)	3-[6]11
3.6.6	<u>U.S.50/E. William Street</u>	3-12
3.7	Traffic Impacts	3-[6]12
3.8	Fire Protection	3-[6]12
3.9	Police Protection	3-[7]13
3.10	Schools	3-[7]14

Lompa Ranch North Specific Plan

1. Introduction

1.1 Location

The Lompa Ranch North Specific Plan Area encompasses 251.31± acres. The majority of land (203.27±) acres is located on the west side of Interstate 580, north of East Fifth Street, east of Saliman Road, and south of US Highway 50 (East William Street). The remaining 48.04± acres is located on the east side of Interstate 580 along the western side of Airport Road. Figure 1 (below) depicts the Lompa Ranch North in context with the surrounding area.



Figure 1 – Lompa Ranch North Specific Plan Area

Lompa Ranch North Specific Plan

1.2 Purpose

The purpose of this Development Handbook is to provide for the orderly development of the Lompa Ranch North Specific Plan Area (SPA) as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur in multiple phases, over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the SPA.

This SPA is for the Lompa Ranch North properties specifically identified with this document. Future development of the remaining Lompa Ranch properties as identified in the 2006 Carson City Master Plan shall be required to receive approval of a new SPA for those areas prior to development.

1.3 Vision

The Lompa Ranch North SPA is intended to provide for a sustainable community that includes a range of land uses that complement not only each other but those that currently exist outside of the SPA boundaries. The vision is to provide for a viable community that promotes a variety of housing types supported by well-balanced commercial, recreational, and educational opportunities.

Complementing the commercial uses and neighborhoods within Lompa Ranch North will be a linear open space preserve along Interstate 580 as well as a network of trails and sidewalks throughout the community, providing non-vehicular connectivity to the various internal and regional components of the area. Throughout Lompa Ranch North, consistent design themes, entries, and landscape treatments will establish a sense of place/community and recall the property's ranching roots.

1.3.1 Land Use Pattern

The land use mix within Lompa Ranch North provides for varying levels of compatible densities and intensities that will result in a synergy that attracts both residents and businesses. This supports walkability within the community to commercial, recreational, employment, and public activities. It also minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services and maintenance.

Lompa Ranch North Specific Plan

1.3.2 Sense of Place and Community

Creating a sense of place is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Lompa Ranch North by creating human-scale environments in which the individual can feel both comfortable and safe. This includes provisions for open space and walking paths, neighborhood parks, common design themes, and uses that complement each other. Furthermore, the Lompa Ranch North SPA promotes and provides for connectivity between various neighborhoods and uses that are integrated through the standards included within this handbook.



1.3.3 Diverse Housing Mix



The Lompa Ranch North SPA provides for neighborhood diversity by allowing for a mix of residential densities and product types to support a wide range of resident interests and needs. The densities

included in the SPA will also support and complement planned commercial uses within the Lompa Ranch North plan area. Furthermore, this diversity in densities and housing types serves to break up the monotony of traditional residential development by reinforcing the dynamics of character and identity within each of the neighborhoods.



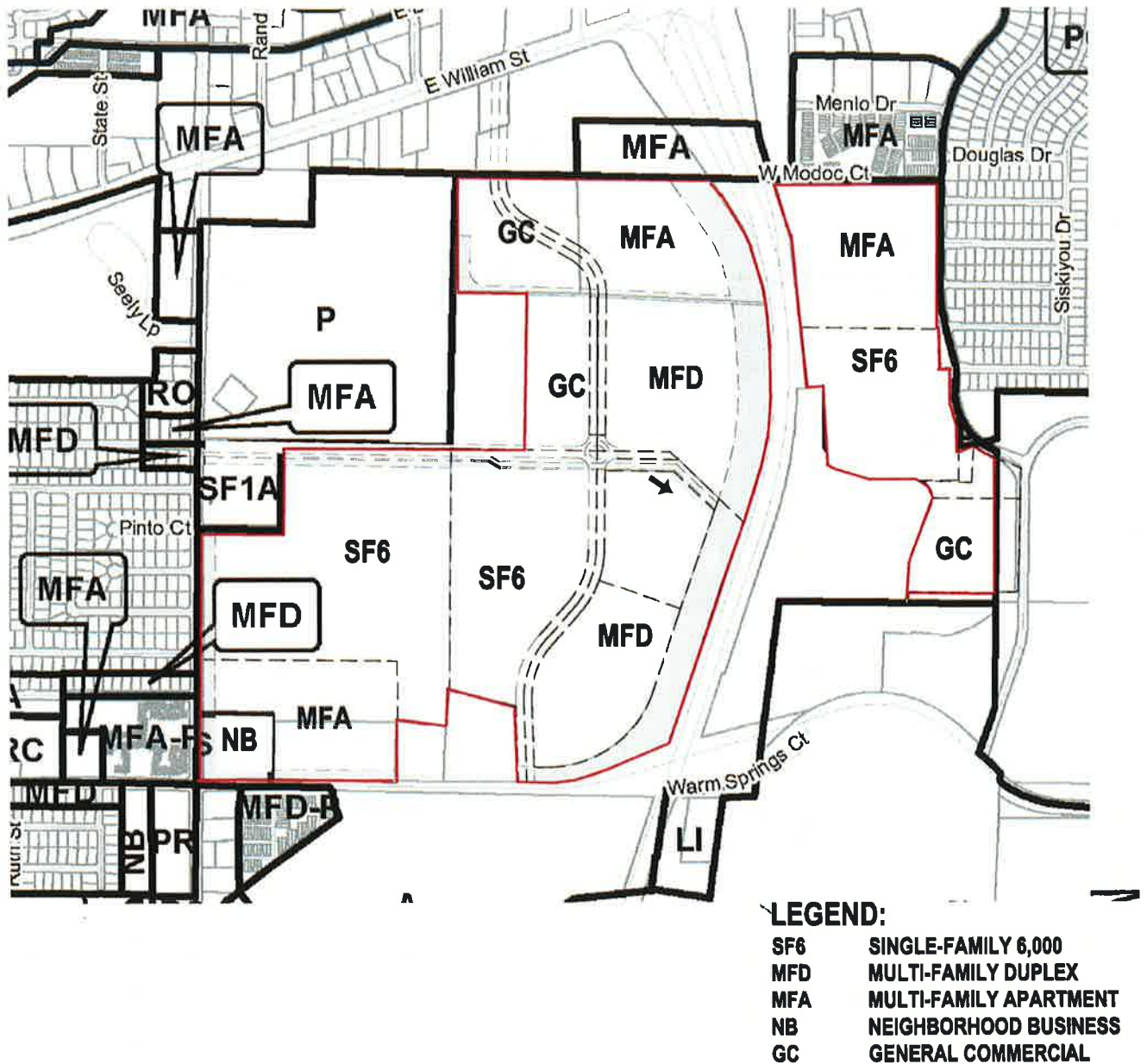
1.3.4 Implementation

This handbook will be used by the Carson City Community Development Department as a guide for reviewing individual projects within the boundaries of the Lompa Ranch North SPA.

Lompa Ranch North Specific Plan

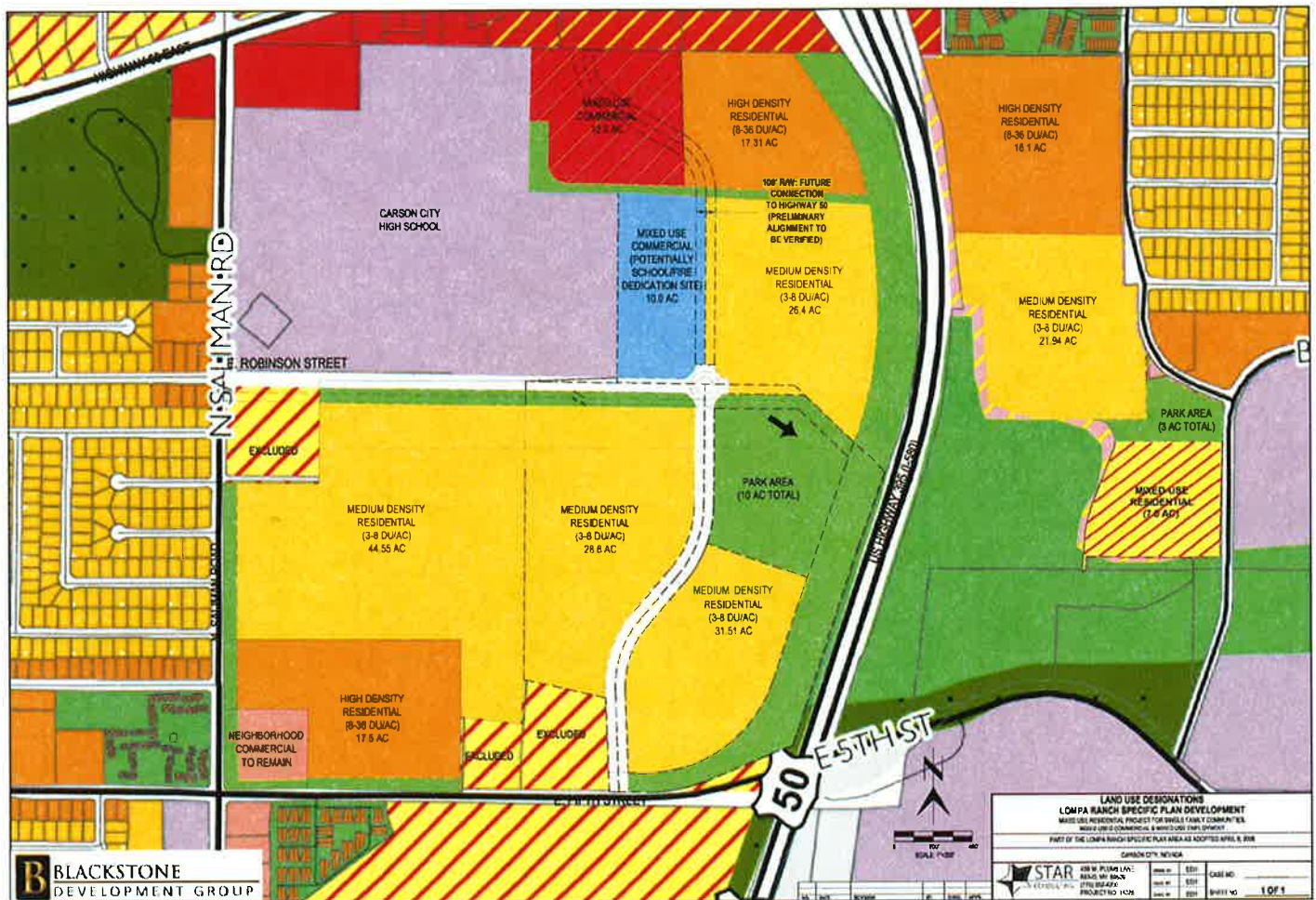
1.4 Allowed Uses

Allowed uses within the Lompa Ranch North SPA shall be determined based on the underlying zoning categories, as included in the Carson City Municipal Code Title 18. The zoning districts included within Lompa Ranch North are depicted below:



Lompa Ranch North Specific Plan

Master Plan land use designations for the Lompa Ranch North SPA are included below:



1.4.1 General Standards

- The Lompa Ranch North SPA is envisioned to include a mix of residential uses ranging from 4 units per acre up to 36 units per acre.
- Land use is determined based on zoning. Zoning adopted with this Specific Plan shall be reviewed and approved by the Carson City Planning Commission and Board of Supervisors and deemed to be appropriate for the site(s).

Lompa Ranch North Specific Plan

- c) Commercial uses at a varying range of intensities are encouraged within the SPA to serve both new residents of Lompa Ranch North as well as those within the surrounding area. Commercial uses shall be located as to properly relate to adjoining uses.
- d) Uses within Lompa Ranch North shall conform to the underlying zoning district(s) assigned to the individual parcels as outlined in Title 18 of the Carson City Municipal Code
- e) Supplemental review required for specific uses within zoning categories such as Special Use Permits shall remain in effect per the Carson City Municipal Code (refer to allowed uses within individual zoning categories).
- f) This Specific Plan shall not grant any special privileges or waivers in terms of public review or entitlements otherwise required under the Carson City Municipal code in terms of allowed uses or supplemental review.

Lompa Ranch North Specific Plan

2 Standards and Guidelines

The site planning standards and guidelines address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the various land uses in the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment. **These standards are intended to be used in addition to the standards outlined in the Carson City Municipal Code, Title 18 Appendix - Development Standards. In cases where a conflict exists, the stricter of the standards shall apply. Where these standards are silent, the Carson City Development Standards shall apply.**

2.1 Commercial Uses

2.1.1 Commercial Site Planning Standards

- a) Building placement and orientation shall be designed to create visual interest along public streets. Multiple buildings in a single project shall demonstrate a positive functional relationship to one another.
- b) To the extent possible, buildings located within a single project shall be clustered. Plazas and pedestrian areas shall also be an important element in the design of clustered buildings. When clustering is impractical, a visual link should be established between buildings through the use of architectural features, landscaping, etc.
- c) For general commercial uses, a minimum of 15 percent of the building area should be located at or near the front setback line. This minimizes large, continuous areas of parking and encourages active streetscapes.
- d) Buildings shall be oriented so that public access or windows face adjoining streets.
- e) Plazas or common areas within a project shall be located near building entrances or areas of high pedestrian traffic to ensure their use.
- f) To the extent possible, areas between buildings shall be utilized for plazas, outdoor seating, or landscape

Lompa Ranch North Specific Plan

features in order to eliminate “dead zones” of underutilized space.

g) Bicycle racks shall be provided within all commercial centers.

2.1.2 Commercial Grading and Drainage

a) Design of commercial uses shall be sensitive to the natural terrain, and structures should be located to minimize necessary grading and preserve natural site features such as drainageways, wetlands, etc. Grading of commercial sites should blend with the natural topography of the site.

b) Grading within commercial areas shall be designed to complement the architectural and landscape design character of the center and surrounding area. Grading techniques can be used to screen parking and service areas, reduce the perception of height and mass on larger buildings, and provide reasonable transitions between uses.

c) Graded slopes should properly transition to existing natural terrain at project borders.

d) Man-made slopes shall not exceed an average of 3:1 slope and turf areas shall not exceed an average 4:1 slope.

e) Areas disturbed by grading activities shall be revegetated prior to the issuance of a certificate of occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy, a bond shall be provided for landscaping during the subsequent growing season. Drought tolerant plant species shall be utilized to help minimize erosion.

f) New commercial developments must include a final hydrology report to be reviewed and approved by the Carson City Engineering Department prior to the issuance of a building permit.

g) An erosion control plan shall be included with each grading permit.

Appendix 1 contains the Conceptual Drainage Study and Stormwater Management Report for Lompa Ranch North.

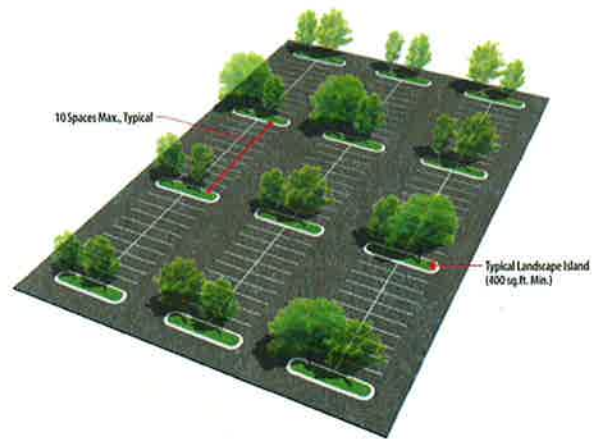
Lompa Ranch North Specific Plan

2.1.3 Commercial Parking Lots

a) A minimum of 10 feet of landscaping shall be provided between parking lots and the public streets.

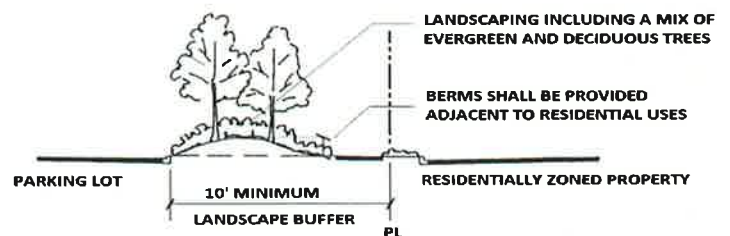
b) A minimum 400 square foot interior planter shall be provided at the end of parking aisles (refer to example to the right). Planters shall include a minimum of one deciduous tree (min. [1"] **two inch** caliper) – see example to right.

c) Landscape islands (minimum of 400 square feet) shall be provided for every 10 spaces in large parking fields and shall include a minimum of one **deciduous** tree ([1-inch] **two inch** caliper minimum). See example to right.



d) Pedestrian connections between parking lots and buildings shall be provided along with connections to sidewalks along adjoining public streets.

e) **Parking should be located to the side and rear of a project site where feasible. However, [N]no more than 10 percent of the required parking shall be in the rear service area (typically not used for general public access) of a project site.**



f) Parking areas shall be screened from adjoining residential areas through the use of landscaping and berming. This buffer shall be a minimum of 10 feet in width (see example to right).

g) Commercial centers that include tenants that utilize shopping carts shall provide a "cart corral" within 150 feet of 85 percent of their parking stalls.

h) For commercial centers exceeding 5 acres, a maintenance plan shall be required for parking lots that includes regular sweeping and a snow removal/storage plan for winter weather events.

Lompa Ranch North Specific Plan

- i) For commercial centers adjoining residential areas, parking lot sweeping shall be limited to the hours between 8:00 am and 9:00 pm.
- j) Parking lot design, including space dimensions, aisle widths, etc. shall comply with the provisions of the Carson City Municipal Code.
- k) Outdoor sales or special events may not reduce parking past minimum requirements mandated in the Carson City Municipal Code.

2.1.4 Commercial Landscaping

- a) Landscaping, including plant materials and themes shall be consistent throughout the Lompa Ranch North SPA.
- b) Landscaping standards contained in the Carson City ~~[Municipal Code]~~ **Development Standards** shall apply within Lompa Ranch North. ~~[Where a conflict exists between these standards and the Municipal Code, the stricter of the standards shall apply.]~~
- c) Within commercial centers, areas not utilized for parking, buildings, plazas, or access/circulation shall be landscaped to the back of curb. Unbuilt pad areas shall be excluded from this standard.
- d) Drought tolerant plantings shall be used in conjunction with low water demand principles and techniques.
- e) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.
- f) Landscape maintenance within commercial areas shall be the responsibility of individual property owners or completed through a private maintenance association.
- g) Landscaping along adjoining rights-of-way shall be a minimum width of 15 feet and provide a mix of trees, shrubs, and living groundcover. Trees shall be provided at a rate of 1 tree per 25 lineal feet of street frontage with a minimum of six shrubs per tree.**

Lompa Ranch North Specific Plan

2.1.5 Commercial Lighting

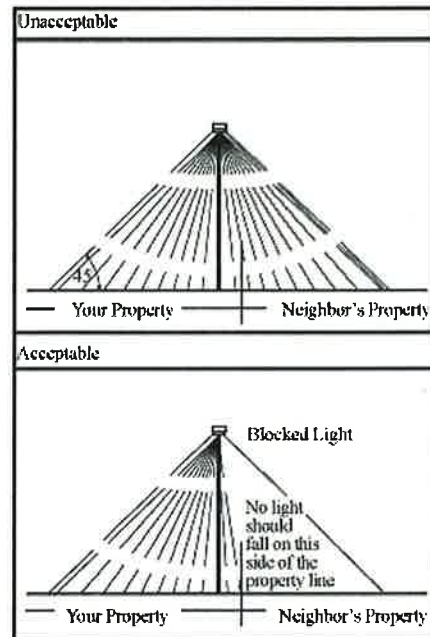
a) Adequate lighting shall be provided to ensure a safe pedestrian environment.

b) Parking lot lighting [~~adjacent to~~] **within 75 feet of** residential areas shall be limited to ~~[15]~~ **12** feet in height and shall incorporate shielded fixtures. Additional height limitations for parking lot lighting within certain distances of residential areas are identified in the Carson City Development Standards.

c) Parking lot lighting shall use shielded/directed fixtures to ensure that spill-over and glare do not occur on adjoining properties. See example to right.

d) The use of bollard lighting is encouraged in pedestrian areas.

e) Exterior lighting shall be used for purposes of illumination and safety only, and shall not be designed for, or used as, an advertising display.



2.1.6 Commercial Signs

Signs and their integration into the project is a critical element in the design of Lompa Ranch North. Careful use of forms, styles, materials, and colors will establish continuity throughout the community. Signs are intended to be utilized only where necessary, and in an understated manner, emphasizing an image of permanence and quality.



a) Signs shall be included on facades or entry canopies of buildings and illuminated or backlit with indirect lighting. All tenant identification signs shall be consistently located and integrated into the architectural design of the building entry. Storefront signs shall be proportional with the building architecture (see example to right).

b) Flashing or animated signs are prohibited.

Lompa Ranch North Specific Plan

c) Building signs that project more than 4 inches beyond the wall façade are prohibited, unless incorporated as an architectural element.

d) Hanging signs may be included under eaves above walkways and shall maintain a minimum of 8 feet of clearance. These signs shall be architecturally compatible with the building they serve (see example to right).



2.1.7 Commercial Fencing

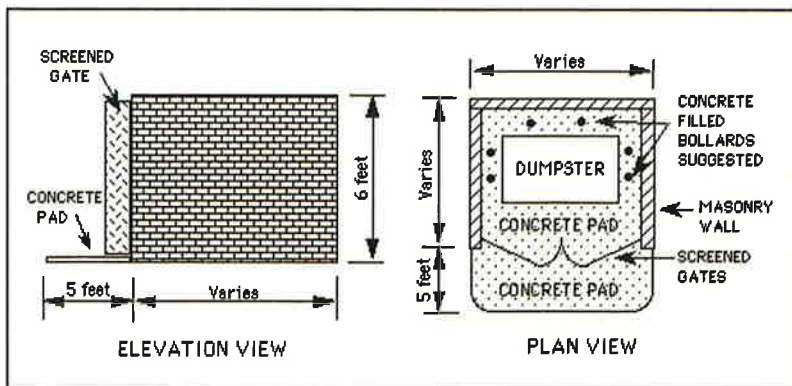
a) Walls and fences shall be utilized to provide a buffer between incompatible uses. It is important, however, that walls are appropriately integrated into each project

b) Solid fencing (6 foot minimum) shall be installed between commercial uses within Lompa Ranch North and adjoining residential uses. This can include wood or vinyl fencing, concrete block walls, pre-cast wall systems, or similar.

c) Chain link fencing shall be prohibited within commercial centers.

2.1.8 Commercial Trash and Utility Areas

a) Service[,-] **and** maintenance [~~and storage~~] areas shall be screened from adjacent public right-of-ways, pedestrian plazas or adjacent residential uses with landscaped berms, walls or plantings. **Storage areas shall be enclosed by a 100% site obscuring fence or wall, permanently installed and maintained at a minimum height of six feet.**



b) All trash and garbage bins shall be stored in an enclosure that includes solid screening, to the approval of the Carson

City Community Development Department.

Lompa Ranch North Specific Plan

- c) Trash enclosures shall incorporate building materials, colors, etc. that are complementary to the overall project architecture. Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed (see example to left).
- d) Trash enclosures must include provisions for concrete pads or appropriately designed asphalt sections in front of the enclosure. The area in front of the trash enclosure shall be a minimum of six (6) feet to reduce pavement damage from disposal trucks.

2.2 Single Family Residential Areas

2.2.1 Neighborhood Diversity

Single family areas within the Lompa Ranch North SPA will include varied densities and housing types in order to create separate and distinct neighborhoods within the project. This can be accomplished through the use of varied housing types, distinct architectural styles and elements, etc.

- a) Densities within single family areas will range from 3 to 8 dwelling units per acre.
- b) Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Proper transitions can include feathering of density/lot size, landscape buffers, or walls/fences that serve to identify community boundaries.
- c) Individual single family projects within the SPA boundary may create their own sense of identity through the use of entry features that include distinctive signage, entry treatments, landscape improvements, water features, etc.
- d) Varied densities are encouraged throughout the SPA boundary to encourage varied product types including single family detached homes, patio homes, duplexes, townhouses, etc. Additionally, new urbanism design principles such as house-forward designs with residential alleyways are permitted within the single family areas.
- e) It is the intent of the SPA to provide a number of distinctly different neighborhood types rather than a single "large neighborhood" with a single product type.
- f) Variation in architectural styles is encouraged throughout the SPA in order to provide distinct neighborhood identity to new subdivisions within the Lompa Ranch North.

Lompa Ranch North Specific Plan

2.2.2 Single Family Neighborhood Design

Neighborhoods within Lompa Ranch North will promote quality development that is complementary to the existing built environment, while establishing its own sense of identity through uniform and innovative design. A variety of single family detached, as well as single family attached products are anticipated within the SPA boundary.

a) To the extent possible, “forward” architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations.

b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or reflected by the massing across the street.

c) The garage shall not be the dominant feature of the building facade facing the street and should be offset through architectural detailing for garage forward elevations.



d) So as not to contribute to a repetitious and monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged.

e) Neighborhoods shall provide connections into the community trail system.

g) In order to avoid a “walled-in” feel, homes backing to parks, open space, or drainage corridors shall include open rear fencing. This includes the use of split rail or iron fencing. See example to right.

h) Setbacks for single family residential areas shall comply with the underlying zoning district for which the subdivision is located. In order to provide for visual interest within the streetscape, front setbacks may be reduced up to 5 feet in order to achieve a non-monotonous/repetitive streetscape pattern.

Lompa Ranch North Specific Plan

2.2.3 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- c) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- d) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

2.2.4 Single Family Landscaping

- a) Front and street side yard landscaping shall be installed by the builder prior to the occupancy of the individual home. See example to right.
- b) Front yard landscape packages shall provide for a minimum of 1 tree per 50 lineal feet of street frontage as well as a minimum of 12 shrubs. Trees shall be a minimum of 1 inch caliper for deciduous and 6 feet for evergreens. Shrubs shall be a minimum of 2 gallon.
- c) Xeriscape options for front yards shall be permitted. Xeriscape packages must include the required trees and shrubs outlined under the previous standard.



TYPICAL FRONT YARD PLAN

- c) Front yard landscaping is required for all homes and will be reviewed and approved with the tentative map establishing installation timing.
- d) Front yard landscape packages shall include an automatic irrigation systems.

Lompa Ranch North Specific Plan

2.2.5 Single Family Lighting

- a) Lighting shall be designed to differentiate land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.
- b) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.

2.2.6 Single Family Walls and Fencing

- a) Walls may be used where necessary to provide privacy and security for residential neighborhoods when adjacent to arterial or collector roadways, or when adjoining non-residential uses.
- b) Walls within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape.
- c) Walls within Lompa Ranch North shall not exceed 6 feet in height. Acceptable materials include stone, stone veneer, split face/precision block, slump stone, and stuccoed CMU.
- d) Open fencing shall be used where the rear of individual lots are adjacent to open space. See examples below.
- e) Open fences at rear yards may include landscaping with trees and shrubs to screen views of private yards from adjacent properties, common areas, and/or roadways.
- f) Acceptable open fencing materials include wood or vinyl split-rail or wrought iron. See examples below.



Lompa Ranch North Specific Plan

g) Single family residential lots may include solid privacy fences. Acceptable materials include wood and vinyl. Privacy fencing shall not exceed 6 feet in height.

h) Chain link fencing is prohibited within residential areas.

2.3 Multi-Family Residential Site Planning

2.3.1 Multi-Family Building Orientation

a) Multi-family structures should be grouped in clusters of buildings rather than one large continuous structure in order to minimize the scale of the project.



b) Open space areas and courtyards shall be created within multi-family developments in order to break up building mass and provide recreational opportunities. See example to left. Open space/recreational areas shall be provided per the requirements of the Carson City Municipal Code.

c) To provide privacy between living spaces, there should be distance separations, buffering or changes in the angles of units. See examples below.



Lompa Ranch North Specific Plan

d) All multi-family/attached single family developments shall incorporate pedestrian connections to adjoining residential, recreational and commercial uses as well as to the community trail system (where practical).

e) Multi-family/attached single family projects in excess of 35 units shall provide a secure children's play area. Additionally, such projects shall incorporate a minimum of 5 recreational facilities. These can be any 5 of the following:

- Swimming pool
- Tennis courts
- Horseshoe Pits
- Spa
- Fitness Center/Gym
- Game room
- Community room
- Picnic areas to include tables with barbecues
- Volleyball court
- Basketball court



f) Recreation facilities shall be conveniently and centrally located for the majority of the units (see examples to right).

g) Private open space, such as decks or patios, shall be contiguous to the units with a minimum width of six (6) feet.

h) Setbacks shall conform to the underlying base zoning. Deviations to setbacks within 10% of requirements may be granted by the Carson City Community Development Director or his/her designee.

2.3.2 Multi-Family Grading and Drainage

a) The design of multi-family housing or attached single family housing shall be sensitive to the natural terrain, and structures shall be located in such as manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.

Lompa Ranch North Specific Plan

- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screening parking and service areas, reducing the perception of height and mass on larger buildings, and providing reasonable transitions between on-site uses.
- c) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- d) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

Appendix 1 contains the Conceptual Drainage Study and Stormwater Management Report for Lompa Ranch North.

2.3.3 Multi-Family Parking

- a) Parking areas shall not be located in excess of 400 feet from individual units within multi-family projects.
- b) Pedestrian links between units (i.e. sidewalks) shall be provided between all units and parking areas.
- c) Garages and covered parking shall be designed as an integral part of the architecture of the development and shall include the same colors, materials, etc. as the primary building(s). Carports should not have roof pitch of less than 3:12.

2.3.4 Multi-Family Landscaping

- a) Minimum landscape requirements shall be established by the Carson City ~~[Municipal Code]~~ Development Standards based on underlying zoning of the project site.
- b) Drought tolerant and low water demand plantings shall be used to the extent possible. Xeriscaping may be substituted for turf areas and must contain trees and shrubs per the standards of the Carson City ~~[Municipal Code]~~ Development Standards.
- c) Automatic irrigation systems shall be installed with all multi-family projects. All irrigation systems shall be placed underground.

Lompa Ranch North Specific Plan

- d) Large parking lots (in excess of 25 spaces) within multi-family shall provide a minimum 400 square foot landscape island containing at least one tree ([1"] two inch caliper) for every 10 spaces of required parking.
- e) Landscaping along adjoining rights-of-way shall be a minimum width of 15 feet and provide a mix of trees, shrubs, and living groundcover. Trees shall be provided at a rate of 1 tree per 25 lineal feet of street frontage with a minimum of [4] six shrubs per tree.

2.3.5 Multi-Family Lighting

- a) The height of lighting within multi-family projects shall be in scale with the setting and complement the architecture. Light fixtures over 10 feet shall include a cut-off shield to prevent the light source from being directly visible from off-site areas.
- b) Light sources shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination. For example, the use of bollard lighting rather than pole lighting is required in pedestrian areas. See examples below.



- c) Illumination of landscape features or building facades for aesthetic purposes shall ensure that light does not project beyond the project boundary.

2.3.6 Multi-Family Walls and Fencing

- a) Multi-family projects that adjoin common areas, open space, or drainageways shall include open fencing adjacent to such features. Acceptable materials include wood or vinyl split rail or wrought iron and shall not exceed 6 feet in height.

Lompa Ranch North Specific Plan

- b) In areas where open fencing is employed, landscaping shall be used to screen views of private yards from adjacent properties and public streets.
- c) Design of all walls and fences shall be consistent in terms of material, color and detail within each multi-family and attached single family residential project. Chain link fencing is prohibited.
- d) In areas where multi-family development adjoins either single family residential or commercial use, a minimum 6-foot wall shall be provided for separation. Acceptable materials include stone, stone veneer, split face/precision block, slump stone, and stuccoed CMU.

2.3.7 Multi-Family Service and Utility Areas

- a) Enclosures shall be provided in order to screen all trash dumpsters and shall architecturally complement the primary building(s). Enclosures shall include solid gates and screen a minimum of 80% of the interior area. See example to right



- b) Trash enclosures shall include durable materials that complement the primary architecture and shall be screened with landscape on three sides and shall comply with the Carson City Development Standards. Chain link fencing is prohibited. See example to right.
- c) The use of individual trash cans for multi-family projects in excess of 15 units shall be prohibited.

2.4 ARCHITECTURE STANDARDS AND GUIDELINES

2.4.1 Architectural Theme

It is the intent of the Lompa Ranch North SPA to promote a high quality development that incorporates an architectural style that reflect the historical ranching aspect of the area. Therefore, a ranch and craftsman architectural theme is adopted with the Lompa Ranch North SPA.

Variations on the ranch/craftsman style are encouraged in order to promote creative design, innovative features, and high quality elevations. Variations may include the introduction of a southwestern elements such as barrel tile roofs or Victorian elements such as wrap-around porches. These deviations will be complementary to the overall theme and can add visual interest within the community.

Lompa Ranch North Specific Plan

2.4.2 Residential Architectural Elements

a) New structures within Lompa Ranch North shall, at a minimum, incorporate a minimum of two of the following elements:

- Gable roofs with deep overhangs.
- Exposed rafters, brackets, columns, etc.
- Decorative doors and windows
- A mixture of 2 (at a minimum) exterior elements including stucco, wood siding or shingles, brick, or stone
- Exterior porches or courtyards

b) Acceptable roofing materials include concrete or clay tile, slate, or architectural grade (30+ year) composition asphalt shingles. Metal roofing may be used as an architectural element in conjunction with the previously listed materials.

c) Flat roofs are prohibited in residential areas.

d) Metal buildings, other than accessory sheds not to exceed 250 square feet, are prohibited.

e) Modular homes are not permitted within the Lompa Ranch North SPA.

f) Building articulation shall include a minimum of 4 separate roof planes incorporated on front/primary elevations. Front/primary elevations shall contain a minimum of 2 wall planes offset by a minimum of 3 feet.

g) Building colors shall utilize an earth tone pallet such as browns, tans, whites, greens, deep reds and oranges, pale yellows, etc. The use of bright or vibrant colors is prohibited with the exception of highlighting architectural elements.

2.4.3 Commercial Architecture

Commercial areas within the Lompa Ranch North SPA are envisioned to complement residential uses in function and form. Smaller retail uses will incorporate the ranch theme while larger commercial centers can take a more traditional center approach with the inclusion of the ranch theme elements such as rock, stone, brick, etc.

Lompa Ranch North Specific Plan

2.4.4 Commercial and School Building Mass and Form

a) Individual buildings, forms, and components within commercial centers shall be designed as a whole to ensure unity to the overall design of the center.

b) Facades shall include articulation to ensure that the large scale of commercial buildings is softened and appropriate for the area at a human scale. **Articulation shall be provided on all sides of any commercial building that is adjacent to a public right-of-way or main commercial parking area.**

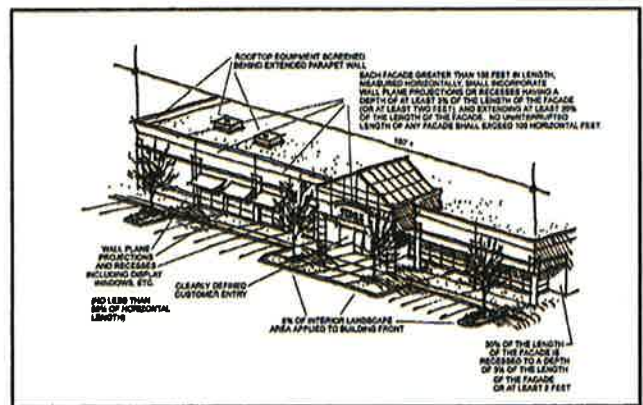
c) Visual interest shall be created in building facades through the incorporation of wall plane projections or recesses that are a minimum of two (2) feet in depth.

d) Wall plane projection or recess may be substituted with a combination of vertical or horizontal elements such as trellises, awnings, shed roofs, or columns. Any such element must have a minimum of 2 feet change in vertical or horizontal projection or recess. The proposed alternative design solution shall meet the intent of this standard.

e) In commercial areas adjoining residential uses, building heights shall relate to the adjacent development to enhance view corridors and ensure compatibility.



f) Multi-tenant commercial spaces shall use color change, texture change, or relief change to avoid large expanses of blank walls and box-like structures (see example to the left).



g) Buildings in excess of 10,000 square feet should vary building and roof forms to give the appearance of smaller forms. See example to right.

h) Commercial centers that include multiple buildings shall incorporate a consistent architectural theme. Pad site buildings with conflicting architectural style are prohibited.

Lompa Ranch North Specific Plan

2.4.5 Commercial Roof Form

a) Rooflines shall include variations to add visual interest and reduce the scale of large buildings. Refer to example below.



b) Roof profile elements visible at ground level shall incorporate horizontal and vertical offsets as depicted in the example above.

c) All rooftop equipment shall be screened from public view at street level and the parking lot.

d) All roof mounted mechanical equipment must be screened from public view at the street level and the parking lot.

2.4.6 Commercial Materials and Colors

a) The colors and materials of new buildings shall be compatible with those of adjoining buildings/uses.

b) Exterior building materials shall be of high quality. These may include, but are not limited to:

- brick
- stained, painted, or weathered wood/cementitious products such as heavy timbers or stock lumber
- stone veneer/cultured stone
- integral color split face block or rough cut wood
- metal such as corrugated, battened or standing panelized systems; perforated painted or stained metal shapes
- fabric or metal awnings
- dimensioned asphalt or simulated wood shingles
- tilt-up concrete with wood texture, or other similar treatment

Lompa Ranch North Specific Plan

- c) Accent colors (including vibrant colors) may be used to emphasize special façade elements in order to attract attention at focal points.
- d) Facades shall include the use of earth tone palette colors in broad expanses. The use of high intensity colors, very dark colors or fluorescent colors are discouraged unless they are used to accentuate architectural forms or features.
- e) Building trim and accent may feature a brighter, more intense palette of colors used to direct focus toward important building elements.
- f) The following exterior building materials are not allowed as predominant features on building facades:
 - integral color smooth-faced or painted concrete masonry
 - tilt-up concrete panels without textures or finishes
 - pre-fabricated steel panels
 - unprotected wood
 - dimensional asphalt shingles (architectural grade asphalt shingles may be used on roofs)

2.4.7 Single Family Residential Architecture

Architectural standards for residential areas promote an upscale development concept that reflects a western and ranching heritage while providing for modern amenities and features. Although neighborhoods may include distinctive architectural designs, common elements serve to create a cohesive community that creates a sense of place.

2.4.8 Single Family Building Mass and Form

- a) Home facades shall incorporate the architectural style and materials outlined in section 2.4.1.
- b) A minimum of 3 distinctive floor plans shall be used within each subdivision. Subdivisions with less than 20 lots are exempt from this requirement. Phasing of 20 units or less does not circumvent this standard.
- c) Architectural details and stylings used on the front of the home shall be carried over to all elevations.
- d) A minimum of 3 distinctive front elevations shall be included for each model within subdivisions. Matching elevations shall not be allowed to repeat next to each other.
- e) Varied setbacks, floorplans, and elevation packages shall be used within subdivisions to create a visually interesting streetscape.

Lompa Ranch North Specific Plan

2.4.9 Single Family Roof Form

a) Roof planes are required to vary through the use of architectural features such as dormers, gables, hipped roofs and variations in pitch appropriate to the homes chosen architectural style.

2.4.10 Single Family Materials and Colors

a) As mandated within other provisions of this handbook, single family homes shall incorporate an[d] earth tone color palette. The use of bright and vibrant colors is prohibited with the exception of enhancing key architectural elements and features.

b) Conflicting architectural styles within a single subdivision shall be prohibited.

c) Building materials and elements shall be consistent with those outlined under previous standards.

2.4.11 Single Family Garages

a) Garages shall include a minimum of 5 feet offset from inhabitable areas. Front elevations should provide focus on living areas and not garages.

b) Home plans shall incorporate one of the garage designs listed below and each subdivision shall incorporate at least two of these techniques to reduce the emphasis of the garage on the street (see examples to left).



- Recessing garage back a minimum of five (5) feet in relationship to the front of the house.



- Incorporation of a side-load garage that eliminates the continuous view of garage doors from the street.

Lompa Ranch North Specific Plan

c) Garage forward plans shall be permitted when offsets (5 feet minimum) exist for the garage in order to provide visual distinction between the garage and residence. See examples below.



2.4.12 Multi-Family Architecture

Multi-family standards are intended to result in a visually pleasing product that does not reflect a “big box” appearance and incorporates elements to break up building masses, provide articulation at a human scale, and complement single family uses within the Lompa Ranch North SPA.

2.4.13 Multi-Family Building Mass and Form

a) Facades of multi-family buildings shall be articulated using at least one of the architectural elements previously listed in the Architectural Theme standards.



b) Buildings shall incorporate facade articulation with no long expanses of flat wall planes, vertically or horizontally, exceeding 50 feet (see example to left).

c) Architectural elements (i.e., exterior materials, fenestration, window trims, cornices, arches, etc) shall be utilized on all sides of the building.

d) Architectural elements such as towers, piers and varied rooflines may be used to break up the horizontal massing and provide visual interest.

Lompa Ranch North Specific Plan

- e) Single family attached products such as townhomes that include garages and/or carport are more than 50 percent of the total width of the unit shall incorporate architectural features such as shutters, garage door window trim and minimum offsets of 2 feet, to reduce the visual impact of garages and carports on the front façade.
- f) Garages and carports not attached to the main residential building shall match the main structure in building design, materials, roof pitch and architectural character.

2.4.14 Multi-Family Roof Form

- a) Roofs planes shall include variation which can be accomplished with the inclusion of elements such as dormers, gables, hipped roofs and variations in pitch. (See example to right).
- b) Roof materials shall include concrete tile, clay tile, slate, or architectural grade (30+ year) composition shingles. Metal roofing is prohibited as a primary material but may be used as an accent feature when combined with the allowed materials.



2.4.15 Multi-Family Materials and Colors

- a) As mandated within other provisions of this handbook, multi-family uses shall incorporate an earth tone color palette. The use of bright and vibrant colors is prohibited with the exception of enhancing key architectural elements and features.
- b) Varied elevations may be used within a single project. However, conflicting architectural styles within a single multi-family development shall be prohibited.
- c) Building materials and elements shall be consistent with those outlined under previous standards.

Lompa Ranch North Specific Plan

3 Public Services and Infrastructure

3.1 Parks, Open Space, and Trails

The Lompa Ranch North SPA envisions a community that is linked together through a system of trails, open space, and parks. The intent of these standards is to implement the provisions of the *Unified Pathways Master Plan*; *Parks and Recreation Master Plan*; and *Open Space Master Plan* adopted by Carson City.

3.1.1 General Standards

- a) A Landscape Maintenance District (LMD) shall be formed by the Master Developer to provide for the maintenance and upkeep of open space and common area landscaping, trails, and park/recreation facilities and amenities. The LMD shall be in place prior to the issuance of the first certificate of occupancy.
- b) A private homeowner's association (HOA) shall provide for the maintenance of all private landscape features and non-public recreation facilities (i.e. private parks within gated communities, etc.).
- c) Design of open space areas shall follow the standards and policies of the Carson City Open Space Plan, adopted by Carson City in June 2000.
- d) Pathways and trails, other than those described in Section 3.1.2 (following) shall conform to the standards and policies of the Unified Pathways Master Plan adopted by Carson City on April 6, 200~~0~~¹6 (as revised March 15, 2007).
- e) Any new park facilities within the Lompa Ranch North SPA shall conform to the *Parks and Recreation Master Plan* as adopted by Carson City on April 6, 2006.
- f) Sidewalk connections to the Lompa Ranch North SPA trail/pathway system shall be provided in order to provide convenient and logical access to the trail system, parks/recreation areas, and open space.**

3.1.2 Trails and Pathways

- a) Trails, pathways, and sidewalks not specifically called out within this section shall conform to the standards outlined in Section 6 of the Carson City Unified Pathways Master Plan (Pathway Types).

Lompa Ranch North Specific Plan

[b] For the park area west of the freeway, a meandering path (consistent with Unified Pathways Master Plan standards) shall be constructed along a north/south route, connecting 5th Street to the northern boundary of the SPA area. This pathway may follow a proposed drainage channel(s) where feasible and shall meet the guidelines for an "off-street/multi-use trail." A multi-use path shall connect to the SPA's park/recreation facilities in this project.]

b) As individual subdivisions and/or projects are submitted for review, the applicant/developer shall be required to demonstrate that trail connectivity between parks, trails, open space, and the high school is being provided. This shall be to the satisfaction of the Community Development and Parks, Recreation and Open Space Departments.

c) The trails and pathway system shall be constructed of concrete with a portion of it constructed using stabilized decomposed granite.

3.1.3 West Side Facilities

The following standards apply to properties within Lompa Ranch North that lie west of Interstate 580:

a) Prior to the issuance of the certificate of occupancy for the 750th residential unit west of Interstate 580, the Master Developer shall construct and dedicate to the City a minimum 10-acre neighborhood park site on the west side of the freeway as shown on the adopted land use map. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.

b) For the park area west of the freeway, a meandering path (consistent with Unified Pathways Master Plan Standards) shall be constructed along a north/south route, connection 5th Street to the northern boundary of the SPA area. This pathway may follow a proposed drainage channel(s) where feasible and shall meet the guidelines for an "off-street/multi-use trail." A multi-use path shall connect to the SPA's park/recreation facilities in this project.

[d]c) A fitness course may be substituted for park benches along the north/south trail. See examples below:

Lompa Ranch North Specific Plan



~~[c] For park area east of the freeway, the north/south trail being constructed by the City shall, at a minimum, include landscaping and pedestrian amenities. Trees (either evergreen or deciduous) shall be planted at a rate of 1 tree per 50 lineal feet with a minimum of 4 shrubs per tree. Park benches shall be located along the trails at a rate of 1 bench per 500 lineal feet of trail along with mileage markers at one mile intervals.]~~

[e]d) An **east-west** off-street multi-use path shall be constructed on the freeway's west side of the Lompa Ranch North SPA along 5th Street and connected to ~~[a minimum 10-acre park]~~ **the east side development**. Timing of this trail along with final alignment shall be in conjunction with new development and coordinated through the ~~[Department of]~~ Parks, Recreation, and Open Space **Department**.

[f]e) An east-west multi-use path shall connect ~~[the existing path along 5th Street]~~ with the north/south trail, as depicted in the Unified Pathways Master Plan **and described in c) and d) above**.

~~[g] As individual subdivisions and/or projects are submitted for review, the applicant/developer shall be required to demonstrate that trail connectivity between parks, trails, and open space is being provided. This shall be to the satisfaction of the Community Development and Parks, Recreation, and Open Space Departments.]~~

[h]f) For park area west of the freeway, trails, pathways, and sidewalks shall provide off-street connectivity from 5th Street to Carson High School and Robinson Street.

3.1.4 East Side Facilities

The following standards apply to properties within Lompa Ranch North that lie east of Interstate 580:

a) The Master Developer shall work with the Carson City Parks, Recreation and Open Space Department and provide for a 3-acre minimum neighborhood park site on the east side of Interstate 580 as depicted on the land use plan. The park site shall be constructed and dedicated to the City prior to the issuance of the certificate of occupancy for the 250th residential unit located on the east side of I-580. This shall be

Lompa Ranch North Specific Plan

coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.

b) For park area east of the freeway, the north/south trail being constructed by the City shall, at a minimum, include landscaping and pedestrian amenities. Trees (either evergreen or deciduous) shall be planted at a rate of 1 tree per 50 lineal feet with a minimum of 4 shrubs per tree. Park benches shall be located along the trails at a rate of 1 bench per 500 lineal feet of trail along with mileage parkers at one-mile intervals.

c) The City property (approximately .13 acres) adjacent to the 3-acre minimum neighborhood park site shall be included in the park's design and constructed with the other park amenities.

3.1.[3]5 Open Space

a) All identified wetland areas within the Lompa Ranch North SPA shall be preserved as dedicated open space.

b) Drainage channels shall be incorporated into open space areas and include trails/paths as described in section 3.1.2.

c) Open space areas shall be maintained through a LMD and/or by a private homeowners association(s).

d) Landscape medians, parkways, corridors, etc. included within common or open space areas shall be maintained by a private homeowners association(s) and/or through the LMD.

e) Open space areas that remain private shall not include public access (if privately owned) and shall be maintained by a private homeowners association and not through an LMD.

3.1.[4]6 Parks – General Standards

a) Parks within the Lompa Ranch North SPA shall be maintained through implementation of a Landscape Maintenance District. Any private parks (without general public access) shall be maintained by a private homeowners association(s).

b) Opportunities for joint use of park and open space facilities (i.e. stormwater detention basins) shall be a priority within the Lompa Ranch North SPA. This includes the incorporation of one or more dog park facilities.

c) All park facilities and open space areas shall have access to the overall trails/ ~~and~~ pathways system and sidewalk network within the SPA area.

d) Smaller public parks are discouraged within the SPA in favor of larger community parks. Private small parks or pocket parks may be permitted within individual subdivisions but shall be maintained by a private HOA, not the LMD.

Lompa Ranch North Specific Plan

e) Park facilities within Lompa Ranch North will be coordinated with the Carson City Parks, Recreation, and Open Space Department for review and approval as individual projects within the Lompa Ranch North SPA are brought forward.

f) Park design shall be consistent with Carson City Parks, Recreation, and Open Space Department guidelines and design standards, including water conservation design elements.

g) Playgrounds within public parks shall be designed to be universally accessible per design standards adopted by the Carson City Parks, Recreation and Open Space Department.

h) As part of the overall Lompa Ranch North park plan , provisions for a neighborhood "Splash Pad" and/or water play feature shall be included to the approval of the Carson City Parks, Recreation and Open Space Department.

i) New parks shall be designed to allow for automobile access, including City maintenance vehicles and emergency services.

j) The Master Developer, at its cost, will dedicate land and improvements for two neighborhood parks, detention basin parks and trails/pathways within the Project; as a result, the residential construction tax described in Carson City Municipal Code 15.06 – Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwellings in the Project.

[3.1.5 — West Side Park]

[a) Prior to the issuance of the certificate of occupancy for the 750th residential unit west of Interstate 580, the Master Developer shall make available a minimum 10-acre community park site on the west side of the freeway as shown on the adopted land use map. This shall be coordinated through and agreed upon by the Parks, Recreation, and Open Space Department.]

[3.1.6 — East Side Park]

[a) The Master Developer shall work with the Carson City Parks, Recreation, and Open Space Department and provide for a 3-acre minimum neighborhood park site on the east side of Interstate 580 as depicted on the land use plan. The park site shall be dedicated prior to the issuance of the certificate of occupancy for the 250th residential unit located on the east side of I-580. This shall be coordinated through and agreed upon by the Parks, Recreation, and Open Space Department.]

3.2 Sanitary Sewer

a) All new development within the Lompa Ranch North SPA shall be required to connect to municipal sanitary sewer service.

Lompa Ranch North Specific Plan

- b) Prior to submittal for the first construction permit, a complete description of all phasing must be submitted. This phasing description must indicate the geographical boundaries of each phase, a description of the proposed development for each phase, and the estimated sewer demand imposed by each phase. A final sewer report demonstrating capacity to serve the development shall be submitted with each individual project within the SPA boundary. Any existing sewer capacity provided to the development shall be on a "first come, first served" basis. There may be additional future infrastructure or costs associated with serving the development depending on build out time frames.
- c) The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer. Existing sewer manholes in the SPA have vents. Any sewer vents located within or near the boundary of a phase must be evaluated as part of the sewer analysis for that phase to prevent odor issues.
- d) An overall water and sewer technical report for each phase shall be submitted to and approved by Carson City prior to submittal for the first construction permit of each phase [the first tentative map approval], to ensure that each project phase is properly sized and designed. The Lompa Ranch North Water and Sewer Demand Report is included as Appendix 5 of this document. Water and sewer technical reports shall include analysis of downstream capacities. Technical reports shall cite sources of any rate of demand used.

3.3 Water Service

- a) All new development within the Lompa Ranch North SPA shall be required to connect to municipal water service.
- b) Prior to submittal for the first construction permit, a complete description of all phasing must be submitted. This phasing description must indicate the geographical boundaries of each phase, a description of the proposed development for each phase, and the estimated water demand imposed by each phase. All new development shall be required to pay applicable water connection fees and demonstrate that adequate water supply is available to serve the project and dedicated for use. Any existing water capacity provided to the development shall be on a "first come, first served" basis. There may be additional future infrastructure or costs associated with serving the development depending on building out time frames.

Lompa Ranch North Specific Plan

c) Separate irrigation meters will be employed in accordance with the guidelines present at the time of connection.

d) An overall water and sewer technical report for each phase shall be submitted to and approved by Carson City ~~[the County]~~ prior to submittal for the first construction permit for each phase ~~[the first tentative map approval]~~, to ensure that each project phase is properly sized and designed. The Lompa Ranch North Water and Sewer Demands Study is included as Appendix 4 of this document. Water and sewer technical reports shall include analysis of downstream capacities. Technical reports shall cite sources of any rate of demand used.

3.4 Storm Water Management

The Lompa Ranch area benefits from extensive review and policy implementation that has been performed by Carson City as part of their long-range planning and infrastructure management processes. It is a goal of this Specific Plan to adhere to and complement this planning work. Policy *LR-SPA 3.1 Floodplain and Drainage*, from the Carson City Master Plan is therefore included in this document as a means of establishing long-range storm water management planning for Lompa Ranch North. This policy states:

- The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. In order to develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.*
- An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.*
- A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.*

Per the above policy, a wetlands delineation is currently planned for Spring 2016. The completion deadline for this task is June 30, 2016. No development shall occur within the Lompa Ranch North SPA until the wetlands delineation has been completed.

Additional resources for guiding storm water management (and other utilities) are the Conceptual Drainage Study and Stormwater Management Report for Lompa Ranch North (included in Appendix 1). In particular, this report states the following:

Lompa Ranch North Specific Plan

Based on the floodplain analysis, it is recommended that a LOMR be pursued based on the existing topography. The LOMR would remove much of the Lompa Ranch from the burden of delineated floodway both upstream and downstream of the Highway 395. It would establish discharges which could be used for the design of proposed drainage improvements including the design of channels along 5th Street, Saliman Drive, Robinson Road and north of Carson High School. In addition the model could be used for future site development planning and design and would be considered as the effective model for future modeling efforts, specifically those that would be part of a CLOMR for new development.

The existing Master Plan Policy LR-SPA 3.1 and the Conceptual Drainage Study and Stormwater Management Report therefore form part of the standards for the Lompa Ranch North SPA.

~~[The LOMR must be approved by Carson City and submitted to the Federal Emergency Management Agency (FEMA) prior to the submittal of the first tentative map. The CLOMR must be approved by Carson City and submitted to FEMA prior to the commencement of site development.]~~ **The LOMR must be approved by Carson City and submitted to the Federal Emergency Management Agency (FEMA) prior to submittal for the first construction permit. Prior to any construction permit being issued, the development must have a conditional letter of map revision (CLOMR) approved by Carson City and FEMA. If the property is divided and sold to different owners, each separate development in the floodplain must have a CLOMR approved by FEMA prior to any construction permit being issued. The developer of any parcel in the flood plain, prior to any construction permit being issued, must provide funds to the City to process a Letter of Map Revision (LOMR) after the improvements are complete.**

Additional standards include:

- a) The primary channels provided along Robinson Street, Saliman Road, Interstate 580, and 5th Street shall be designed to contain the existing off-site watershed discharges as well as the existing discharges from the SPA area.
- b) Onsite retention and detention facilities are required within the development of multi-family and commercial parcels.
- c) Existing drainage patterns shall be maintained.
- d) A comprehensive drainage impact analysis for the overall Lompa Ranch North SPA shall be reviewed and approved with the first tentative map and/or permit request. The analysis shall provide estimates of project impacts at buildout along with required upgrades, improvements, etc. as well as with triggers for when these improvements are required.
- e) Updates to the master drainage analysis shall be provided for any project proposing multi-family or commercial uses.
- f) Prior to submittal for the first construction permit, a complete description of all phasing must be**

Lompa Ranch North Specific Plan

submitted. This phasing description must indicate the geographical boundaries of each phase, a description of the proposed development for each phase, and the estimated stormwater runoff imposed by each phase.

Appendix 1 contains the Conceptual Drainage Study and Stormwater Management Report for Lompa Ranch North.

3.5 Utility Service

a) All utility services within the Lompa Ranch North SPA shall be undergrounded. Overhead power lines shall be prohibited.

b) Plans for electrical, natural gas, telephone, and cable service shall be reviewed and approved by the applicable purveyor (i.e. NV Energy, Southwest Gas, AT&T, etc) prior to the issuance of a building permit.

3.6 Roadways

A traffic impact study has been completed for Lompa Ranch North (included in Appendix 2). This study includes recommended roadway improvements that mitigate the projected impacts. These roadway improvements are included below under their relevant heading.

a) All roadways within the Lompa Ranch North SPA shall comply with the standards and requirements included within the Carson City Municipal Code. This includes the provision of sidewalks where appropriate. All sidewalks in the Lompa Ranch North SPA shall be designed to provide connectivity to multi-use paths, parks, and open space.

b) Prior to submittal for the first construction permit, a complete description of all phasing must be submitted. This phasing description must indicate the geographical boundaries of each phase, a description of the proposed development for each phase, and the estimated traffic impact imposed by each phase.

c) An easement agreement or right of way must be in place prior to approval of any construction permits which are part of a phase which requires roadway improvements which will need additional right-of-way to be completed.

d) Each phase will require a traffic impact study to be completed and submitted for that phase prior to approval of any construction permits in that phase. The traffic study for Phase 1 will require coordination with the School District to mitigate impacts along Robinson Street.

Lonpa Ranch North Specific Plan

3.6.1 Saliman Road

a) Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add northbound dual lefts at E. William/Saliman intersection, and add northbound right turn lane at 5th Street. [~~westbound right turn lane. Robinson Street should be extended to intersect with a new north-south "spine road" within the project area and as shown in Exhibit 2. The spine road should extend north from a new intersection with 5th Street. Both Robinson Street and the Spine Road can be constructed with one through lane in each direction. For Phase 1, the spine road does not need to extend north of the Robinson Road extension.~~] Include drainage improvements. Channel section to include open space for multi-use path.

3.6.2 Robinson Street

a) Robinson Street shall be improved to collector standards established by the Carson City Municipal Code. Robinson Street should be extended to intersect with a new north-south "spine road" within the project area and as shown in Exhibit 2. Robinson Street can be constructed with one through lane in each direction. Include drainage improvements. Channel section to include open space for multi-use path.

b) Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add westbound right turn lane at Saliman Road, and widen Robinson Street to accept dual left turn lanes from Saliman Road. [~~northbound right turn lane and provide southbound dual lefts. This will require the widening of the east leg of Robinson Street to accept the two left turn lanes.~~]

3.6.3 Fifth Street

a) Fifth Street shall include new drainage improvements to address site development conditions to the satisfaction of the Carson City Engineering and Public Works Departments.

b) Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add an intersection where the new Spine Road will meet 5th Street with an eastbound left turn lane, westbound right turn lane, southbound exclusive left and right turn lanes, and signalization (signalization only if warranted). Widen 5th Street at this intersection to accommodate turn lanes. Also, add a westbound right turn lane at Airport Road. Add a westbound right turn lane at Saliman Road, which may already be warranted without the project.

Lompa Ranch North Specific Plan

[b] Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add a northbound right turn lane, and a westbound right turn lane (which may already be warranted without the project).]

3.6.4 Airport Road

a) Right-turn lanes will be added along Airport Road based on the recommendations included in the reviewed and approved traffic impact analysis. The Carson City Engineering Department shall determine compliance with this standard.

b) US 50/Airport – Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), Provide northbound dual left turn lanes.

[c] Airport/5th – Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), Add a westbound right turn lane.]

3.6.5 North/South Collector (Spine Road)

a) A collector roadway (**Spine Road**) shall be constructed from 5th Street extending north to US Highway 50 ~~(dependent upon required easements to be secured through adjoining parcels to the north)~~. This road shall be designed as a limited access collector (per City standard) and include additional space for a multi-use path and landscaping, separated from vehicular traffic. **The Spine Road can be constructed with one through lane in each direction. For Phase 1, the spine road may need to extend north of the Robinson Street extension.**

b) US 50/Gold Dust Casino – Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add a northbound right turn lane and **widen the south leg to accept a new left turn lane from westbound E. William Street.** ~~westbound dual lefts. This will require the widening of the south leg to accept a new lane.]~~ The south leg will continue to connect with the proposed north-south spine road.

c) Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), a new three- to four-leg intersection at Robinson Street/Spine Road should be constructed to provide a north leg at this intersection. This north leg is proposed to continue to its connection with the south leg of the William Street/Casino intersection. This will require widening the existing south leg of this intersection to a standard two to three lane cross section.

Lompa Ranch North Specific Plan

d) The preferred northern intersection of the spine road is at the existing signalized intersection on William Street serving access to the Gold Dust Casino. The south leg of this intersection should be widened to accommodate a potential additional westbound to southbound left turn lane at this intersection. The spine road is anticipated to carry approximately 12,000 vehicles per day at Build Out. This volume approaches the threshold for a four-lane roadway. Further analysis and continuing discussions with the property owners south of William Road will be required.

3.6.6 U.S. 50/E. William Street

a) Consistent with the conclusions/recommendations outlined in the traffic impact analysis (Appendix 2), add westbound dual left turn lanes at the new Spine Road.

3.7 Traffic Impacts

a) A [~~comprehensive~~] **generic** traffic impact analysis for the overall Lompa Ranch North SPA has been reviewed and **accepted** [~~improved~~] with this Specific Plan. This analysis provides estimates of the project impacts at buildout along with required upgrades, improvements, etc. [~~along with triggers for when these improvements are required.~~] **Additional traffic impact studies will be required for each phase of development prior to approval of any construction permits which are part of that phase.**

b) Updates to the master traffic impact analysis shall be provided for any project generating more than 80 peak hour trips to determine if roadway upgrades/improvements are triggered. Such updates shall also address long-term cumulative impacts from the site as a whole so that appropriate refinements may be made to any mitigation measures.

Appendix 2 contains the Traffic Impact Study for Lompa Ranch North.

3.8 Fire Protection

The Carson City Fire Department currently services the Lompa Ranch North area from Fire Station # 1 located on Stewart Street. As development occurs within the Specific Plan boundary and surrounding area(s), an additional facility and/or equipment may be needed in order to ensure adequate levels of service for new development. As such, the following standards are included within this SPA:

a) As individual projects and subdivisions are submitted, the Carson City Fire Department shall review development plans in context with existing service limitations to ensure adequate levels of service are maintained.

Lompa Ranch North Specific Plan

b) The Carson City Fire Department has the ability to condition projects to ensure adequate levels of service are maintained for Lompa Ranch North. Such conditions include requiring fire sprinklers for new homes if response times are below accepted levels, inclusion of fire resistant building materials, requiring upgrades to existing equipment or purchase of new equipment, etc.

~~[c) The Master Developer shall reserve land for a new fire station located central to the SPA area should the Fire Department determine that a new station within Lompa Ranch North best serves the community at large.]~~

c) In order to assist in funding new fire facilities within the area (i.e. fire station), individual builders within Lompa Ranch North shall work with the Carson City Fire Department to participate in an impact fee program implemented by Carson City which provides funds (to be paid at time of building permit) that are dedicated to fire improvements. In the absence of a current City-wide impact fee program, impact fees shall be as follows for Lompa Ranch North: a minimum of \$1,000.00 per dwelling unit in single family or multi-family residential development. Also, a minimum impact fee of \$1,000.00 per 1,000 square feet of business, industrial, commercial or lodging facilities.

d) In lieu of and as an alternative to the fire impact fee, it may be possible for individual builders within Lompa Ranch North to work with the Carson City Fire Department to determine if other mitigation measures may be available. Such measures could include, but are not limited to, providing improvements such as paving, utility extensions, etc. along with construction of new facilities, etc. These improvements shall be credited back to any applicable fire impact fee. This shall be reviewed on a case by case basis dependent on current Fire Department needs and demands.

e) New development within Lompa Ranch North shall participate in any applicable impact fee program that is enacted by Carson City. This SPA shall not exempt development from any impact fee program adopted post-post approval of this SPA.

3.9 Police Protection

The Carson City Sheriff's Department currently operates patrols in the area. The following standards related to police protection are provided for the Lompa Ranch North SPA:

a) All new projects submitted for review by Carson City shall be routed through the Sheriff's Department for review and comment.

Lompa Ranch North Specific Plan

b) The Sheriff's Department shall reserve to the right to condition projects in order to implement and or incorporate crime prevention measures, etc.

c) New commercial projects within Lompa Ranch North shall be required to submit a lighting and security plan to the Sheriff's Department for review and approval.

3.10 Schools

The following standards have been developed in conjunction with the Carson City School District:

a) A new elementary school site (minimum of 10 acres) shall be reserved within Lompa Ranch North to meet future enrollments needs.

b) The elementary school site shall be made available prior to the issuance of the 700th residential certificate of occupancy.

c) Generally, the 10-acre elementary school site should be located on the west side of Interstate 580, central to the project site near the current terminus of Robinson Street.

c) All residential development within the Lompa Ranch North SPA shall be required to provide estimated student enrollment projections to the Carson City School District for review.

d) The Master Developer of the Lompa Ranch North SPA shall work with the School District to participate in the current (2016) School Facilities Master Plan Update process to ensure that needs identified within the SPA boundary are addressed.

RESOLUTION 2016-PC-R-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-15-162, A MASTER PLAN AMENDMENT TO CREATE A NEW SPECIFIC PLAN AREA FOR THE NORTH PORTION OF THE EXISTING LOMPA RANCH SPECIFIC PLAN AREA AND TO CHANGE THE LAND USE MAP DESIGNATION ON PROPERTY LOCATED ON THE NORTH SIDE OF EAST 5TH STREET BETWEEN SALIMAN ROAD AND AIRPORT ROAD, APNS 010-041-16, -38, -52, -70, -71 AND -73 FROM NEIGHBORHOOD COMMERCIAL (NC), MIXED-USE COMMERCIAL (MUC), MIXED-USE EMPLOYMENT (MUE), MIXED-USE RESIDENTIAL (MUR) AND OPEN SPACE (OS) TO MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR), MIXED-USE RESIDENTIAL (MUR), NEIGHBORHOOD COMMERCIAL (NC), MIXED USE COMMERCIAL (MUC) AND OPEN SPACE (OS)

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on February 24, 2016, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-15-162 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan land use designations and Specific Plan Area would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to create a new Specific Plan Area for the north portion of the existing Lompa Ranch Specific Plan Area and to change the Land Use Map Designation on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71 and -73 from Neighborhood Commercial (NC), Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE), Mixed-Use Residential (MUR) and Open Space (OS) to Medium Density Residential (MDR), High Density Residential (HDR), Mixed-Use Residential (MUR), Neighborhood Commercial (NC), Mixed-Use Commercial (MUC) and Open Space (OS) as illustrated in the attached "Exhibit A", further detailed in the Lompa Ranch North Specific Plan standards handbook approved with staff's recommended changes as MPA-15-162, and incorporated into this Resolution by reference.

ADOPTED this 24th day of February, 2016.

VOTE: AYES:

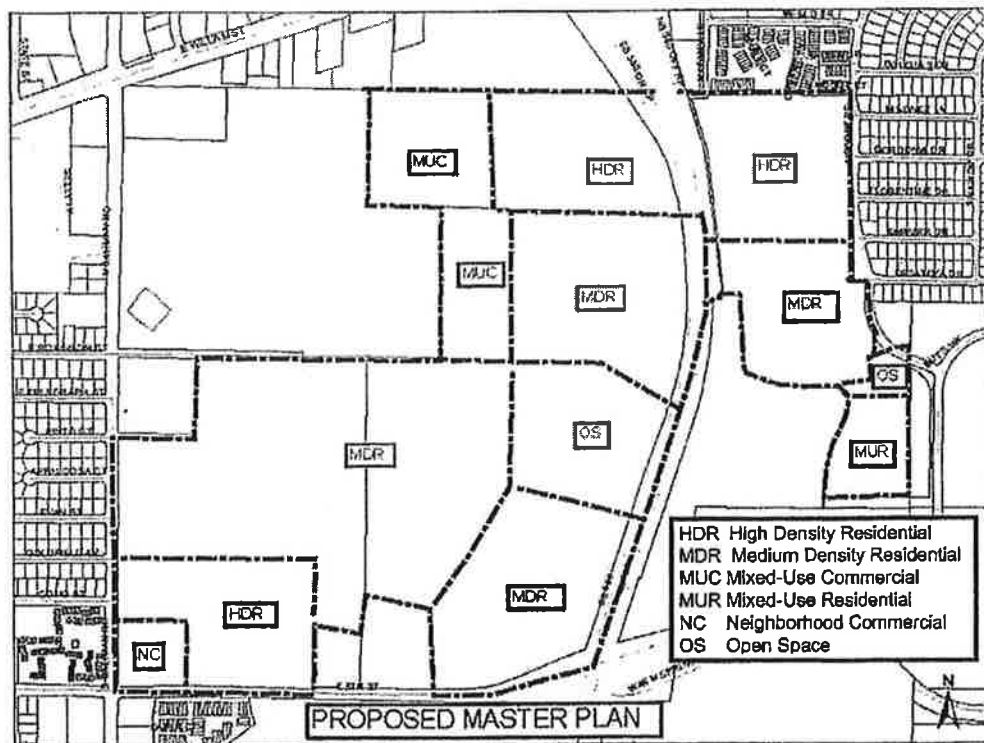
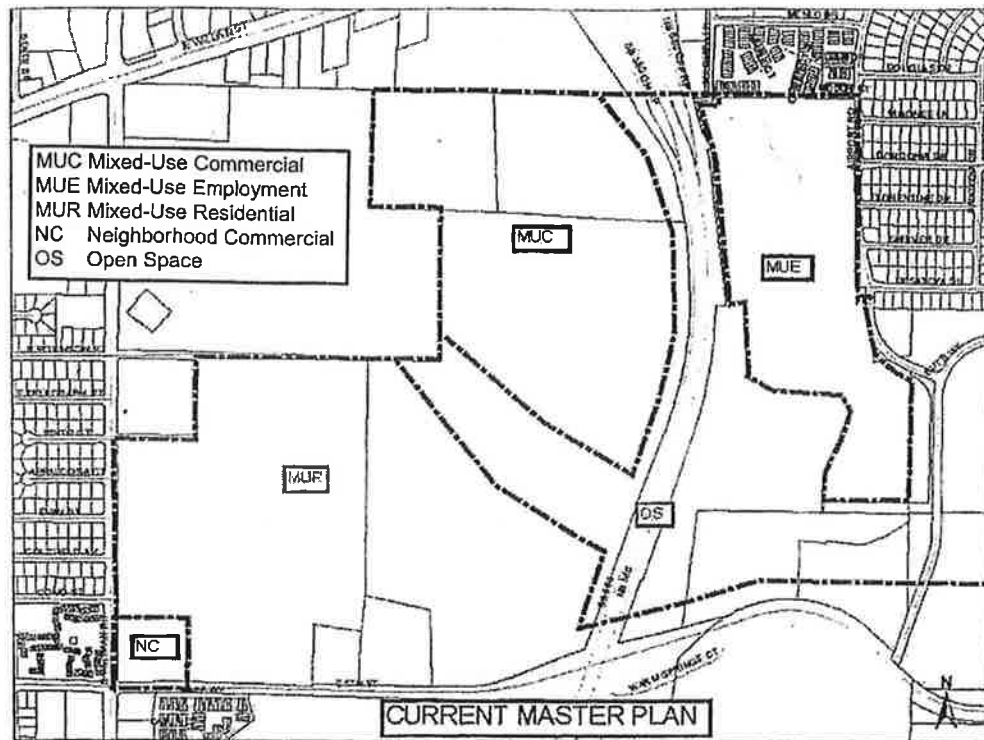
NAYS:

ABSENT:

Paul Esswein, Chairman

ATTEST:

LEE PLEMEL, AICP
Planning Director



ORDINANCE NO. 2016-__

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APNs 010-041-16, -38, -52, -70, -71 AND -73, PROPERTY LOCATED ON THE NORTH SIDE OF EAST 5TH STREET BETWEEN SALIMAN ROAD AND AIRPORT ROAD, FROM SINGLE FAMILY ONE ACRE (SF1A) AND AGRICULTURE (A) TO SINGLE FAMILY 6,000 (SF6), MULTI-FAMILY DUPLEX (MFD), MULTI-FAMILY APARTMENT (MFA), NEIGHBORHOOD BUSINESS (NB) AND GENERAL COMMERCIAL (GC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-041-16, -38, -52, -70, -71 and -73, property located on the north side of East 5th Street between Saliman Road and Airport Road, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APNs 010-041-16, -38, -52, -70, -71, and -73 changing from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 24, 2016 the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City shall be changing the zoning of APNs 010-041-16, -38, -52, -70, -71 and -73 from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC) on

approximately 249.95 acres or 10,887,821 square feet of parcels as shown on "Exhibit A" attached.

SECTION III:

This Ordinance amending the zoning map of Carson City shall become effective only upon the transfer of ownership of the aforementioned properties from MTK Properties, LLC, Arraiz Family Trust and Tom and Martha Keating Family Trust.

PROPOSED this ____ day of _____, 2016.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2016.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

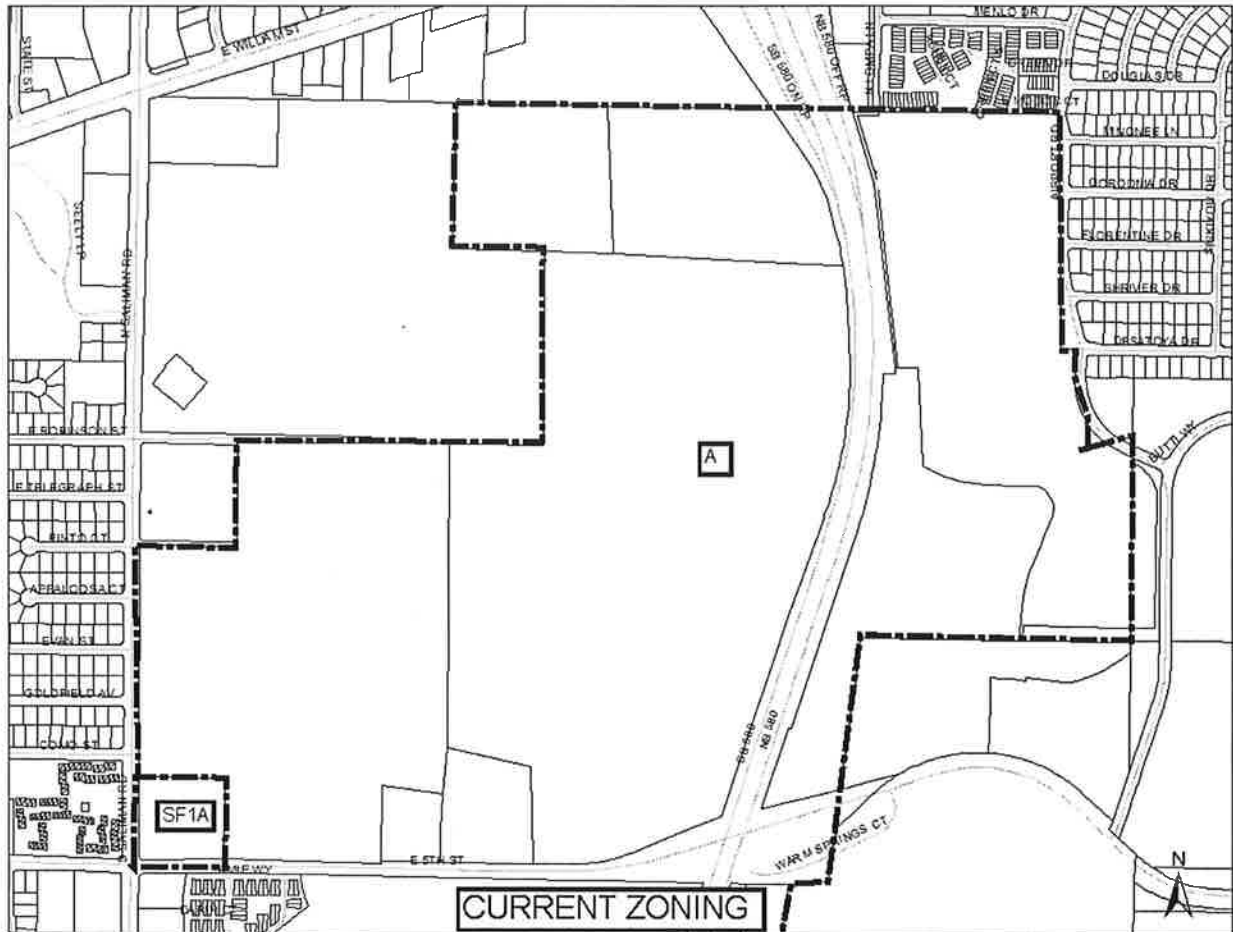
ROBERT L. CROWELL, Mayor

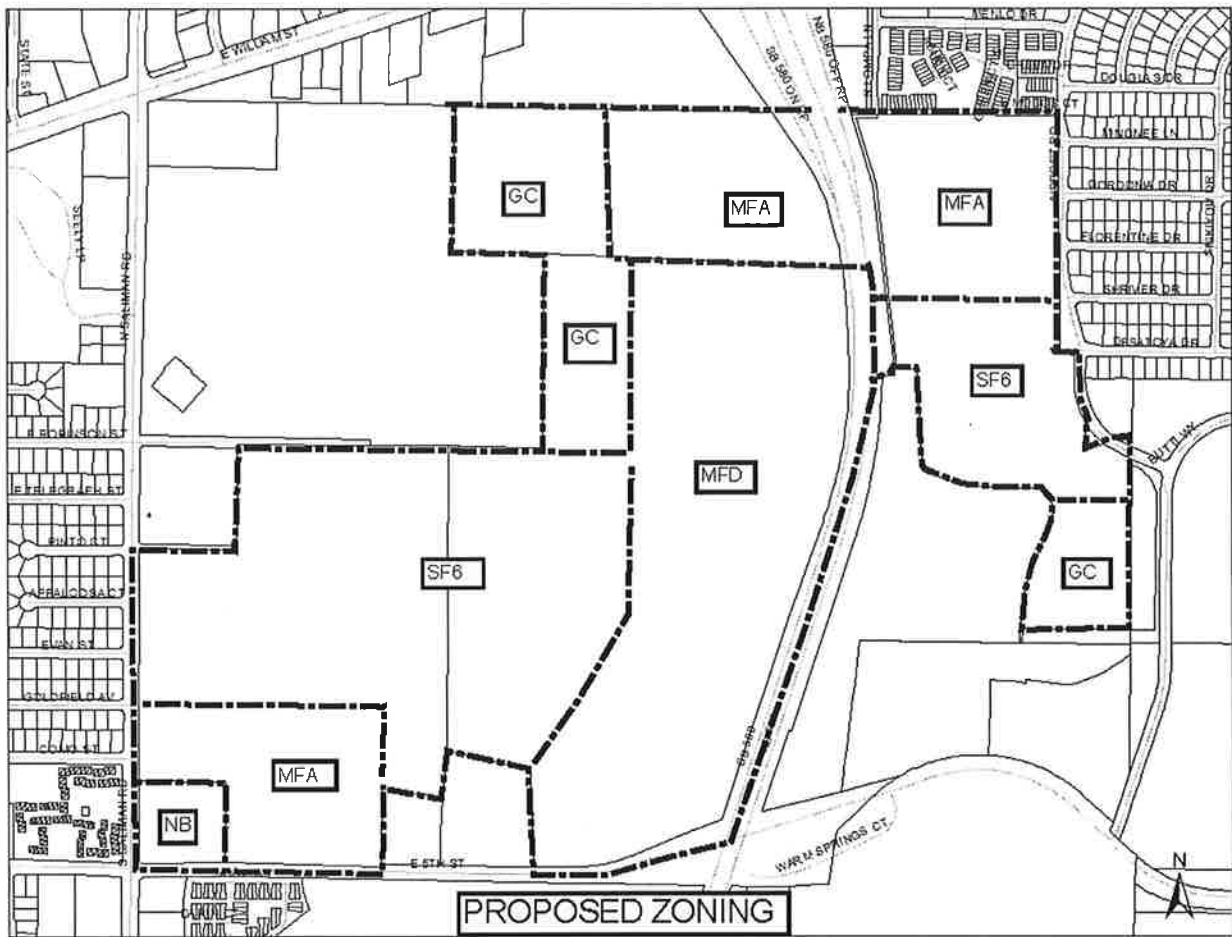
ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ day of _____, 2016.

EXHIBIT A





Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: ORIGINAL	
FILE # MPA – 15 - 162		MASTER PLAN AMENDMENT RECEIVE	
APPLICANT PHONE # Blackstone Development Group (775) 352-4200		NOV 05 2015 <small>CARSON CITY PLANNING DIVISION</small>	
MAILING ADDRESS, CITY, STATE, ZIP 439 W. Plumb Ln., Reno, NV 89509		FEE: \$3,050.00 + noticing fee NOTE: Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.	
EMAIL ADDRESS jgm@blackstonedevelopmentgroup.com		SUBMITTAL PACKET	
PROPERTY OWNER PHONE # See attached list		<input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) containing the following: <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering) (4 copies) <input type="checkbox"/> CD containing application digital data (preferably in pdf format)	
MAILING ADDRESS, CITY, STATE, ZIP		Application Reviewed and Received By: _____	
EMAIL ADDRESS		Submittal Deadline: See attached PC application submittal schedule. 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.	
APPLICANT AGENT/REPRESENTATIVE PHONE # Rubicon Design Group, LLC (775) 425-4800		MAILING ADDRESS, CITY, STATE, ZIP 100 California Ave., Suite 202, Reno, NV 89509	
EMAIL ADDRESS mrailey@rubicondesigngroup.com		ZIP Code 89701	
Project's Assessor Parcel Number(s): 010-041-16, 38, 52, 70, 71, & 73		Street Address E. of Saliman Rd., N of 5th St., S of Hwy 50, W of Airport Rd. 89701	
Project's Master Plan Designation MUR, MUC, MUE, NC, OS		Project's Current Zoning SF1A and A	
Nearest Major Cross Street(s) Saliman Rd/E. 5th St.		Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: <u>18.02.070</u> . In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.	
This request will provide for a formalized Specific Plan at the Lompa Ranch and refines the overall land use designations based on actual site conditions, market demands, etc. Please refer to attached report for a highly detailed description.			
PROPERTY OWNER'S AFFIDAVIT I, <u>See attached affidavits</u> , being duly deposited, do hereby affirm that <u>I am the record owner</u> 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 _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
Notary Public _____			
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you make the above determination.			

PROPOSAL QUESTIONNAIRE REQUIREMENTS

Please list each question, then your response after each question.

To respond to a), please review the Goals and Policies listed in the Master Plan Checklist at the back of this packet. Choose as many of the Goals and its accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy.

You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

To respond to questions b), c) and d), list the question, then respond in your own words to each question, listing adjacent land uses and fully explaining how your proposal is compatible, provides a desired growth pattern for Carson City and the changes that have occurred between the time the Master Plan was adopted and the present time.

The applicant must make a finding of fact of a), b) and d), and c) if applicable, of the following:

- a) Consistency with Master Plan.
 - 1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.
- b) Compatible Land Uses.
 - 1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.
- c) Response to Change Conditions.
 - 1) The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land.
- d) Desired Pattern of Growth.
 - 1) The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

INCLUDE THE FOLLOWING ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:

ACKNOWLEDGMENT OF APPLICANT

The following acknowledgment and signature are to be the responses to the questionnaire prepared for the project. The original signed response and 5 copies (a total of 6 copies are to be submitted.)

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

Signature of Applicant

Print Name

Date

MICHAEL BAILEY

11/5/15

Carson City Planning Division 108 E. Proctor Street- Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: ORIGINAL <div style="border: 2px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;"> ZONING MAP AMENDMENT RECEIVED </div> <div style="text-align: right; margin-top: 5px;"> NOV 05 2015 CARSON CITY PLANNING DIVISION </div>	
FILE # ZMA – 15 - 163		FEE: \$2,450.00 + noticing fee SUBMITTAL PACKET	
APPLICANT PHONE # Blackstone Development Group (775) 352-4200		<input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering-4 copies) <input type="checkbox"/> CD containing application data (all to be submitted once application is deemed complete by staff)	
MAILING ADDRESS, CITY, STATE, ZIP 439 W. Plumb Ln., Reno, NV 89509			
EMAIL ADDRESS jgm@blackstonedevelopmentgroup.com			
PROPERTY OWNER PHONE # See attached list			
MAILING ADDRESS, CITY, STATE, ZIP EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE PHONE # Rubicon Design Group, LLC (775) 425-4800		Application Reviewed and Received By: <hr/>	
MAILING ADDRESS, CITY, STATE, ZIP 100 California Ave., Suite 202, Reno, NV 89509			
EMAIL ADDRESS mrailey@rubicondesigngroup.com			
<u>Project's Assessor Parcel Number(s)</u> 010-041-16, 38, 52, 70, 71, & 73		<u>Street Address</u> E. of Saliman Rd., N of 5th St., S. of Hwy 50, W of Airport Rd. 89701	
<u>Project's Master Plan Designation</u> MUR, MUC, MUE, NC, OS		<u>Project's Current Zoning</u> SF1A & A	
		<u>Nearest Major Cross Street(s)</u> Saliman Rd./E. 5th St.	
Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. Consistent with the proposed Lompa Ranch Specific Plan, it is proposed to zone the subject property to a mix of SF6, MFD, MFA, NC, and GC. Please refer to attached report for a highly detailed description.			
PROPERTY OWNER'S AFFIDAVIT I, <u>See attached affidavits</u> , being duly deposed, do hereby affirm that I <u>am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application. <div style="display: flex; justify-content: space-between;"> <div>Signature _____</div> <div>Address _____</div> <div>Date _____</div> </div> Use additional page(s) if necessary for other names.			
On _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document. _____ Notary Public			

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
 - B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
 - C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
 - D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
 - E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

ACKNOWLEDGMENT OF APPLICATION

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

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


Applicant

MICHAEL RAILEY
Print Name

11/5/15
Date

List of Lompa Ranch Property Owners

MTK Properties, LLC

161 Plantation Drive

Carson City, NV 89703

Arraiz Family Trust

3261 Conte Drive

Carson City, NV 89701

Tom & Martha Keating Family Trust

161 Plantation Drive

Carson City, Nevada 89703

The Arraiz Family 1993 Trust own the following parcel numbers which are included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN's 010-041-71, 010-041-52, 010-041-38, 010-041-67 and 010-036-04

PROPERTY OWNER'S AFFIDAVIT

I, Juan P. Arraiz Dorothy Arraiz, 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.

Juan P. Arraiz
Signature Dorothy Arraiz

3261 Concho Dr. Carson City NV
Address

9-30-15
Date

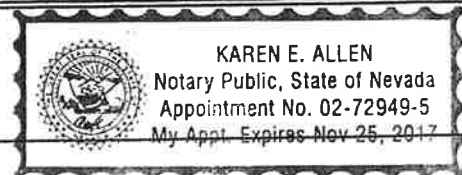
Use additional page(s) if necessary for other names.

On September 30, 2015

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.

Karen E. Allen
Notary Public

personally appeared before me, a
KAREN E. ALLEN
Notary Public, State of Nevada
Appointment No. 02-72949-5
My Appt. Expires Nov 25, 2017

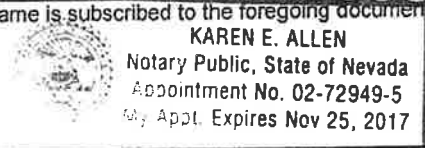


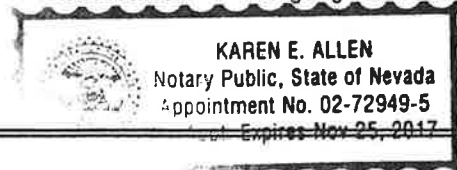
Thomas and Martha Keating Family Trust owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-70

MTK Properties LLC owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-16

PROPERTY OWNER'S AFFIDAVIT		<u>THOMAS and MARTHA KEATING FAMILY TRUST</u>	
I, <u>Thomas B. Keating</u> , 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.			
<u>Thomas B. Keating</u> Signature	<u>161 Plantation Dr.</u> Address	<u>9-29-15</u> Date	
Use additional page(s) if necessary for other names.			
On <u>September 29</u> , 2015, <u>THOMAS B. KEATING</u> , 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.			
<u>Karen E. Allen</u> Notary Public			

PROPERTY OWNER'S AFFIDAVIT			
I, <u>Martha Keating</u> , 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.			
<u>Martha Keating</u> Signature	<u>161 Plantation Dr.</u> Address	<u>9-29-15</u> Date	
Use additional page(s) if necessary for other names.			
On <u>September 29</u> , 2015, <u>MARTHA KEATING</u> , 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.			
<u>Karen E. Allen</u> Notary Public			

Thomas and Martha Keating Family Trust owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-70

MTK Properties LLC owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-16

PROPERTY OWNER'S AFFIDAVIT

MTK PROPERTIES LLC

I, Thomas B Keating, 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.

Thomas B. Keating
Signature

161 Plantation Dr.
Address

9-29-15
Date

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

On September 29th, 2015, THOMAS B. KEATING, 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.

Karen E. Allen
Notary Public



KAREN E. ALLEN
Notary Public, State of Nevada
Appointment No. 02-72949-5
My Appt. Expires Nov 25, 2017

PROPERTY OWNER'S AFFIDAVIT

I, Martha Keating, 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.

Martha Keating
Signature

161 Plantation
CC NW 89703
Address

9-29-15
Date

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

On September 29th, 2015, MARTHA KEATING, 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.

Karen E. Allen
Notary Public



KAREN E. ALLEN
Notary Public, State of Nevada
Appointment No. 02-72949-5
My Appt. Expires Nov 25, 2017

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: ORIGINAL <div style="border: 2px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;"> ZONING MAP AMENDMENT RECEIVED </div> <div style="text-align: right; margin-top: -20px;"> NOV 05 2015 CARSON CITY PLANNING DIVISION </div>	
FILE # ZMA – 15 - 163		FEE: \$2,450.00 + noticing fee SUBMITTAL PACKET	
APPLICANT Blackstone Development Group	PHONE # (775) 352-4200	<input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering-4 copies) <input type="checkbox"/> CD containing application data (all to be submitted once application is deemed complete by staff)	
MAILING ADDRESS, CITY, STATE, ZIP 439 W. Plumb Ln., Reno, NV 89509			
EMAIL ADDRESS jgm@blackstonedevelopmentgroup.com			
PROPERTY OWNER See attached list	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP			
EMAIL ADDRESS		Application Reviewed and Received By: <hr/> <p>Submittal Deadline: See attached PC application submittal schedule. 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.</p>	
APPLICANT AGENT/REPRESENTATIVE Rubicon Design Group, LLC	PHONE # (775) 425-4800		
MAILING ADDRESS, CITY, STATE, ZIP 100 California Ave., Suite 202, Reno, NV 89509			
EMAIL ADDRESS mrailey@rubicondesigngroup.com			
<u>Project's Assessor Parcel Number(s)</u> 010-041-16, 38, 52, 70, 71, & 73	<u>Street Address</u> E. of Saliman Rd., N of 5th St., S. of Hwy 50, W of Airport Rd. 89701		
<u>Project's Master Plan Designation</u> MUR, MUC, MUE, NC, OS	<u>Project's Current Zoning</u> SF1A & A	<u>Nearest Major Cross Street(s)</u> Saliman Rd./E. 5th St.	
Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. Consistent with the proposed Lompa Ranch Specific Plan, it is proposed to zone the subject property to a mix of SF6, MFD, MFA, NC, and GC. Please refer to attached report for a highly detailed description. <div style="text-align: center; font-weight: bold; font-size: 1.5em; margin-top: 10px;">NB</div>			
PROPERTY OWNER'S AFFIDAVIT I, <u>See attached affidavits</u> , being duly deposed, do hereby affirm that I <u>am the record owner</u> 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 _____, 2_____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
Notary Public _____			

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
 - B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
 - C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
 - D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
 - E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

ACKNOWLEDGMENT OF APPLICATION

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

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


Applicant

MICHAEL RAILEY
Print Name

11/5/15
Date

List of Lompa Ranch Property Owners

MTK Properties, LLC

161 Plantation Drive

Carson City, NV 89703

Arraiz Family Trust

3261 Conte Drive

Carson City, NV 89701

Tom & Martha Keating Family Trust

161 Plantation Drive

Carson City, Nevada 89703

The Arraiz Family 1993 Trust own the following parcel numbers which are included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN's 010-041-71, 010-041-52, 010-041-38, 010-041-67 and 010-036-04

PROPERTY OWNER'S AFFIDAVIT

I, Juan P. Arraiz Dorothy Arraiz, 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 Juan P. Arraiz
Dorothy Arraiz

Address 3261 Concho Dr. Carson City NV

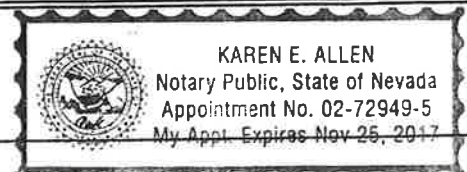
Date 9-30-15

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

On September 30, 2015,
notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public Karen E. Allen

KAREN E. ALLEN, personally appeared before me, a
Notary Public, State of Nevada
Appointment No. 02-72949-5
My Appt. Expires Nov 25, 2017

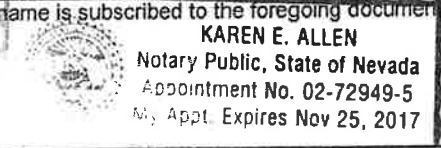


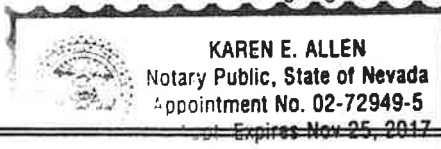
Thomas and Martha Keating Family Trust owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-70

MTK Properties LLC owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-16

PROPERTY OWNER'S AFFIDAVIT <u>THOMAS and MARTHA KEATING FAMILY TRUST</u>		
I, <u>Thomas B. Keating</u> , 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.		
<u>Thomas B Keating</u> Signature	<u>161 Plantation Dr.</u> Address	<u>9-29-15</u> Date
Use additional page(s) if necessary for other names.		
On <u>September 29</u> , <u>2015</u> , <u>THOMAS B. KEATING</u> , 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.		
<u>Karen E. allen</u> Notary Public		


PROPERTY OWNER'S AFFIDAVIT		
I, <u>Martha Keating</u> , 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.		
<u>Martha Keating</u> Signature	<u>161 Plantation Dr</u> Address	<u>9-29-15</u> Date
Use additional page(s) if necessary for other names.		
On <u>September 29</u> , <u>2015</u> , <u>MARTHA KEATING</u> , 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.		
<u>Karen E. allen</u> Notary Public		

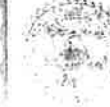
Thomas and Martha Keating Family Trust owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-70

MTK Properties LLC owns the following parcel number which is included in the submittal package for a Zoning Map Amendment and Master Plan Amendment.

APN 010-041-16

PROPERTY OWNER'S AFFIDAVIT <u>MTK PROPERTIES LLC</u>		
I, <u>Thomas B Keating</u> , 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.		
<u>Thomas B. Keating</u> Signature	<u>161 Plantation Dr.</u> Address	<u>9-29-15</u> Date
Use additional page(s) if necessary for other names.		
On <u>September 29th</u> , <u>2015</u> , <u>THOMAS B. KEATING</u> 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.		
<u>Karen E. Allen</u> Notary Public		

PROPERTY OWNER'S AFFIDAVIT		
I, <u>Martha Keating</u> , 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.		
<u>Martha Keating</u> Signature	<u>161 Plantation Dr</u> Address	<u>9-29-15</u> Date
Use additional page(s) if necessary for other names.		
On <u>September 29th</u> , <u>2015</u> , <u>MARTHA KEATING</u> 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.		
<u>Karen E. Allen</u> Notary Public		

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		<div style="text-align: right; font-size: 24pt; font-weight: bold;">ORIGINAL</div> <div style="text-align: center; font-size: 24pt; font-weight: bold;">MASTER PLAN AMENDMENT RECEIVE</div> <div style="text-align: right; font-size: 18pt; font-weight: bold;">NOV 05 2015</div> <div style="text-align: right; font-size: 10pt; font-weight: bold;">CARSON CITY PLANNING DIVISION</div>	
FILE # MPA – 15 - 162		FEE: \$3,050.00 + noticing fee NOTE: Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.	
APPLICANT PHONE # Blackstone Development Group (775) 352-4200		SUBMITTAL PACKET <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) containing the following: <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering) (4 copies) <input type="checkbox"/> CD containing application digital data (preferably in pdf format)	
MAILING ADDRESS, CITY, STATE, ZIP 439 W. Plumb Ln., Reno, NV 89509		Application Reviewed and Received By: _____	
EMAIL ADDRESS jgm@blackstonedevelopmentgroup.com		Submittal Deadline: See attached PC application submittal schedule. 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.	
PROPERTY OWNER PHONE # See attached list			
MAILING ADDRESS, CITY, STATE, ZIP 			
EMAIL ADDRESS 			
APPLICANT AGENT/REPRESENTATIVE PHONE # Rubicon Design Group, LLC (775) 425-4800			
MAILING ADDRESS, CITY, STATE, ZIP 100 California Ave., Suite 202, Reno, NV 89509			
EMAIL ADDRESS mrailey@rubicondesigngroup.com			
Project's Assessor Parcel Number(s): 010-041-16, 38, 52, 70, 71, & 73		Street Address ZIP Code E. of Saliman Rd., N of 5th St., S of Hwy 50, W of Airport Rd. 89701	
Project's Master Plan Designation MUR, MUC, MUE, NC, OS		Project's Current Zoning Nearest Major Cross Street(s) SF1A and A Saliman Rd/E. 5th St.	
Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: <u>18.02.070</u> . In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. This request will provide for a formalized Specific Plan at the Lompa Ranch and refines the overall land use designations based on actual site conditions, market demands, etc. Please refer to attached report for a highly detailed description.			
PROPERTY OWNER'S AFFIDAVIT I, <u>See attached affidavits</u> , being duly deposed, do hereby affirm that <u>I am the record owner</u> 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 _____, 2_____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document. Notary Public _____			
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you make the above determination.			

PROPOSAL QUESTIONNAIRE REQUIREMENTS

Please list each question, then your response after each question.

To respond to a), please review the Goals and Policies listed in the Master Plan Checklist at the back of this packet. Choose as many of the Goals and its accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy.

You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

To respond to questions b), c) and d), list the question, then respond in your own words to each question, listing adjacent land uses and fully explaining how your proposal is compatible, provides a desired growth pattern for Carson City and the changes that have occurred between the time the Master Plan was adopted and the present time.

The applicant must make a finding of fact of a), b) and d), and c) if applicable, of the following:

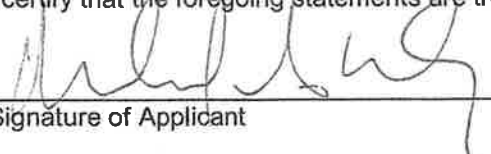
- a) Consistency with Master Plan.
 - 1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.
- b) Compatible Land Uses.
 - 1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.
- c) Response to Change Conditions.
 - 1) The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land.
- d) Desired Pattern of Growth.
 - 1) The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

INCLUDE THE FOLLOWING ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:

ACKNOWLEDGMENT OF APPLICANT

The following acknowledgment and signature are to be the responses to the questionnaire prepared for the project. The original signed response and 5 copies (a total of 6 copies are to be submitted.)

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


Signature of Applicant

MICHAEL RAILEY
Print Name

11/5/15
Date

February 8, 2016

Mr. Lee Plemel, AICP, Director
Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701



Re: Lompa Ranch Specific Plan/Zone Change

Dear Mr. Plemel:

As you are aware my wife Martha L. Keating and myself Thomas B. Keating are in escrow with Blackstone Development Group, Inc. and or assigns, the potential Buyer, for our properties APN's 010-041-70 (62.050 acres) and 010-041-16 (010-041-16 (4.0 acres). These parcels are considered part of the **Lompa Ranch Specific Plan**. On September 29, 2015 we signed a **Property Owners Affidavit** on behalf of MTK Properties LLC for APN 010-041-16 and a **Property Owners Affidavit** on behalf of Thomas B. and Martha Keating Family Trust for APN 010-041-70 on behalf of Lompa Ranch Specific Plan/Zone Change submitted by Blackstone Development Group, Inc.

Blackstone Development Group, Inc. is proposing and processing a Specific Plan Amendment and Rezoning for our two parcels. We are requesting that the rezoning of the parcels take place upon close of escrow and recordation of the deeds respectively. At such time the deferred agricultural taxes which will be owed by our family shall be paid in full through escrow to the Carson City Treasurer.

The scheduled close date is on or before March 31, 2017. If the rezoning request is not approved by the Carson City Board of Supervisors, and/or escrow does not close, the zoning of our properties shall remain agricultural and no deferred taxes shall be owed.

Sincerely,

A handwritten signature in blue ink that reads "Thomas B. Keating". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Thomas B. Keating, Trustee for the Thomas B. Keating and Martha L. Keating Family Trust; Manager for MTK Properties LLC