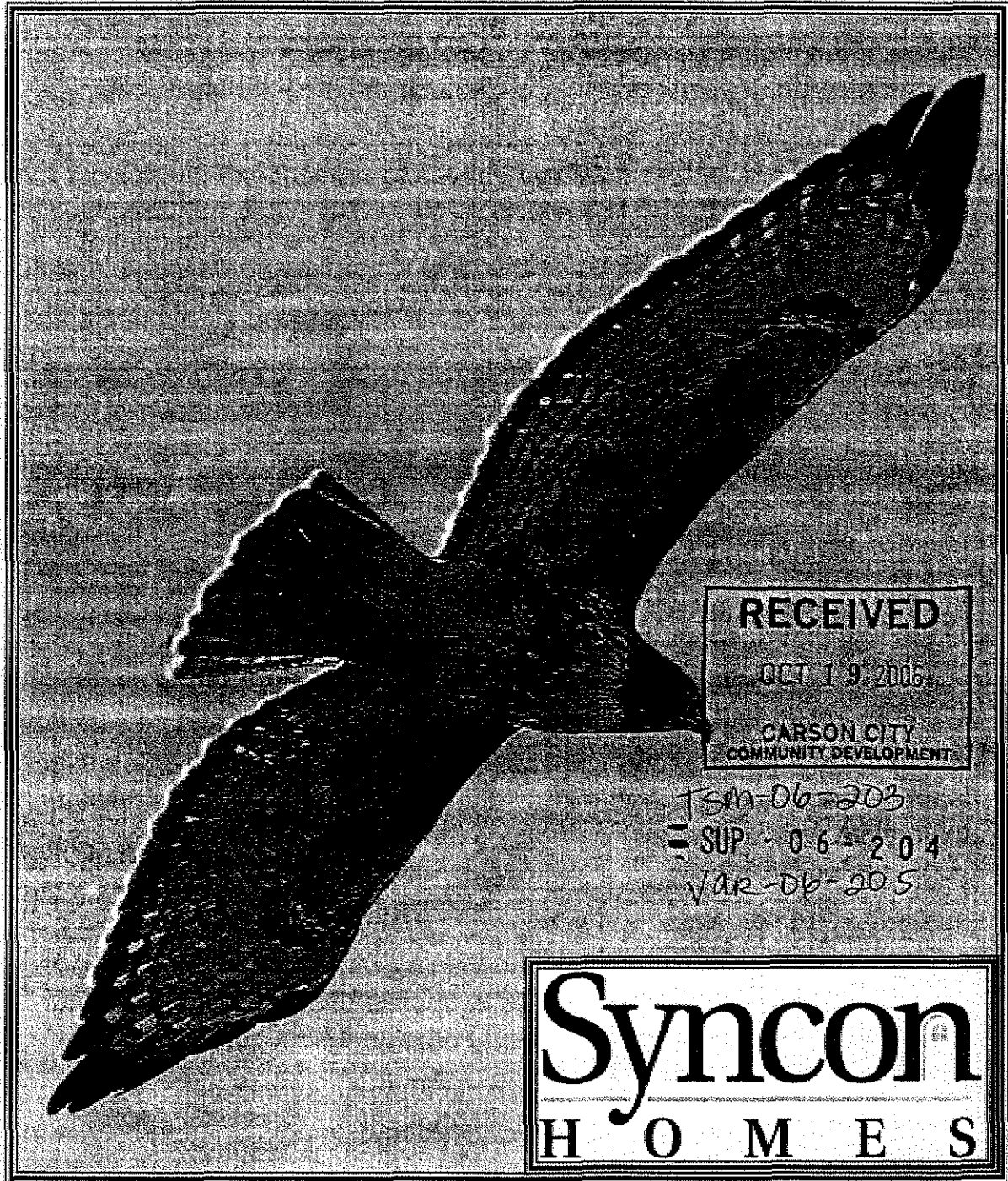


SUMMERHAWK

A COMMON OPEN SPACE SUBDIVISION

Carson City, Nevada



RECEIVED

OCT 19 2006

CARSON CITY
COMMUNITY DEVELOPMENT

TSM-06-203
- SUP - 06-204
VAR-06-205

Syncon
H O M E S

TENTATIVE MAP

FOR

SUMMERHAWK

A COMMON OPEN SPACE SUBDIVISION

PREPARED FOR:
SYNCON HOMES
990 IRONWOOD DRIVE
MINDEN, NV 89423

PREPARED BY:



CAPITAL ENGINEERING

P.O. BOX 3750
CARSON CITY, NV 897002
(775) 882-5630

OCTOBER, 2006

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Summerhawk Report

SUMMERHAWK REPORT

INTRODUCTION

The following report information is provided to assist Carson City staff in evaluating the Tentative Map application for the proposed Summerhawk Common Open Space Subdivision located in south Carson City, Nevada. Information submitted in association with the Tentative Map is pursuant to Carson City Municipal Code (CCMC) 18.04.135, the Nevada Revised Statutes (NRS) Section 278.349 (C) and the Nevada Administrative Code (NAC) Section 445A.

On December 5, 2005, Capital Engineering staff participated in a Conceptual Review (CSM-05-233) meeting for the proposed Summerhawk Subdivision. Comments from Carson City Planning and Community Development Staff were received from the initial Conceptual Review. The original proposal consisted of 100 single-family residential lots.

Since the initial Conceptual Review, the project proposal has been modified. The Tentative Map application request includes 201 residential lots. The addition of lots was made feasible by the acquisition of adjacent parcels subsequent to the original submittal. On August 31, 2006, Capital Engineering staff participated in a second Conceptual Review (CSM-06-158) meeting. Recommendations and comments received from both Conceptual Reviews have been taken into consideration and incorporated into the project proposal.

Syncon Homes presents this development as a Common Open Space Subdivision to accommodate the split zoning consisting of single-family (SF) 12000 and Conservation Reserve (CR), as well as, address the topographic constraints and hillside development requirements. This report incorporates recommendations and comments made by Carson City staff and provides information regarding infrastructure, traffic and circulation, parks, trails and pathways, open space and fire safety.

The proposed Summerhawk development ensures the compatibility of future development within the established community and future development of adjacent properties. Summerhawk has been designed to interconnect neighborhoods and provide efficient connections to accommodate safe vehicular, bicycle, and pedestrian friendly circulation. The project has been organized to provide linkages to the surrounding community.

The Summerhawk development provides the opportunity for expansion and enhancement of Carson City's amenities including but not limited to, parks, trails and pathways. The report provides information necessary to effectively and conscientiously develop the Summerhawk Common Open Space Subdivision.

HILLSIDE DEVELOPMENT

Hillsides provide spectacular opportunities for home sites, but they also present special challenges in designing developments that are safe and economical while maintaining the qualities of hillsides that contribute to their natural beauty. They contain many natural features and aesthetic values which need to be protected. Despite the constraints, they are attractive places to live.

Hillside areas can offer a variety of amenities such as reduced densities, rural character, spectacular views, proximity to large natural open space areas and privacy. However, if development is improperly planned, the amenities that people seek can be destroyed. Hillside environments pose unique problems for construction and maintenance of both housing and services. They are prone to natural hazards and they topographically constrain design. In addition, the cumulative effects from improper hillside development can include significant destruction of the scenic beauty of the community, degradation of water quality, increased downstream runoff and flooding problems, loss of sensitive biological habitats and habitat linkages, erosion, slope failures, fire hazards, lack of access for emergency vehicles and high costs for maintenance of public improvements.

CCMC 18.08.010 states in part that development of any portion of any parcel with an average slope of thirty-three percent (33%) or more requires the prior issuance of a special use permit. City staff has confirmed the Summerhawk proposal does not meet the strict definition of the Hillside Development code section; however, it is clear the intent of the code applies to Summerhawk. As a result, a Special Use Permit which assesses the potential for negative impacts and the potential for the hillside development to cause or contribute to environmental or aesthetic degradation of the city's natural environment is included in the application. Mitigations including procedures and accepted engineering practices for hillside development, erosion control and slope stabilization procedures and recommendations contained in the soils, geology and drainage reports have been incorporated to minimize to potential impacts.

Specifically, the Summerhawk Common Open Space Subdivision addresses potential hillside environmental and aesthetic impacts through project design which will implement the following objectives:

1. Enhancement of the quality of life of existing and future residents by the preservation and protection of the City's significant natural features.
2. Contribution to the natural hillside character of the existing neighborhoods and developments in the area by limiting the alteration to topography and natural drainage ways.
3. Preservation and protection of the unique and special natural features and aesthetic qualities of the hillside areas.
4. Insurance that the Summerhawk development is sensitive to the existing natural setting and that the design minimizes the removal of significant vegetation and natural features to the greatest extent feasible.
5. The Open Space Design preserves and protects wildlife habitat.

6. Summerhawk integrates natural features into the project design.
7. Summerhawk insures the existing skyline views to the foothills and mountains and the City are preserved.
8. Geologic conditions which may pose a threat to property and life have been addressed.
9. Summerhawk incorporates the use of accepted design techniques, solutions and engineering practices which minimize disturbance and protect sensitive areas.
10. Summerhawk's design and mitigations recognize community concerns related to development and its visual impacts upon hillsides, skylines, and landforms.

Summerhawk, through collaboration between Carson City staff, Syncon Homes and Capital Engineering, has addressed and will continue to address community concerns regarding safety, preservation of scenic views, watershed protection, soil stabilization and erosion control, protection of cultural sites and cumulative environmental effects. A key goal of Summerhawk is protecting the natural environment, the views and natural features that resident's and guests to Carson City value. Summerhawk's open space design is intended to protect natural features and provide natural open space by emphasizing the natural environment and wildlife habitat. Summerhawk will harmonize with its surroundings and reflect the character and quality of its setting.

An analysis of Summerhawk's slopes, soil characteristics, drainages, seismic faults and potential flood hazards has been completed. The site analysis provides information which identifies site opportunities and constraints. A constraints map, describing all significant physical features which affect the Summerhawk development. The analysis shows steep slopes, bedrock outcroppings, drainage setback requirements and vegetation are all constraints which leave limited land for development. These constraints have presented the challenge to implement the efficient construction activities, use of infrastructure and services. The land shown within the mapped residential location is more suitable for development. The project leaves areas intact to function as visual buffers along ridgelines visible from various areas of the City. Development will not occur on exposed ridges or rock outcroppings. All residences will be constructed below the designated skyline area as specified on Carson City's Skyline area map (Map 1).

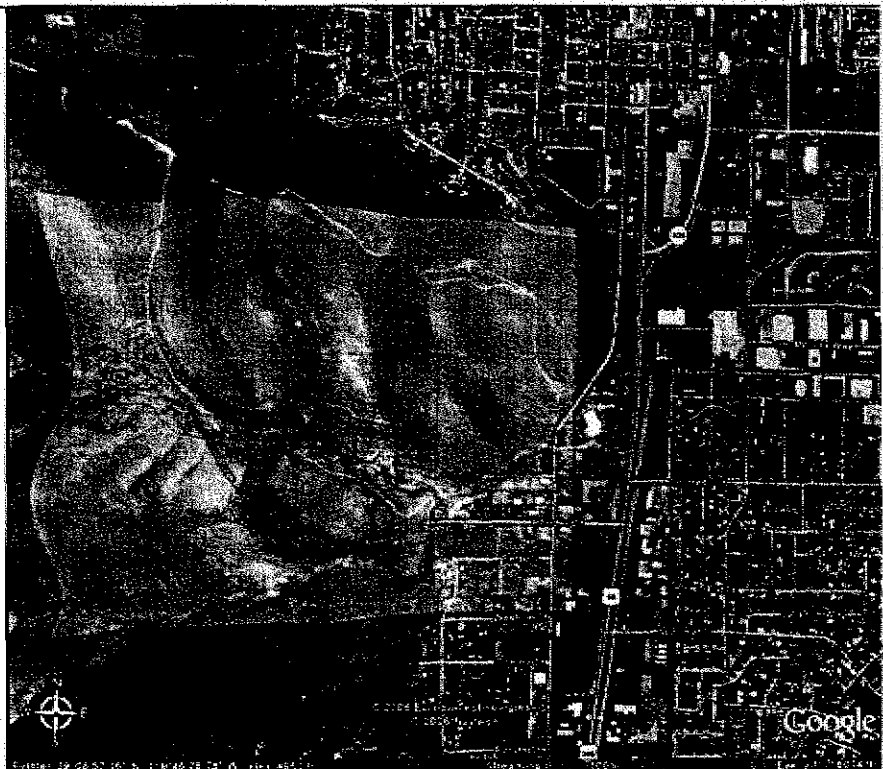
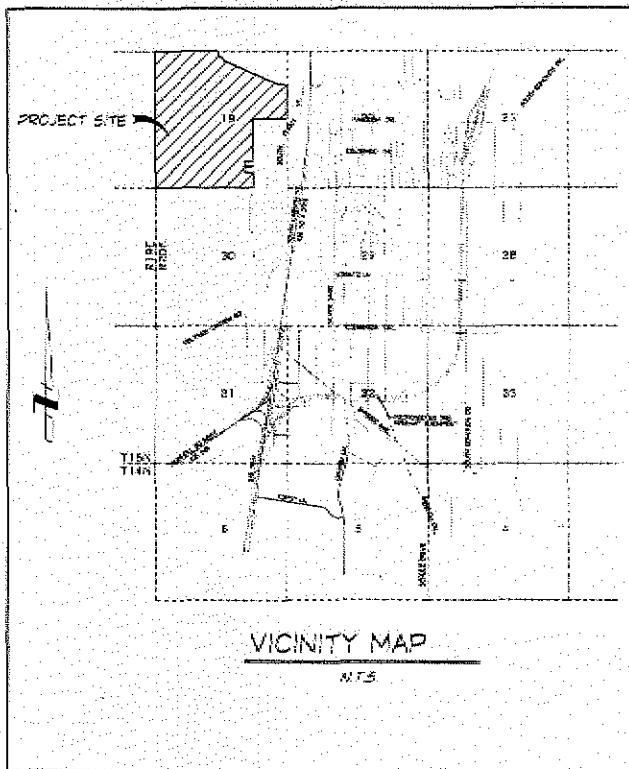
PROJECT LOCATION

The proposed Summerhawk Subdivision is located at the west end of Rhodes Street in south Carson City (MAP 2). The eastern boundary of the project is located approximately 1300' from the Curry Street/Rhodes Street intersection on Assessors Parcel Numbers (APN's) 009-021-02, 009-031-01, 009-031-02, 009-031-07 and 009-151-01 (MAPS 3 through 5). The site follows the northern of two ravines which drain easterly from the hills on the east edge of Carson City near the west ends of Rhodes and Betts Streets.

According to Carson City records, the parcels are located within portions of the N ½ Section 19, Township 15N, Range 20E, the S ½ Section 19, Township 15N, Range 20E; and the Section 30, Township 15N, Range 20E Mount Diablo Base and Meridian.

The topography of the upland areas varies in slope from about 10 percent to in excess of 30 percent. The project site is crossed by numerous dirt roads, and several old mines or prospects are shown on topographic maps. The ravines vary from 4 to 8 percent gradient; the lower portions are incised into adjacent deposits with 2:1 side slopes for 20 to 30 feet above the stream, before the slope shallows into the gently-sloped uplands.

MAP 2 SUMMERHAWK VICINITY MAP



**MAP 5
SUMMERHAWK
APN 009-151-03**

9-15

SECTION 30, T.15 N., R. 20 E.
M.D.B. & M.

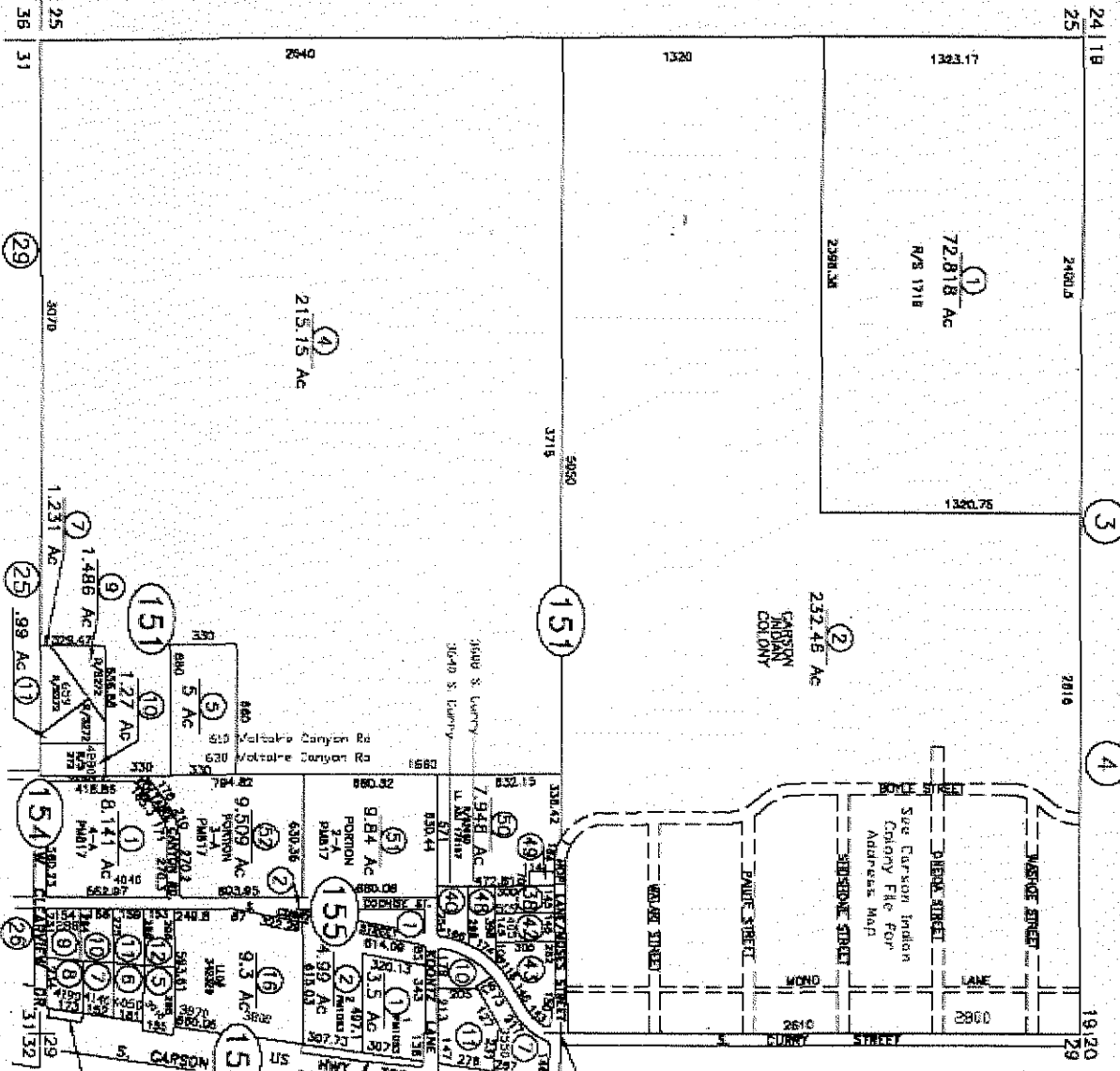
APN	DESCRIPTION	ACREAGE
9-151-01	1-A PM1609	1.00
9-151-02	1-A PM1569	1.00
9-151-03	1-A PM1744	1.00
9-151-04	1-A PM1745	1.00
9-151-05	1-A PM1746	1.00
9-151-06	1-A PM1747	1.00
9-151-07	1-A PM1748	1.00
9-151-08	1-A PM1749	1.00
9-151-09	1-A PM1750	1.00
9-151-10	1-A PM1751	1.00
9-151-11	1-A PM1752	1.00
9-151-12	1-A PM1753	1.00
9-151-13	1-A PM1754	1.00
9-151-14	1-A PM1755	1.00
9-151-15	1-A PM1756	1.00
9-151-16	1-A PM1757	1.00
9-151-17	1-A PM1758	1.00
9-151-18	1-A PM1759	1.00
9-151-19	1-A PM1760	1.00
9-151-20	1-A PM1761	1.00
9-151-21	1-A PM1762	1.00
9-151-22	1-A PM1763	1.00
9-151-23	1-A PM1764	1.00
9-151-24	1-A PM1765	1.00
9-151-25	1-A PM1766	1.00
9-151-26	1-A PM1767	1.00
9-151-27	1-A PM1768	1.00
9-151-28	1-A PM1769	1.00
9-151-29	1-A PM1770	1.00
9-151-30	1-A PM1771	1.00
9-151-31	1-A PM1772	1.00
9-151-32	1-A PM1773	1.00
9-151-33	1-A PM1774	1.00
9-151-34	1-A PM1775	1.00
9-151-35	1-A PM1776	1.00
9-151-36	1-A PM1777	1.00
9-151-37	1-A PM1778	1.00
9-151-38	1-A PM1779	1.00
9-151-39	1-A PM1780	1.00
9-151-40	1-A PM1781	1.00
9-151-41	1-A PM1782	1.00
9-151-42	1-A PM1783	1.00
9-151-43	1-A PM1784	1.00
9-151-44	1-A PM1785	1.00
9-151-45	1-A PM1786	1.00
9-151-46	1-A PM1787	1.00
9-151-47	1-A PM1788	1.00
9-151-48	1-A PM1789	1.00
9-151-49	1-A PM1790	1.00
9-151-50	1-A PM1791	1.00
9-151-51	1-A PM1792	1.00
9-151-52	1-A PM1793	1.00
9-151-53	1-A PM1794	1.00
9-151-54	1-A PM1795	1.00
9-151-55	1-A PM1796	1.00
9-151-56	1-A PM1797	1.00
9-151-57	1-A PM1798	1.00
9-151-58	1-A PM1799	1.00
9-151-59	1-A PM1800	1.00
9-151-60	1-A PM1801	1.00
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9-151-62	1-A PM1803	1.00
9-151-63	1-A PM1804	1.00
9-151-64	1-A PM1805	1.00
9-151-65	1-A PM1806	1.00
9-151-66	1-A PM1807	1.00
9-151-67	1-A PM1808	1.00
9-151-68	1-A PM1809	1.00
9-151-69	1-A PM1810	1.00
9-151-70	1-A PM1811	1.00
9-151-71	1-A PM1812	1.00
9-151-72	1-A PM1813	1.00
9-151-73	1-A PM1814	1.00
9-151-74	1-A PM1815	1.00
9-151-75	1-A PM1816	1.00
9-151-76	1-A PM1817	1.00
9-151-77	1-A PM1818	1.00
9-151-78	1-A PM1819	1.00
9-151-79	1-A PM1820	1.00
9-151-80	1-A PM1821	1.00
9-151-81	1-A PM1822	1.00
9-151-82	1-A PM1823	1.00
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9-151-85	1-A PM1826	1.00
9-151-86	1-A PM1827	1.00
9-151-87	1-A PM1828	1.00
9-151-88	1-A PM1829	1.00
9-151-89	1-A PM1830	1.00
9-151-90	1-A PM1831	1.00
9-151-91	1-A PM1832	1.00
9-151-92	1-A PM1833	1.00
9-151-93	1-A PM1834	1.00
9-151-94	1-A PM1835	1.00
9-151-95	1-A PM1836	1.00
9-151-96	1-A PM1837	1.00
9-151-97	1-A PM1838	1.00
9-151-98	1-A PM1839	1.00
9-151-99	1-A PM1840	1.00
9-151-100	1-A PM1841	1.00

9-155-01 | POR 3A PM177 | .912 Ac | SEE REVERSE SIDE FOR DETAIL
 9-155-02 | POR 3A PM177 | .912 Ac | SEE REVERSE SIDE FOR DETAIL



Scale: 1" = 600'
 Revised 01.23.2008

NOTE:
 SOME PARCELS & DELINEATED HEREON MAY NOT BE PRESENTED IN THIS SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES



Corrected distances

Bk 5
7

SUMMERHAWK VIEWS

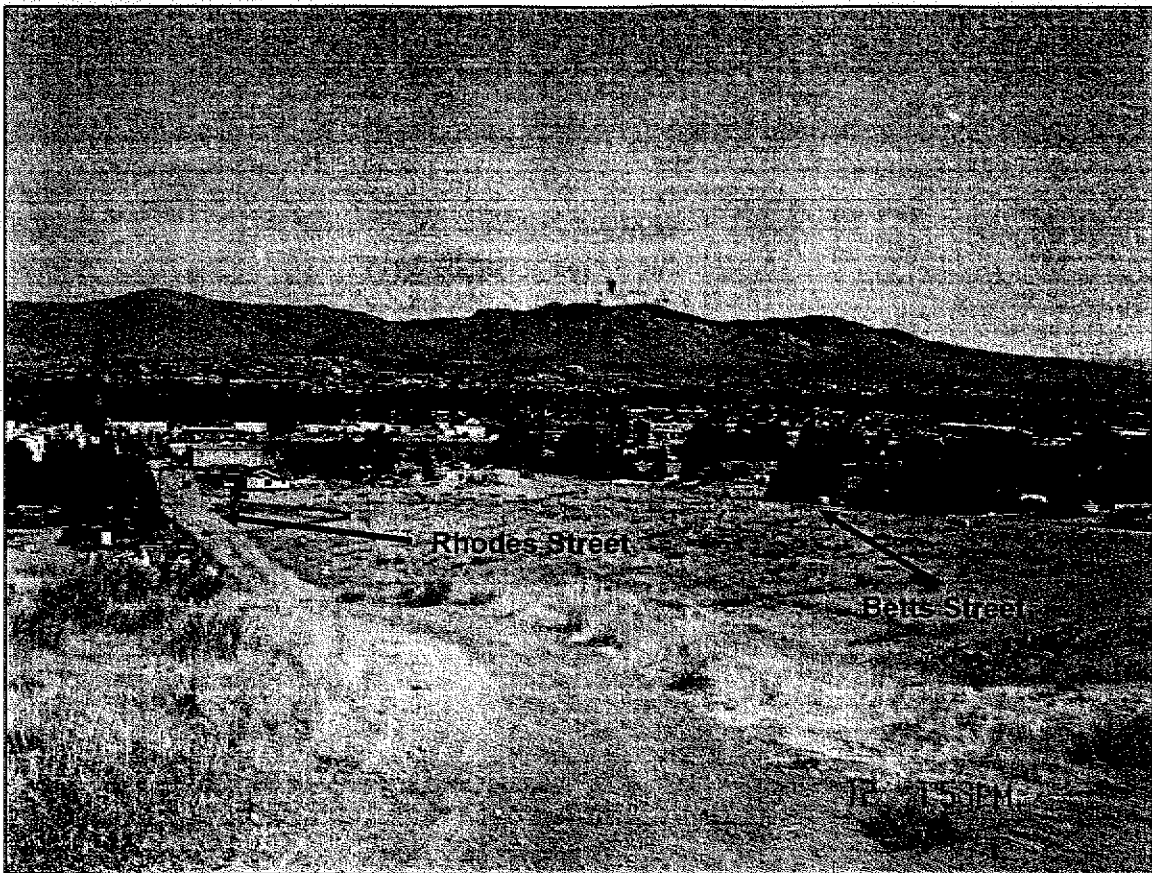


Photo 1. Summerhawk development looking southeast from towards Carson City, Nevada, September 12, 2006.



Photo 2. Summerhawk development looking west along Rhodes Street Carson City, Nevada, September 12, 2006.

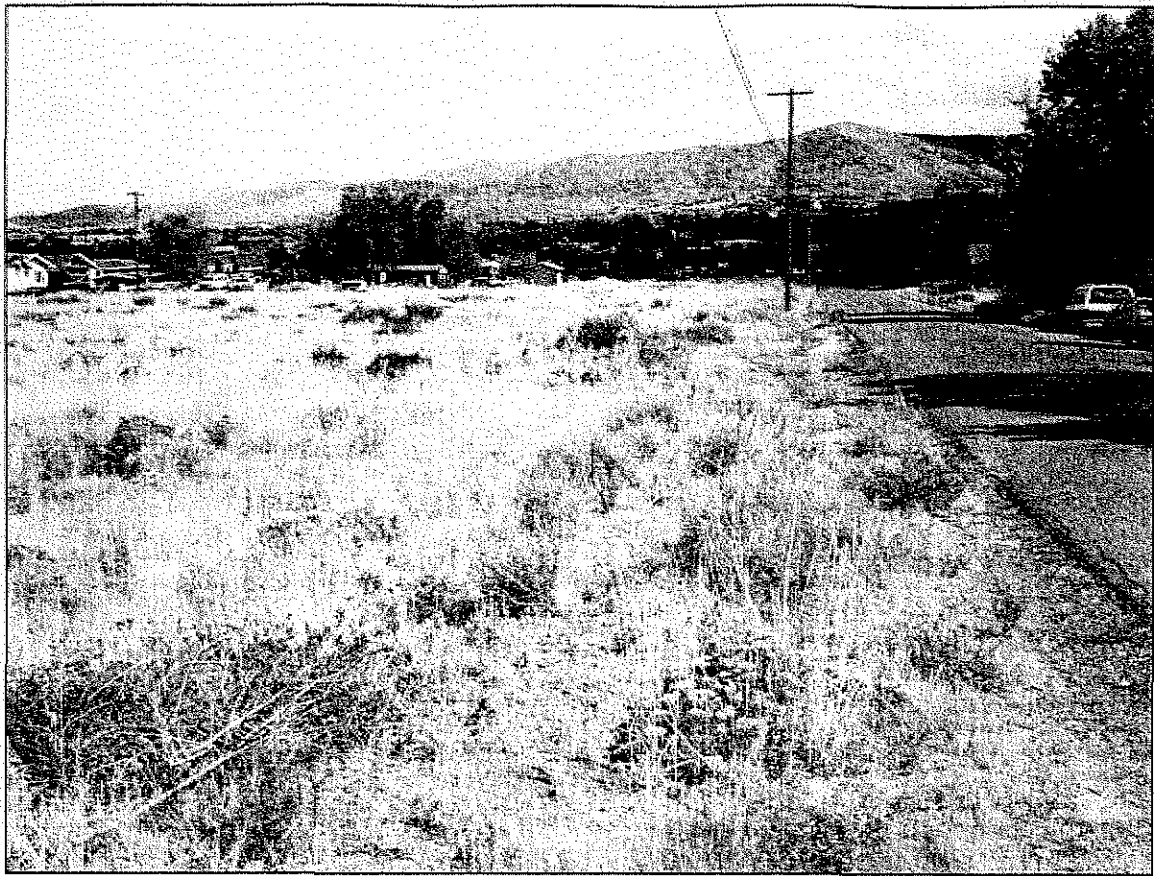


Photo 3. Summerhawk development looking east along Betts Street, Carson City, Nevada, October 2, 2006.

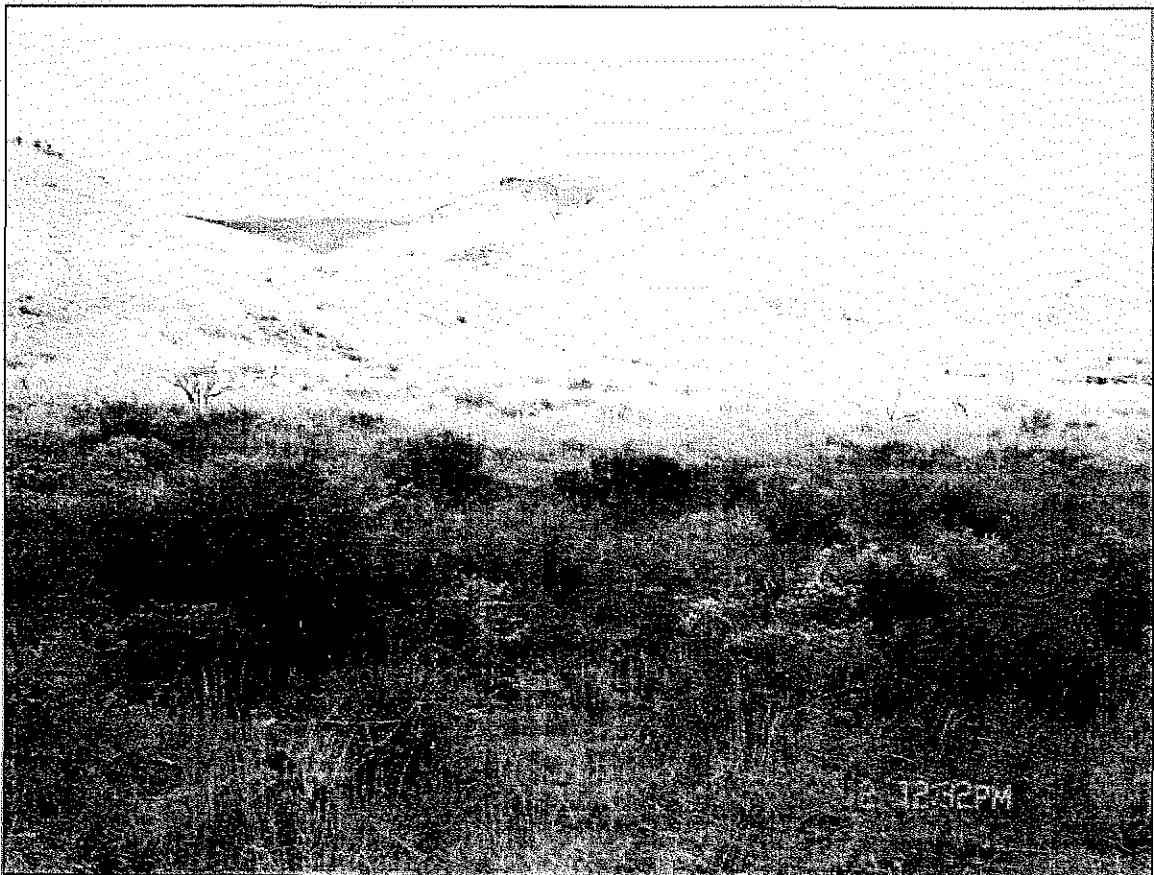


Photo 4. Summerhawk development looking northwest from Betts Street, Carson City, Nevada, October 2, 2006.



Photo 5. Summerhawk development looking southeast downstream of a dry watercourse Carson City, Nevada, September 12, 2006.

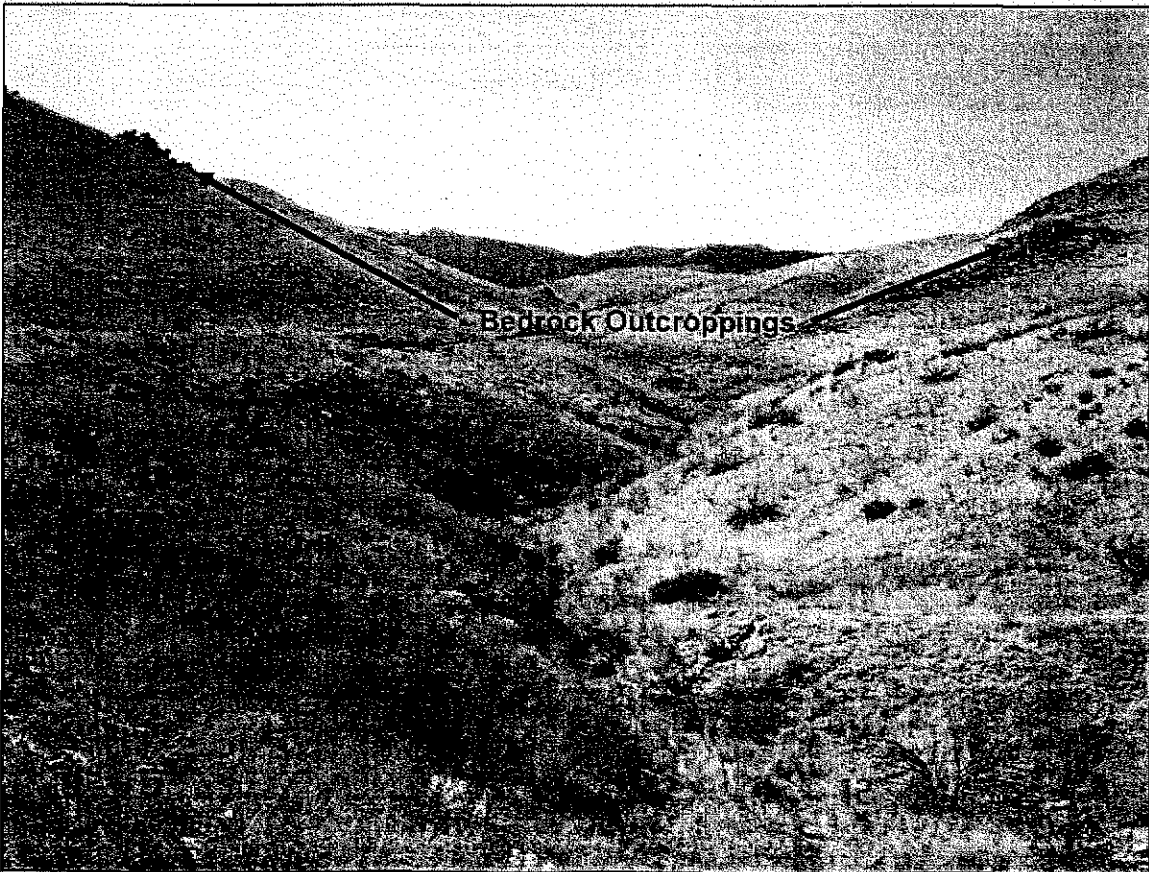


Photo 6. Summerhawk development looking west and upstream of a dry watercourse Carson City, Nevada, September 12, 2006.



Photo 7. Summerhawk development looking southeast towards Carson City, Nevada, October 2, 2006.

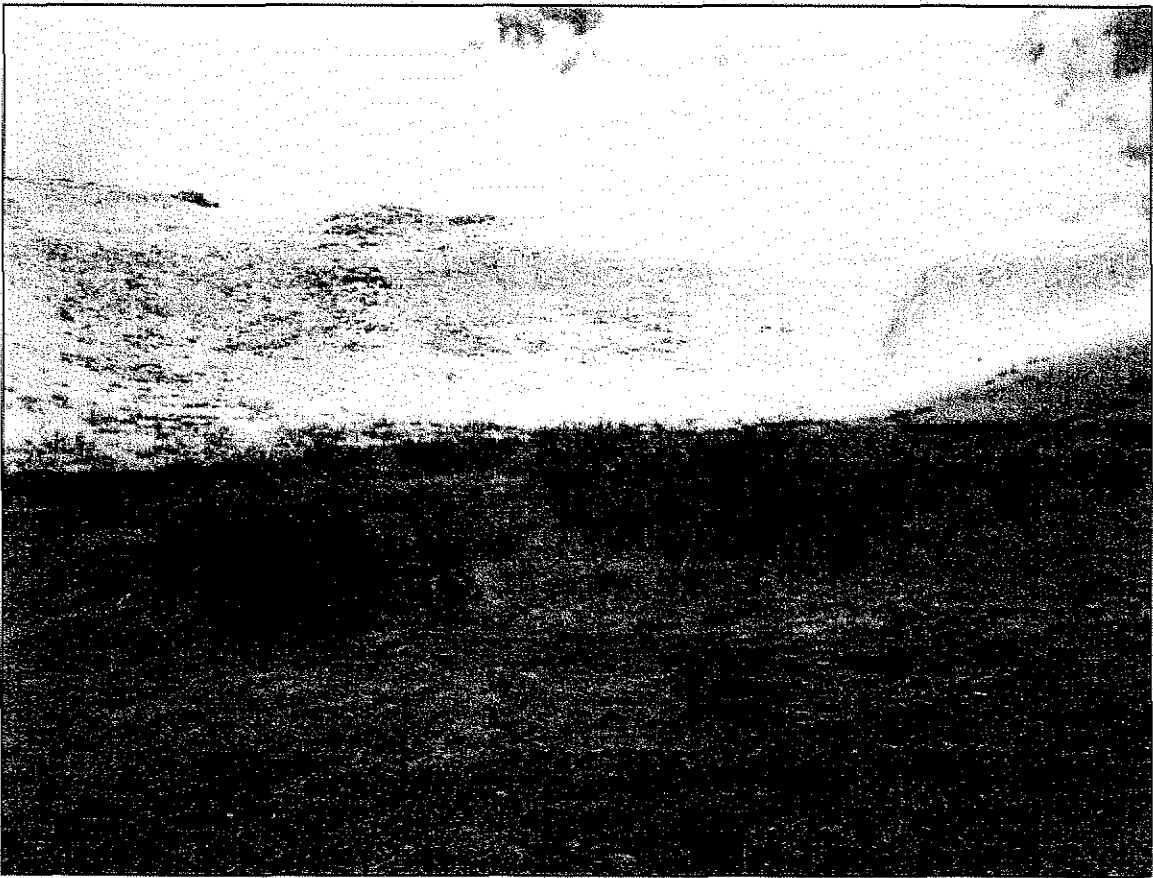


Photo 8. Proposed Summerhawk development looking north, Carson City, Nevada, October 2, 2006.

SUMMERHAWK PHOTO POINTS



Point: 39°08'57.10" N, 119°46'28.78" W, elev 4952 ft

Streaming 100%

Eye alt 18074 (U)

PROJECT DESCRIPTION

The Master Plan designation for the proposed Summerhawk Common Open Space Subdivision is Low Density Residential (LDR) in the development area and open space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential.

The LDR designation allows for a maximum density of three single-family dwelling units per acre. The proposed Summerhawk Common Open Space Subdivision will result in densities which are consistent with the land use designation and surrounding development pattern. The Summerhawk design provides assurance that is consistent with the policies contained within the Master Plan. Table 1 includes Master Plan designations and acreages within the combined parcel boundaries.

Table 1. Master Plan Designation.

MASTER PLAN DESIGNATION		
	ACREAGE	PERCENTAGE
OS	485.6	88.6%
LDR	62.6	11.4%
TOTAL	548.22	100%

The Tentative Map request includes 201 lots. Table 2 and Table 3 present a summary of the residential densities, zoning, total land area and designated land uses for the proposed Summerhawk Common Open Space Subdivision.

Table 2. Residential densities, zoning and designated land uses for the proposed Summerhawk Common Open Space Subdivision.

Owner	APN	Zone(s)	Acres	Homes
Hanser, LLC	09-031-02	SF12000	43.28	35
		CR	28.97	561
Hanser, LLC, LLC	09-031-07	SF12000	5.05	8
Stanton Park Development Inc.	09-031-01	CR	145.40	83
Stanton Park Development Inc.	09-021-02	CR	248.70	19
Stanton Park Development Inc.	09-151-01	CR	72.82	0

The combined acreage is 548.2 acres. The developed area will consist of approximately 62.5 acres or 11.4 percent (%) of the total land area while open space and park area combined will consist of approximately 485.6 acres or 88.5% of the proposed Summerhawk Subdivision.

Table 3. Proposed residential units and total land area for each zoning designation for the proposed Summerhawk Common Open Space Subdivision.

Totals		
Zone(s)	Acres	Homes
SF12000	48.33	177
CR	495.89	24

Summerhawk will be built in two phases. Phase 1 will include approximately 100 lots in the lower portion of the subdivision. Initial grading is expected to take place in the spring of 2007. Phase 2 construction activities in the upper portion will be initiated upon completion of Phase One. Summerhawk completion is estimated to be within a 3-5 years.

Lot sizes are proposed at a minimum size of 80 feet (ft) x100 ft, 8,000 ft², with building plans ranging from 3,000 ft² to 4,200 ft². Maximum lot coverage for the two-story units is 2,600 ft². Lots are designed to accommodate varying slope conditions including those adjacent to the existing drainage areas.

CCMC 17.09.095 states specific design standards relating to the minimum lot size, lot width and setback requirements applicable to the base zoning district may be reduced for better utilization of the land and to produce a housing environment of stable and desirable character consistent with the objectives of Title 17 and the master plan.

A Variance is requested to the minimum lot size of to the underlying SF 12000, 12,000 ft² requirement. The Variance is requested to allow the minimum lot size to be reduced from 12,000 ft² required to 8,000 ft² per lot; a reduction of 4,000 ft². The Variance request is being made to provide an improved use of the land and through addressing specific site constraints. The request will not affect the maximum density requirements. All other provisions of CCMC18.04.190, *Residential Districts Intensity and Dimensional Standards*, meet standard. CCMC18.04.190 also states these standards may be further limited or modified by other applicable sections of this code and the development standards.

FIRE PROTECTION

Fire protection for the proposed Summerhawk Development project will be provided by the Carson City Fire Protection District. Station 3 covers the southern portion of the city and Highway 50 West to Spooner Summit. This station houses an engine company which responds to emergencies in its assigned area. Apparatus located at Station 3 include one first-out Type I structure engine, one Type I reserve structure engine, one Type III wildland brush engine and one reserve ambulance. Station 3 is located at 4649 Snyder Avenue, Carson City, Nevada 89701.

Fires are reported in the municipality through 911 calls and calls directly to the Carson City Sheriff's Office. Fires are communicated to Carson City Fire Department (CCFD) fire response personnel through Carson City Sheriff's Office emergency dispatch, radios, pagers and telephones. Carson City uses a computer-aided dispatch system and assumes communication and dispatch responsibilities for all fires within the municipality or involving CCFD Equipment.

The CCFD firefighters have been trained to National Fire Protection Association Firefighter II standards. Entry-level wildland firefighter training is scheduled annually with BLM or USFS instructors. A Red Card certification is used for all management level positions with the CCFD. Red Card certification is part of a fire qualifications management system used by many state and all federal wildland fire management agencies that details CCFD personnel's qualifications to fight wildland fires. Fire service can be supported by the existing stations located in and throughout Carson City.

Summerhawk is located at the boundary of the urban/ wildland interface. All structures within the interface area will comply with the requirements under the International Fire Code 2003 edition as well as the Carson City Municipal code Title 14. During construction activities, spark arresters will be required on mechanical powered equipment. Non-combustible roofs and building materials will be utilized.

The Summerhawk roads design provides two points of access and egress to new at each street. This will ensure continuous access/egress to an area if one point becomes unavailable and also permits the staging of emergency vehicles, such as fire engines, along one access point while local residents leave an area via other point(s) of access. Roadway designs within the development do not exceed 8%-10% maximum.

Emergency road access and egress includes all-weather surfaces which meet minimum design criteria for width and slope steepness. A 15' wide "emergency evacuation route" has been designed from the top of the development to exit onto Curry Street. Emergency access road grade slopes have been designed at 15% or less. All easements for firebreaks provide access for fire fighting personnel and equipment. Easements will be dedicated for this specific purpose upon final map recordation.

FUELS MANAGEMENT PLAN

The Summerhawk plan provides for fire safety to reduce the spread of wildfire and opportunity of ignition. A specialist in fuel modification and maintenance plans has prepared a document with consultation and input from the CCFD fire prevention bureau. The Fuels Management Plan includes provisions for Defensible Space, Community Defense Zones, Defensible Fuel Profile Zone identification, fire lanes and fuel breaks. Defensible space will be created through the clearing of underbrush and excess combustible vegetation. The preliminary Fuels Management Plan prepared by C. G. Celio and Sons has been provided with this report. The final version of the Fuels Management Plan will be provided subsequent to this submittal and is subject to conditional approval by the CCFD.

The Waterfall Fire raised awareness that neighborhoods need to band together to create fire-protection strategies. This awareness has extended to other areas in the state, through the creation of Fire Safe Councils with funding for projects provided through state legislation. The University of Nevada Cooperative Extension supports the Nevada Fire Safe Council efforts to assist local chapters prepare neighborhoods for the fire season. Its purpose is to facilitate widespread implementation of pre-fire activities. The ability to live more safely in this fire environment greatly depends upon our use of "pre-fire activities." Pre-fire activities are actions taken before a wildfire occurs which improve the survivability of people and homes. They include proper vegetation management around the home, use of fire resistant building materials, appropriate subdivision design

and other measures. Research clearly demonstrates that pre-fire activities save lives and property.

The three components of the fire environment include weather, topography and fuel. These components affect the likelihood of a fire starting, the speed and direction at which a wildfire will travel, the intensity at which a wildfire burns and the ability to control and extinguish a wildfire. Although weather and topography at Summerhawk cannot be changed, the fuels (or vegetation) can be modified. Consequently, opportunities to reduce the wildfire threat lie in proper management and manipulation of wildland vegetation.

Many people do not view the plants growing on their property as a threat. But in terms of wildfire, the vegetation adjacent to their homes can have considerable influence upon the survivability of their houses. All vegetation, including plants native to the area as well as ornamental plants, is potential wildfire fuel. If vegetation is properly modified and maintained, a wildfire can be slowed, the length of flames shortened and the amount of heat reduced, all of which assist firefighters to defend the home against an oncoming wildfire.

Firescaping is landscape design that reduces house and property vulnerability to wildfire. The goal is to develop a landscape with a design and choice of plants that offers the best fire protection and enhances the property. The ideal is to surround the house with things that are less likely to burn. It is imperative when building homes in wildfire-prone areas that fire safety be a major factor in landscape design. Within the development firescape landscaping will be used to integrate traditional landscape functions and a design and to reduce the threat from wildfire. Firescape landscaping can meet homeowner's aesthetic desires and functional needs such as entertaining, playing, storage and erosion control. Firescape also includes vegetation modification techniques, planting for fire safety, defensible space principles and use of fire safety zones. These features will be integrated into Restrictive Covenants for Summerhawk.

Firescape plant selection is primarily determined by a plants ability to reduce the wildfire threat. The traditional foundation planting of junipers is not a viable solution in a firescape design. The use of evergreen shrubs and trees such as junipers, other conifers and broadleaf evergreens contain oils, resins and waxes make these plants poor landscaping options because they burn with great intensity. Ornamental grasses and berries should be used sparingly because they also can be highly flammable. Deciduous trees are generally more fire resistant than most evergreens because they have higher moisture content when in leaf, but a lower fuel volume when dormant.

As the Summerhawk development project develops and as homes are sold, the Syncon Homes staff at will provide information to the residents of Summerhawk on the risks associated with wildfire in the community. This educational approach will assist in the creation of a Fire Safe Council. Fire Safe Councils are coalitions of public and private partners that share a common interest in wildfire prevention and public education. Cooperative coalitions can create an authoritative group who are generally made up of people in the community who stand to lose something of value in a fire.

The public education approach assists property owners by placing the emphasis on what needs to be done long before a fire starts. Pre-Fire Management actions can reduce property losses, fire fighting costs, increase firefighter safety, and contribute to

ecosystem health. Pre-fire activities such as clearing a defensible space, putting in and maintaining fire safe landscaping; creating fuel breaks are proven methods of reducing wildfire destruction.

PARKS AND OPEN SPACE

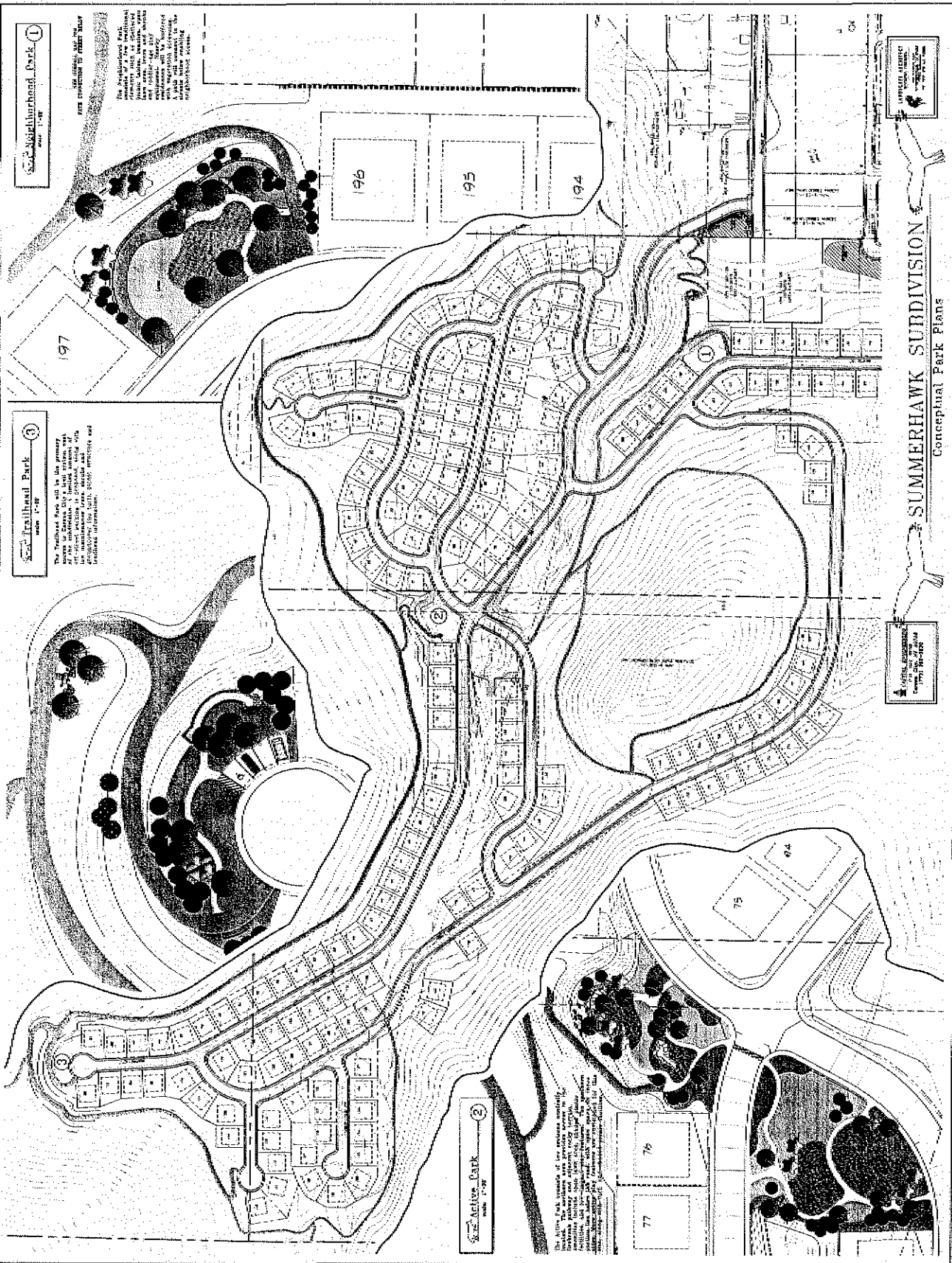
Parks and open space provide a substantial benefit to both the public and the development. To help meet the desires for this broad range of recreation activities, Carson City has developed an extensive park system offers an broad mix of recreational programs and a range of recreational opportunities for the community reflective of current attitudes, conditions and needs.

According to the Carson City Parks and Recreation Master Plan, however, neighborhood parks are not uniformly distributed throughout Carson City. Many neighborhoods in Carson City do not have any existing neighborhood parks. The area encompassing the Summerhawk development has been identified in the Master Plan as one area in need of neighborhood parks.

Summerhawk parks and open space features, facilities and improvements provide appeal to the public at large. These features are presented with the intent to enhance the aesthetic appearance of the community, including the visual appearance of streets, complement the visual effect of buildings, aid in the enhancement of property values and provide buffers between various land uses.

Through collaboration with Carson City Parks and Recreation staff, a system of three small parks has been incorporated into the submittal. Summerhawk's park concept embraces a transitional approach which meets the vision of the community by incorporating the diversity identified in the Carson City Parks and Recreation Master Plan. A combination of customary park features (e.g. turf, play equipment etc.) will be included with the focus transitioning from a combination of these amenities to natural areas with walking paths and trail access rather than large turf areas in an otherwise natural setting.

A conceptual design for the small park located in the lower third of the development will combine traditional neighborhood park components, including a small turf area, play equipment and benches. The second, more centrally located park will combine traditional neighborhood park components, including but not limited to, open turf areas, canopy trees, picnic tables and picnic shelters with the preservation and enhancement of natural features currently existing on the site. The park design configuration achieves transition from traditional to a natural environmental surrounding. A third park location has been incorporated into the design located on the western boundary of Summerhawk. This park functions as both park and trailhead to access and to provide a scenic overlook of the city. The trail/head/park location is envisioned as access to adjacent public lands, a rest stop for hikers, a place to recuperate or refresh at a



1
 Neighborhood Park
 194-197

The Neighborhood Park, centrally located, will provide a focal point for the subdivision. It will include a playground, picnic area, and walking paths. The park is designed to be a gathering place for the neighborhood.

3
 Trailhead Park
 194-197

The Trailhead Park will be the primary park for the subdivision. It features a large open area for sports, a walking trail, and a picnic shelter. The park is designed to provide a natural setting for outdoor activities.

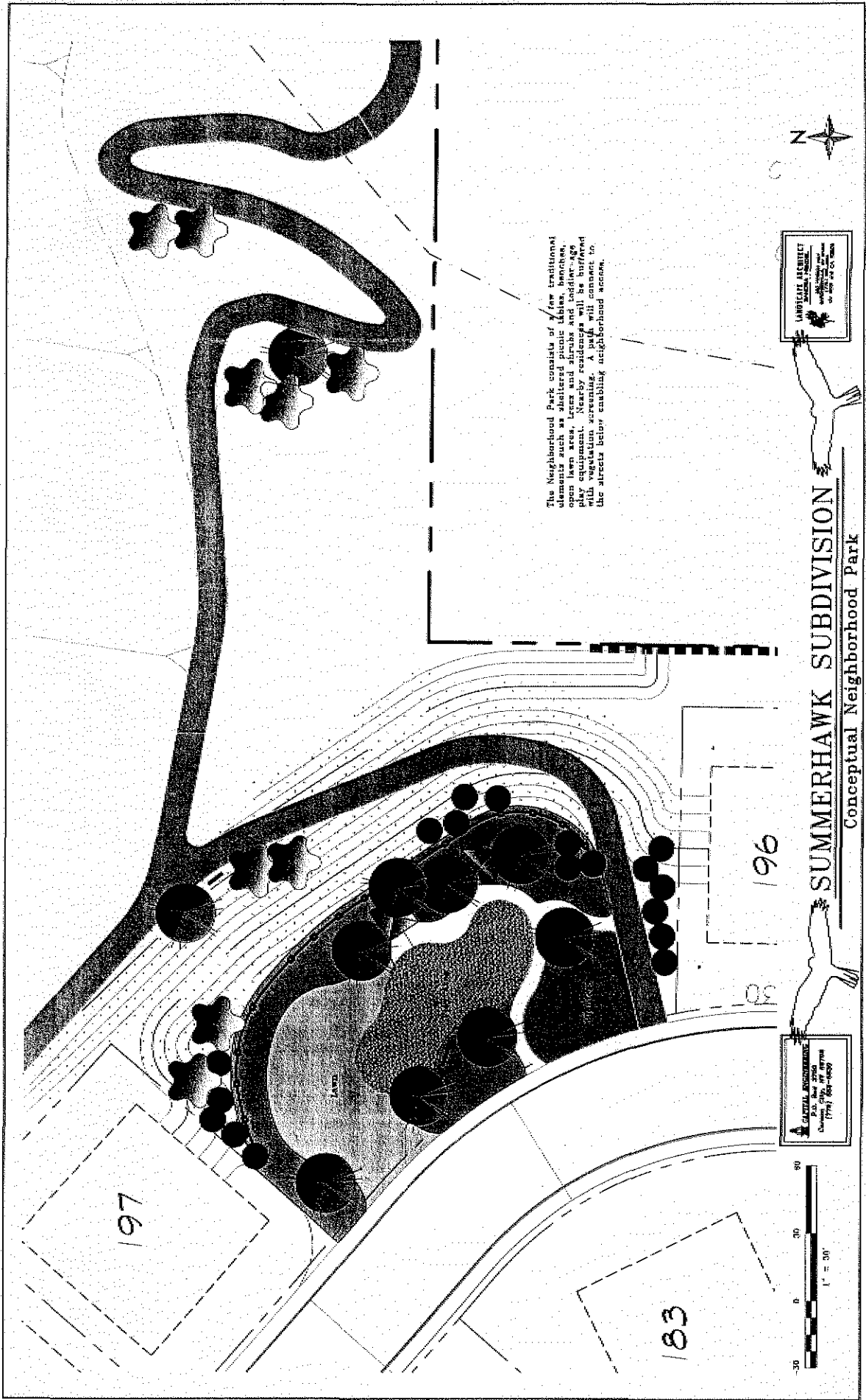
2
 Active Park
 75-77

The Active Park, located centrally, will provide a focal point for the subdivision. It will include a playground, picnic area, and walking paths. The park is designed to be a gathering place for the neighborhood.

LANDSCAPE ARCHITECT
 194-197

LANDSCAPE ARCHITECT
 194-197

SUMMERHAWK SUBDIVISION
 Conceptual Park Plans

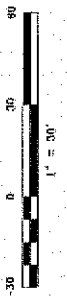


The Neighborhood Park consists of a few traditional elements such as sheltered picnic tables, benches, open lawn area, trees and shrubs and toddler-age play equipment. Nearby residences will be buffered by an elevation screening. The park will connect to the street by a curving neighborhood driveway.

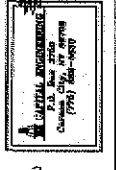
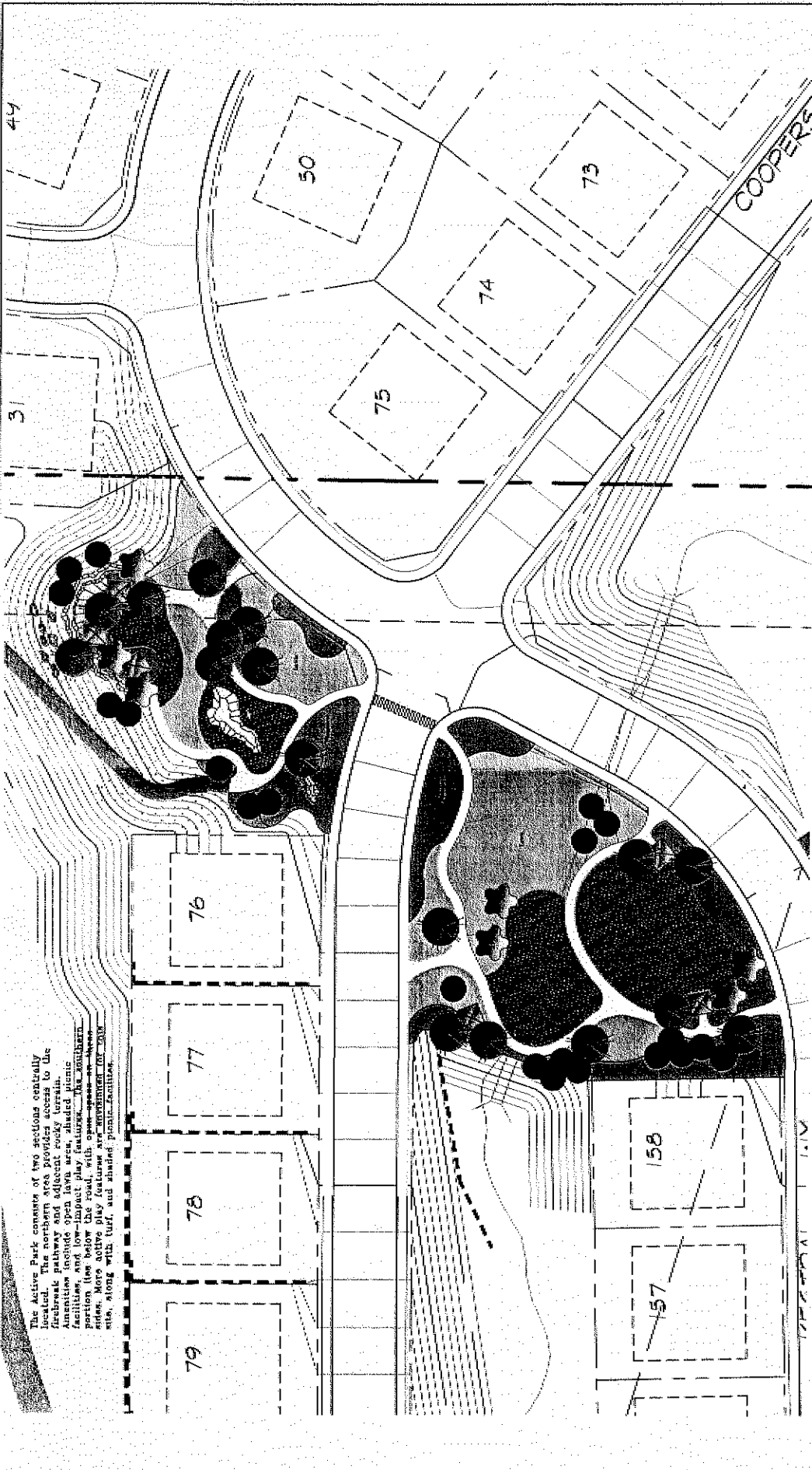
LANDSCAPE ARCHITECT
 JAMES J. HARRIS
 1000 W. 10th St., Suite 100
 Denver, CO 80202

CIVIL ENGINEER
 JAMES J. HARRIS
 1000 W. 10th St., Suite 100
 Denver, CO 80202

SUMMERHAWK SUBDIVISION
 Conceptual Neighborhood Park



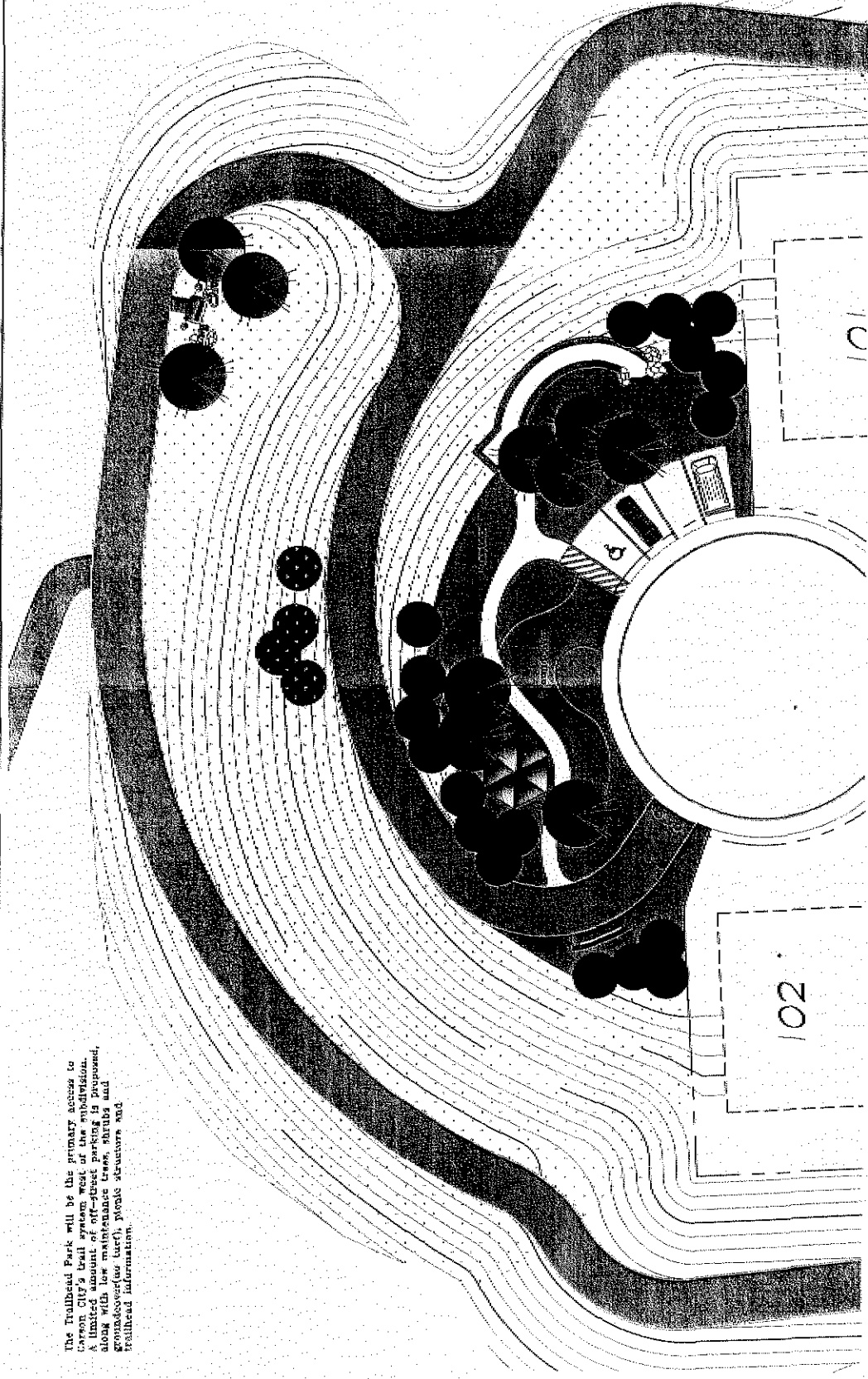
The Active Park consists of two sections centrally located. The northern area provides access to the firebreak pathway and adjacent rocky terrain. The southern area includes picnic facilities, and low-impact play areas. The northern portion lies below the road, with open spaces on either side. More active play features are provided for both sites, along with turf, and shaded picnic facilities.



SUMMERHAWK SUBDIVISION

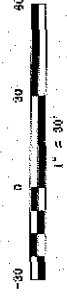
Conceptual Active Park

The Trailhead Park will be the primary access to Carson City's trail system west of the subdivision. A limited amount of off-street parking is proposed, along with low maintenance trees, shrubs and groundcover (see list), picnic structures and trailhead information.



LANDSCAPE ARCHITECT
 MICHAEL J. HARRIS
 1000 S. 2ND ST. SUITE 200
 CARSON CITY, NV 89701
 (702) 885-1111

CAPITAL ENGINEERING
 1000 S. 2ND ST. SUITE 200
 CARSON CITY, NV 89701
 (702) 885-1111



SUMMERHAWK SUBDIVISION

Conceptual Trailhead Park



TRAILS AND PATHWAYS

The City has many disconnected trail segments. Carson City Parks and Recreation staff has stated that the Summerhawk development's location is critical to the continued construction of the City's trail system on the community's west side. The Unified Pathways Master Plan Map identifies a trail system across this property. Syncon Homes in conjunction with Capital Engineering has worked with City staff to locate and design a future trail system that enhances the City's existing trail network across the property. The trail network will provide connectivity to parks, federal lands, and adjacent neighborhoods and provide a fire break and fire access road around the residences. Paths and trails are designed to minimize disturbance of the slopes and native vegetation and are proposed to be constructed of a non-impervious material.

The Summerhawk development will assist in improving and expanding the trails network. Summerhawk's trails and pathways design minimizes vehicular conflicts that allow the user to enjoy Carson City's natural setting. This system of recreational trails preserves the natural environment and visual backdrop of the City.

WATER AVAILABILITY

Summerhawk will gain access to city groundwater resources obtained from wells located throughout Carson City. Water service for the proposed Summerhawk development will be provided by Carson City Water and Sewer Utilities. The Department has provided documentation which indicates adequate water supply and water pressure exist to serve the project domestic and fire flow requirements. Water facilities will connect to proposed water main located within the Summerhawk development then to the main located in Rhodes Street, immediately south of the project site.

The existing terrain provides a feasible approach to extend the boundaries of the Carson City Water System. Summerhawk will be an important extension to the Carson City water system. This opportunity includes the potential for installation of a water storage tank and extension of lines. A water storage tank will be sited at an elevation of approximately 5,200 feet above mean sea level. The tank will provide additional storage to the existing pressure zones within the southern Carson City water system.

Adequate system pressures and storage capacity will be provided to ensure compliance with the Nevada Department of Human Resources, Health Division, the Nevada Administrative Code, the Uniform Fire Code and Carson City Utilities requirements. Please refer to the preliminary water system report included in this document.

SEWAGE DISPOSAL

Sanitary sewer disposal for the proposed Summerhawk Development will be provided by Carson City Water and Sewer Utilities. Complete improvements will be provided along Rhodes Street in including extension of water and sewer mains. Sewage will be conveyed from the project site via the Rhodes Street route and connected to the sanitary sewer main located within Curry Street.

Adequate line capacities for the proposed development will be provided to meet the requirements of Carson City Utilities, Nevada Department of Human Resources, Health

Division and the Nevada Department of Environmental Protection. Please refer to the sanitary sewer report included in this document.

SCHOOLS

The Carson City School District has indicated the schools serving the area include Bordewich/Bray Elementary, Carson Middle School and Carson High School. Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations. Transportation would be provided to Bordewich/Bray Elementary, Carson Middle School and Carson High School from this area. There is a middle school and high school bus stop at the corner of Curry Street and Rhodes Street (Carson Middle School and Carson High School). The closest Elementary stop is several blocks away at Curry Street and Washoe Street (Bordewich/Bray Elementary). A new bus stop location will be created in the Summerhawk subdivision depending on the number of elementary age students living in the development.

COMMERCIAL AND SHOPPING AREAS

Commercial and shopping areas are located predominately east of the proposed project. The main commercial areas within close proximity to the proposed Summerhawk development is along Curry Street and paralleling US Highway 395/downtown corridor which has a number of food and other commercial retail facilities.

ROAD CONSTRUCTION AND MAINTENANCE

All roadways within the proposed Summerhawk development will be designed and constructed to meet the requirements set forth by Carson City. All street improvements, the design of all storm drainage, sewer and water lines, street sections and widths shall be subject to approval of the City Engineer. Streets shall follow the natural contours of the hillside to minimize cut and fill. Cul-de-sacs and roads are designed to fit the natural terrain. Roadway designs do not exceed 8%-10% maximum. The streets within the Summerhawk development will be offered for dedication to Carson City for maintenance responsibilities.

Emergency access roads will be constructed as all weather roads. These roads will also be constructed not to exceed 15% grade to allow ease of access for fire vehicles. All easements for firebreaks shall encompass access for fire fighting personnel and equipment and such easements shall be dedicated for this specific purpose upon final map recordation.

LEGAL ACCESS

Primary access to the proposed Summerhawk development will be provided off of Curry Street via Rhodes Street and Betts Street. Improvements will be accomplished in conjunction with the proposed Summerhawk development. In conjunction with the development of the Summerhawk subdivision, improvements will be developed and include a 28 foot right of way with paving, curbs, gutters and sidewalk on one side. A number of collector roads will provide access to the various neighborhoods throughout Summerhawk development.

/TRAFFIC IMPACTS

The project area will be accessed from Curry Street via Rhodes Street and Betts Street. As the Summerhawk development project develops, roads will be improved to provide adequate circulation through the development. Most destinations in the City will be accessible from Summerhawk via safe, vehicular transportation routes. Summerhawk produces a continuous, transportation system that provides access to schools, commercial facilities, government and parks and opens space recreational areas. Summerhawk will also reflect the community's vision to have a connected and walkable community. Bicycle lanes and sidewalks along Rhodes Street and the multi-use trail system within the development will connect to the neighborhood park facilities leading from and to the residential neighborhoods.

A traffic study has been prepared based on Carson City master plan land uses and densities. The study analyzes the impacts and proposes mitigations to traffic impacts of development on the existing transportation system. The transportation system is composed primarily of surfaced streets, but also includes elements such as pedestrian paths, bike paths and other means of transportation. Roadway connections will meet community needs while ensuring consistency with the Transit and Unified Pathways Plans.

Summerhawk will cause an increase in pedestrian and vehicular traffic and have some impact on the adjacent roadways. Mitigation of traffic impacts will include signing, striping and traffic control improvements which comply with Carson City and Nevada Department of Transportation requirements. Specific analyses (e.g. trip generation, traffic volumes etc.) are described in detail in the Summerhawk Traffic Analysis authored by Paul Solaegui, P.E. of Solaegui Engineers, Ltd.

DRAINAGE

Drainage on the site will be conveyed through storm drain piping and surface improvements. Improvements will consist of curb and gutter, inlets and storm drains, culverts, detention areas and other drainage facilities required to convey design storm runoff to the point of discharge. Drainage facilities will be constructed in accordance with Carson City standards. The detention basins have been sized to accommodate runoff from the 201 residential units. Pre-development runoff flow levels will be maintained. A storm water discharge permit will be obtained from Nevada Department of Environmental Protection prior to the start of construction for the project.

Storm water impacts will be minimized to the extent practicable by providing runoff storage measures dispersed uniformly throughout the landscape with the use of a variety of detention, retention and runoff practices. Storm drainage will not adversely affect downstream beneficial uses. Storm water drainage improvements in the design and construction phase of this project will be integrated to mitigate storm water impacts. Water quality and erosion controls practices in accordance with the Nevada "Handbook of Best Management Practices," and accepted engineering practice will be an integral component the design and all construction phases. Other feasible techniques will be employed to mitigate water quality impacts including reducing imperviousness surfaces, conserving natural resources and ecosystems, maintaining natural drainage courses and minimizing clearing and grading.

ELECTRICITY AVAILABILITY

Electric service will be provided to the project area by Sierra Pacific Power Company (SPPCo). There is currently electric service provided along Curry Street. SPPCo has confirmed that the proposed development is located within their service area and confirmed their commitment to provide services to the development. Design of services has not been determined.

TELEPHONE AVAILABILITY

Telephone service for the proposed Summerhawk development will be provided by AT&T. AT&T has confirmed that the proposed development is located within their service area confirmed their assurance to provide services. The type of service will be determined by AT&T.

CABLE AVAILABILITY

Cable services for the proposed Summerhawk development will be provided by Charter Cable. Discussions with Charter Cable indicate that they can serve the proposed subdivision upon extension of the lines. Charter Cable has affirmed their assurance to provide services

NATURAL GAS

Natural gas service will be provided by Southwest Gas Corporation. Discussions with Southwest Gas representatives have indicated that lines located adjacent to the proposed project can be extended into the proposed Summerhawk Development.

SOLID WASTE DISPOSAL

Solid waste disposal to the area is currently being provided by Capital Sanitation Services. The solid waste transfer station is located at the Carson City land fill located on Flint Road in eastern Carson City. Conversations with Capital Sanitation have assured their willingness to provide sanitation services to Summerhawk.

RESTRICTIVE COVENANTS

Restrictive Covenants will apply to all parcels located within the proposed Summerhawk development. Exact contents of the CC&R's will be determined and recorded in conjunction with the final map, however, a draft CC & R document has been included in this submittal.

COMPLIANCE WITH NRS 278.349 (3)

1. Environmental Health laws and regulations are being addressed
 - a. Through the extension of water and sewer facilities and connection to the respective Carson City services for service (See water & sewer systems sections)
2. The proposed development will be connected to the Carson City water system, the water provided will meet applicable health standards and staff has agreed that it is in

sufficient quantity to accommodate the reasonably foreseeable needs of the subdivision. (See section on water system)

3. The applicant has met with all applicable utility companies which would service the proposed development and have been assured that services are available. Utility companies contacted included Sierra Pacific Power, Southwest Gas, AT & T and Charter Communications.
4. Through meetings and discussions with staff, it has been indicated that Carson City will work to provide adequate public services (schools, police, etc.) to the proposed development.
5. The applicant has complied with the parks and recreation facilities requirements by providing a neighborhood park within the development.
6. The proposed tentative map complies with the zoning and master plan which allows for 0.3-3 dwelling units per acre for low density residential developments.
7. The proposed tentative map conforms to the intent of Carson City's master plan of streets and highways by providing a connection to Rhodes Street to the south and east of the project site and Curry Street as the primary frontage (see traffic runoff section).
8. Physical characteristics such as soil and slope have been taken into consideration with the design of the proposed tentative map. (see the included geotechnical analysis constraints map and drainage analysis)
9. The recommendations and comments made by City staff have been, and will continue to be, taken into consideration and addressed through the development of this tentative map.
10. The applicant will continue to work with city staff to ensure that fire protection will be available to serve the proposed development.

CONCLUSION

The tentative map presented with this application the efficient use of infrastructure and services and to expand the diversity of land uses stressing the importance of increased housing options to better serve Carson City. Syncon Homes has created a Common Open Space Subdivision which mirrors Carson City's vision; that being to create more diverse mix of uses and to provide a foundation for more efficient use of the City's limited developable land. The Summerhawk proposal incorporates design elements which have addressed concerns identified by City staff. The diversity included in Summerhawk insures a quality development. The proposal presents an opportunity for Carson City to provide quality options to address the housing needs of the community. The project also provides distinct benefits to protect and enhance the quality of life for visitors, the work force and the existing and future residents of Carson City.

Tentative map Application

TENTATIVE MAP APPLICATION

TENTATIVE MAP

FOR

SUMMERHAWK

A COMMON OPEN SPACE SUBDIVISION

PREPARED FOR:
LANDMARK COMMUNITIES
985 DAMONTE RANCH PARKWAY, SUITE 300
RENO, NV 89521

PREPARED BY:



CAPITAL ENGINEERING

P.O. BOX 3750
CARSON CITY, NV 89702
(775) 882-5630

OCTOBER 2006

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CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

October 18, 2006

Mr. Walt Sullivan
Director Carson City Community Development
2621 Northgate Lane, #62
Carson City, NV 89706

RE: Tentative Map Application for Assessors Parcel Numbers (APN) 002-441-21 and 002-441-23, Mills Landing - A Planned Unit Development

Walt,

RE: Variance Request for Assessors Parcel Numbers (APN) 009-021-02, APN 009-031-01, APN 009-031-02, APN 009-031-07 and APN 009-151-01, Summerhawk - A Common Open Space Subdivision

Walt,

The proposed Summerhawk subdivision consists of 201 single family residential lots. Syncon Homes presents this development as a Common Open Space Subdivision to accommodate the split zoning consisting of single-family (SF) 12000 and Conservation Reserve (CR). Summerhawk is located at the west end of Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1300' from the Curry Street and Rhodes Street with the western boundary abutting National Forest Service lands.

The Master Plan designation for the project site is Low Density Residential (LDR) in the development area and Open Space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential. Summerhawk proposes a residential development compatible with that of the adjacent land use designations. The proposed Summerhawk Common Open Space Subdivision will result in densities which are consistent with the land use designation.

This document provides information to address the proposed Summerhawk project to assist in the project review Tentative Map application. Included are a special use permit application, variance application and easement abandonment application. This booklet also includes an interim mixed use evaluation, traffic analysis, geotechnical investigation, drainage analysis, water and sewer system calculations, conceptual home owner association documents and conceptual landscape plans. Summerhawk will result in densities which are consistent with the land use designation and surrounding development pattern. Summerhawk has been designed to incorporate neighborhoods and provide efficient connections between uses and to accommodate safe vehicular, bicycle, and pedestrian friendly circulation. The project has been organized around a

system of parks, open space, and pathways that provides linkages to the surrounding community.

If you have any questions regarding this application, please do not hesitate to contact me at 882-5630.

Thank you

Mark Rotter
Capital Engineering

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

FOR OFFICE USE ONLY:

TSM-06-203

APPLICANT	PHONE #
Stanton Park Development Inc	(775) 882-1618
MAILING ADDRESS, CITY, STATE, ZIP	
2989 Highway 50 East Carson City, NV 89701	
ENGINEER	PHONE #
Capital Engineering	(775) 885-5630
MAILING ADDRESS, CITY, STATE, ZIP	
Executive Pointe Way, Suite 12 Carson City, NV 89521	
E-MAIL ADDRESS	
mrotter@capital-engineering.net	
PROPERTY ADDRESS, CITY, STATE, ZIP	
Rhodes Street and Curry Street	
PRESENT ZONING	APN(S)
SF12000 & CR	09-021-02, 09-031-01, 09-031-02, 09-031-07 and 09-151-01

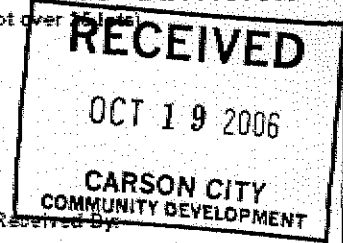
TENTATIVE MAP FOR A SUBDIVISION

FEES: \$1,500 (plus \$1/lot over 25)

SUBMITTAL PACKET

See checklist.

Application Reviewed and Received By:



PC Date: _____

BOS Date: _____

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

The required modifications to Carson City's Land Use Regulations are as follows:

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

Applicant's Signature _____ Date _____

PROPERTY OWNER'S AFFIDAVIT

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

Signature _____ Address _____ Date _____

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

STATE OF NEVADA)
COUNTY)

On _____, 2006, 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: In order to avoid unnecessary time delays in processing your develop project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call the Planning Division at (775) 887-2180.

8/06

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Hanser, LLC for a Open Space Subdivision on Assessor's Parcel Number 009-031-07 and 009-031-07. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

STATE OF NEVADA)
CARSON CITY)^{SS}

I, LEO A. HANLY, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

[Signature]
Signature

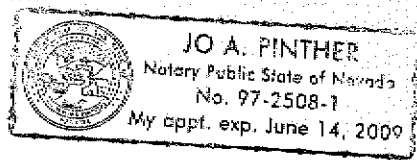
9-27-06
Date

Mailing Address: 990 Ironwood Drive
Minden, NV, 89423

Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME
THIS 27th DAY OF Sept, 2006

[Signature]
Notary Public



Special Use Permit

SPECIAL USE PERMIT

FOR

SUMMERHAWK

A COMMON OPEN SPACE SUBDIVISION

PREPARED FOR:
SYNCON HOMES
2221 Meridian Blvd. Ste. A
Minden, NV 89423

PREPARED BY:



CAPITAL ENGINEERING

P.O. BOX 3750
CARSON CITY, NV 897002
(775) 882-5630

OCTOBER, 2006

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CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

October 18, 2006

Mr. Walt Sullivan
Director Carson City Community Development,
2621 Northgate Lane, #62
Carson City, NV 89706

RE: Special Use Permit requests for Assessors Parcel Numbers (APN) 009-021-02, APN 009-031-01, APN 009-031-02, APN 009-031-07 and APN 009-151-01, Summerhawk – A Common Open Space Subdivision

Walt,

The proposed Summerhawk subdivision consists of 201 single family residential lots. Syncon Homes presents this development as a Common Open Space Subdivision to accommodate the split zoning consisting of single-family (SF) 12000 and Conservation Reserve (CR). Summerhawk is located at the west end of Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1300' from the Curry Street and Rhodes Street with the western boundary abutting National Forest Service lands.

The Master Plan designation for the project site is Low Density Residential (LDR) in the development area and Open Space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential. Summerhawk proposes a residential development compatible with that of the adjacent land use designations. The proposed Summerhawk Common Open Space Subdivision will result in densities which are consistent with the land use designation.

Pursuant to the Carson City Municipal Code (CCMC) 18.08. 030, Hillside Development, a Special Use Permit is required, if development of any portion of any parcel with an average slope of thirty-three percent (33%) or more. While Summerhawk does not meet the specific definition of the CCMC for Hillside Development, it is apparent the intent applies to Summerhawk. Syncon Homes in conjunction with Capital Engineering have chosen to focus on the topographic constraints and hillside development requirements.

A Special Use Permit is included with this application to address the potential for the hillside development to cause or contribute to environmental or the aesthetic degradation of the city's natural environment. Mitigations including procedures and accepted engineering practices for hillside development, erosion control and slope stabilization procedures and recommendations contained in the soils, geology, and hydrology reports have been incorporated to minimize potential impacts.

A Special Use Permit for a proposed a temporary tract sales office and flags/flagpoles pursuant to the Carson City Municipal Code Section 18.04.070.3 (Conditional Uses) is also required. A temporary tract sales office is allowed only after approval of a Special Use Permit, and compliance with Development Standards Division 4.6.5 which allows variation of the Sign Code.

The proposed Summerhawk will have model homes and a temporary sales tract office. The temporary sales tract office will be utilized prior to the construction of the model homes. The facility will consist of a commercial coach (trailer) located approximately in the vicinity of the proposed model homes. A site plan will be submitted for Carson City Planning and Building Department review and prior to placement of the sales office at the Summerhawk site. The plan will address, but is not limited to, parking, handicap access and landscaping. The temporary sales tract office will perform the same sales and informational functions and maintain listed below for the model homes. The commercial coach will be removed upon completion of the model home sales office.

Model Homes are currently planned to be located on lots 1 and 2 and lots 66 and 67 (see attached map). The model homes are expected to be the first built in of the project and they are to be located along Kestrel Way. We believe the public will benefit from well established and regulated model homes and office facilities, the orderly demonstration of the model homes, and convenience of the sales office. The new model homes will be the same type that will occur throughout the rest of the subdivision and will be chosen from the specific design elevations submitted for review.

The proposal will have no significant impact on existing public services and facilities. All necessary facilities and services needed to conduct the use will be in place prior to the construction of the model homes. To mitigate potential adverse impacts on adjacent residences, the business will limit the hours of operation. The proposal meets all of the required development standards, and is consistent with the use of temporary tract sales facilities within new subdivisions.

Syncon Homes has owned and maintained a similar model homes. Syncon Homes has worked hard to maintain excellent relations with the neighbors of the model homes in other developments and is willing to make the same commitment for Summerhawk. We believe as the development takes place, the project will increase the attractiveness of the neighborhood and the appeal of the entry to Summerhawk.

The Special Use Permit requests contained herein do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.

The location and surroundings represent special circumstances applicable to the subject property. The establishment, maintenance, and operation of the proposed development will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of Carson City.

If you have any questions regarding this application, please do not hesitate to contact me at 882-5630.

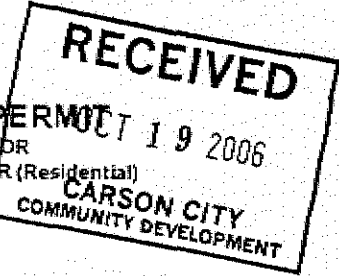
Thank you

Mark Rotter
Capital Engineering

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

FOR OFFICE USE ONLY:

CCMC 18 02



FILE # SUP-06-204

SPECIAL USE PERMIT
FEES: \$1,200.00 MAJOR
\$500.00 MINOR (Residential)
+ noticing fee

PROPERTY OWNER
Stanton Park Development Inc

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP
2989 Highway 50 East
Carson City, NV 89701
PHONE # (775) 882-5000 **FAX # (775) 882-1618**

- Application Form
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 26 Completed Application Packages (1 Original + 25 Copies)
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

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

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
Executive Pointe Way, Suite 12
Carson City, NV 89521
PHONE # (775) 887-5630 **FAX # (775) 885-7282**

Submittal Deadline: See attached 2006 PC application submittal schedule.

E-MAIL ADDRESS
mrotter@capital-engineering.net

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.

Project's Assessor Parcel Number(s):
09-021-02, 09-031-01, 09-031-02, 09-031-07 and 09-151-01

Street Address
Rhodes Street and Curry Street
Carson City, NV 89701

ZIP Code

Project's Master Plan Designation
Agriculture Residential

Project's Current Zoning
SF12000 & CR

Nearest Major Cross Street(s)
Rhodes Street and Curry Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

In accordance with Carson City Municipal Code (CCMC) Section: _____ or Development Standards, Division _____ Section _____, a request to allow as a conditional use is as follows:

A Special Use Permit is required, pursuant to CCMC 18.08. 030, Hillside Development, Development of any portion of any parcel with an average slope of thirty-three percent (33%) or more requires compliance with this chapter and the prior issuance of a special use permit. A Special Use Permit is also required for the proposed temporary tract sales office and flags/flagpoles pursuant to the Carson City Municipal Code Section 18.04.070.3 (Conditional Uses).

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

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

STATE OF NEVADA)
COUNTY)

On _____, 2006, _____, 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, Downtown Design Review, and/or the Redevelopment Authority Citizens Committee. Prior to being scheduled for review by the Planning Commission, Planning and Community Development Department personnel can help you make the above determination.

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Hanser, LLC for an Open Space Subdivision on Assessor's Parcel Number 009-031-02 and 009-031-07. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

STATE OF NEVADA)
CARSON CITY)^{SS}

I, _____, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature

Date

Mailing Address: 990 Ironwood Drive
Minden, NV, 89423

Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, 200_____

Notary Public

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Hanser, LLC for a Open Space Subdivision on Assessor's Parcel Number 009-031-07 and 009-031-07. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

STATE OF NEVADA)
CARSON CITY)^{SS}

I, LEO A. HANLY, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

[Signature]
Signature

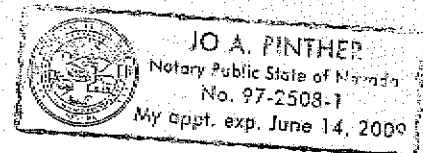
9-27-06
Date

Mailing Address: 990 Ironwood Drive
Minden, NV, 89423

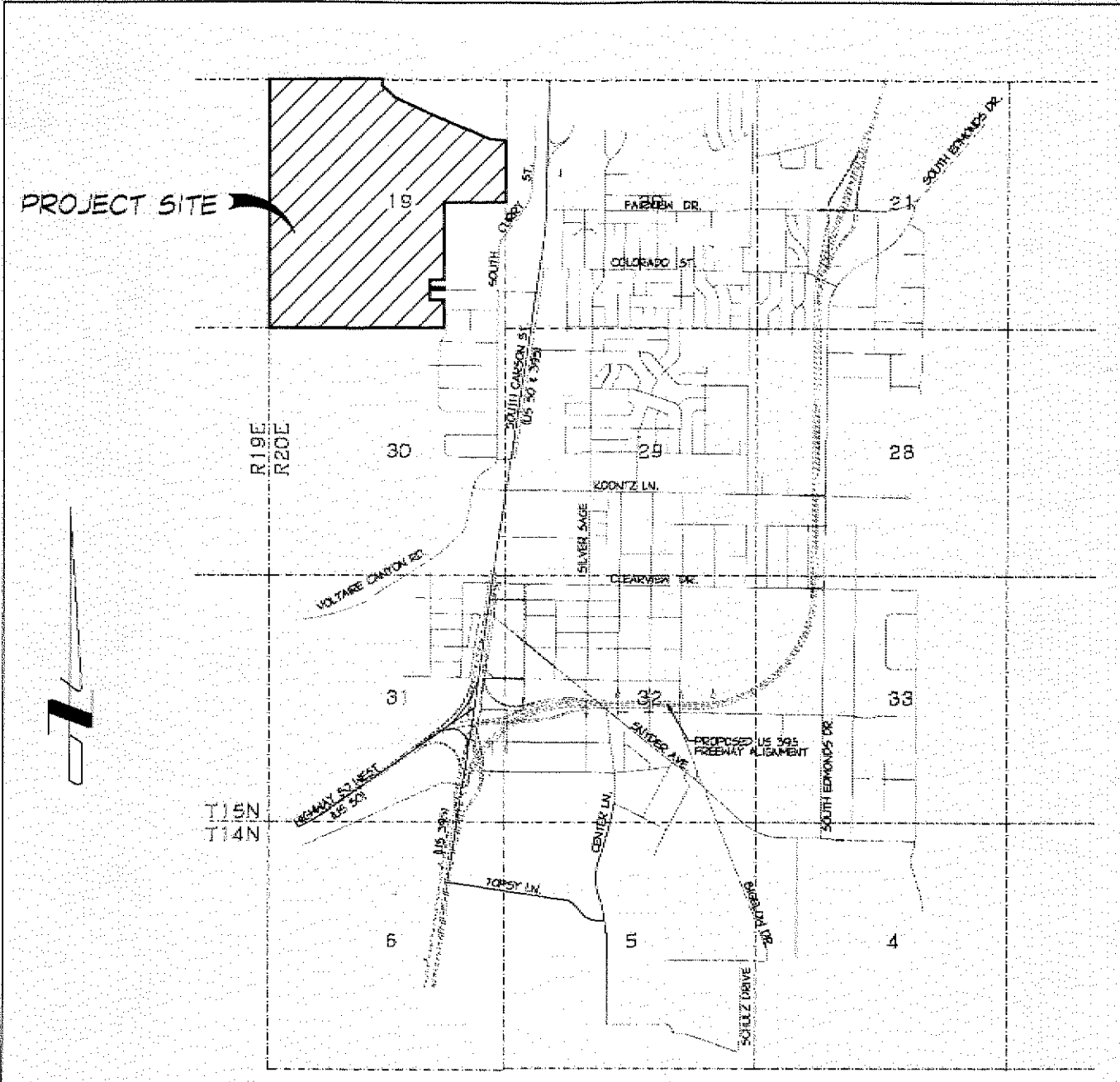
Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME
THIS 27th DAY OF Sept, 2006

[Signature]
Notary Public



MAP 1
SUMMERHAWK
VICINITY MAP



VICINITY MAP

N.T.S.

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

MASTER PLAN POLICY CHECKLIST

CHAPTER 3: A BALANCED LAND USE PATTERN

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

IS OR DOES THE PROPOSED DEVELOPMENT:

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

Carson City's growth in recent years has left limited land for development and has presented the challenge to implement the prerequisite to promote the efficient use of infrastructure and services and to expand the diversity of land uses.

The proposed Summerhawk Open Space Subdivision presents an opportunity to develop property and focus growth to vacant land areas of the City. Summerhawk will assist in encouraging the transition of existing land uses designated on the Land Use Plan.

Summerhawk meets the provisions of the City's Growth Management Ordinance by addressing and meeting compliance standards for critical components of water, sewage, fire protection and law enforcement, traffic, schools, parks and recreation.

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

The Summerhawk development will assist in improving and expanding the trails network. Summerhawk's trails and pathways design minimizes vehicular conflicts that allow the user to enjoy Carson City's natural setting. This system of recreational trails preserves the natural environment and visual backdrop of the City.

The proposed Summerhawk Open Space Subdivision has been designed to interconnect neighborhoods and provide efficient connections between uses and to accommodate safe vehicular, bicycle, and pedestrian circulation. The project has been organized around parks, open space, and pathways that provide linkages in proximity to the surrounding community. Summerhawk development provides pathway connections and easements consistent with and as identified in the Unified Pathways Master Plan.

Carson City Parks and Recreation staff has stated that the Summerhawk development's location is critical to the continued construction of the City's trail

system on the community's west side. Summerhawk's trail network will provide connectivity to parks, federal lands, and adjacent neighborhoods and provide a fire break and fire access road around the residences. Paths and trails are designed to minimize disturbance of the slopes and native vegetation

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Summerhawk ensures that development is designed to minimize disturbances to existing native vegetation and other character-defining features. Native vegetation shall be considered an important element used to preserve existing vistas. To ensure that Summerhawk is sensitive to the existing natural setting, the design integrates natural features into project design while minimizing the removal of significant vegetation and natural features to the greatest extent practicable. Natural characteristics including native grasses, boulders, rolling and landforms, in the parks, will be maintained where compatible with the character of adjacent properties and where it is feasible to maintain the natural quality.

Native vegetation is considered an important element used to preserve existing vistas. Native vegetation will be preserved to the extent feasible in open space areas. Native vegetation will be retained on hillside terrain whenever possible to help maintain natural drainage swales, reduce erosion and preserve the character of the hillside environment. Vegetation sufficient to stabilize the soil will be established on all disturbed area as grading is completed. Areas not contained within lot boundaries will be protected with adapted fire resistant species of native perennial vegetative cover after all construction is completed.

At adjacent to public lands, coordinated with the applicable agencies with regards to compatibility, access and amenities (1.5a, b)?

Capital Engineering has contacted the U.S. Forest Service whose land holdings are adjacent to the City and the proposed Summerhawk Open Space Subdivision. Summerhawk mitigates and minimizes land use conflicts within the urban/wildland interface, identifies opportunities for shared recreational access and amenities and ensures that future plans for federal landholdings are mutually compatible with the goals and policies of the Carson City Master Plan.

The proposed Summerhawk Open Space Subdivision, through collaboration between Syncon Homes, Capital Engineering and Carson City staff has addressed and will continue to address community concerns regarding safety, preservation of scenic views, watershed protection, soil stabilization and erosion control, protection of archaeological sites and cumulative environmental impacts.

Summerhawk assesses the potential for negative environmental impacts and addresses the potential for the hillside development to cause or contribute to environmental or the aesthetic degradation of the city's natural environment. Mitigations including procedures and accepted engineering practices for hillside development, erosion control and slope stabilization procedures and recommendations contained in the soils, geology, and hydrology reports will be incorporated to minimize to potential impacts. Public safety hazards have been

minimized through specific site design. This has been accomplished by employing established engineering standards to perform selective grading, drainage improvements and selective vegetation clearance while still retaining valuable natural hillside features.

The Summerhawk plan provides for fire safety to reduce the spread of wildfire and reduce opportunity of ignition by providing Community Defense Zones, Defensible Fuel Profile Zone identification, fire lanes and fuel breaks. Defensible space will be created through the clearing of underbrush and excess combustible vegetation near dwellings. During construction activities, spark arresters will be required on mechanical powered equipment. Non-combustible roofs and building materials will be utilized.

Two or more points of residential access will be provided. This will ensure continuous access to an area if one access point becomes unavailable, and also permits the staging of emergency vehicles, such as fire engines, along one access point while local residents leave an area via other point(s) of access. All easements for firebreaks for safety of built-up areas shall encompass access for fire fighting personnel and equipment and such easements shall be dedicated for this specific purpose upon final map recordation.

The project has been organized to incorporate parks, open space, and pathways that provide linkages in proximity to the surrounding community and U.S. Forest Service lands. A conceptual design for a park facility has been incorporated into the submittal. Summerhawk ensures that neighborhoods will be interconnected with a trails and pathway system to facilitate safe bicycle and pedestrian transportation. The public park and pathways are proposed to serve residences, the community and visitors to Carson City.

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

A key goal of the proposed Summerhawk Common Open Space Subdivision is to protect the natural environment and the views, and natural features that resident's and guests to Carson City value. In the course of land development, Summerhawk will integrate natural features into development design. Summerhawk's open space design is intended to protect natural features and provide natural open space by emphasizing the natural environment and wildlife habitat. Summerhawk will harmonize with its surroundings and adjacent neighborhoods and reflect the character and quality of its setting.

Specifically, the Summerhawk Common Open Space Subdivision addresses potential hillside environmental and aesthetic impacts through project design which will implement the following objectives:

1. Enhancement of the quality of life of existing and future residents by the preservation and protection of the City's significant natural features.
2. Contribution to the natural hillside character of the existing neighborhoods and developments in the area by limiting the alteration to topography and natural drainage ways.

3. *Preservation and protection of the unique and special natural features and aesthetic qualities of the hillside areas.*
4. *Insurance that the Summerhawk development is sensitive to the existing natural setting and that the design minimizes the removal of significant vegetation and natural features to the greatest extent feasible.*
5. *The Open Space Design preserves and protects wildlife habitat.*
6. *Summerhawk integrates natural features into the project design.*
7. *Summerhawk insures the existing skyline views to the foothills and mountains and the City are preserved.*
8. *Geologic conditions which may pose a threat to property and life have been addressed.*
9. *Summerhawk incorporates the use of accepted design techniques, solutions and engineering practices which minimize disturbance and protect sensitive areas.*
10. *Summerhawk's design and mitigations recognize community concerns related to development and its visual impacts upon hillsides, skylines, and landforms.*

Sited outside the primary floodplain and away from geologic hazards areas or follows the required setbacks or other mitigation measures (3.3d, e)?

Mitigations including procedures and accepted engineering practices for hillside development, erosion control and slope stabilization and recommendations contained in the soils, geology, and hydrology reports have been incorporated to minimize potential impacts.

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

Summerhawk has been designed to create opportunities for low-density neighborhoods in a suburban setting. Summerhawk will achieve an efficient pattern of development consistent with the Master Plan.

The proposed 201 residential lots will not exceed the maximum density allowed pursuant to the CCMC, Title 17, Common Open Space Subdivision 17.10.025. The Low Density Residential (LDR) designation allows 0.2-3 dwelling units per acre. The proposed lot sizes and dwelling units will assist in achieving compatibility with the existing and proposed land uses in the vicinity. Summerhawk proposes to enhance the aesthetic appearance of the community, including the visual appearance of streets, complement the visual effect of buildings and provide with clear pedestrian connections and landscape buffers between various land uses.

Summerhawk is also intended to provide combined with complementary residential uses. Circulation and access, parking design and location and architectural character are all part of the proposed Summerhawk project in conformance with the Master Plan.

The proposed Summerhawk Open Space Subdivision meets the provisions of the Growth Management Ordinance City by addressing and meeting compliance standards for critical components of water and sewage, traffic and circulation.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

IS OR DOES THE PROPOSED DEVELOPMENT:

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

Summerhawk has been organized around parks, open space and pathways that provide linkages in proximity to the surrounding community. Neighborhoods will be interconnected with a trails and pathway system to facilitate safe bicycle and pedestrian transportation. The public parks and pathways are proposed to serve residences, the community and visitors to Carson City.

The Summerhawk development area has been identified in the Master Plan as one area in need of neighborhood parks. Through collaboration with Carson City Parks and Recreation staff, a system of three small parks has been incorporated into the submittal. Summerhawk's park concept embraces a transitional approach which meets the vision of the community by incorporating the diversity identified in the Carson City Parks and Recreation Master Plan. A combination of customary park features (e.g. turf, play equipment etc.) will be included with the focus transitioning from a combination of these amenities to natural areas with walking paths and trail access rather than large turf areas in an otherwise natural setting.

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

Summerhawk is consistent with the Open Space Master Plan since it expands the City's open space network. Summerhawk maintains wildlife habitat protects view sheds and makes available recreational linkages between the City and adjacent public lands. The project leaves areas intact to function as visual buffers along ridgelines visible from various areas of the City.

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

IS OR DOES THE PROPOSED DEVELOPMENT:

Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1 b)?

Summerhawk promotes variety and visual interest through the incorporation of varied building styles and colors, residential and garage orientations and specific architectural and landscaping design features. Conceptual Building elevations and floor plans are included.

CHAPTER 7: A CONNECTED CITY

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

IS OR DOES THE PROPOSED DEVELOPMENT:

Promote transit-supportive development patterns (e.g. mixed-use, pedestrian oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

Summerhawk will be connected with retail/commercial activities through a system of streets, sidewalks, trails and pathways to facilitate safe and efficient flow of pedestrians, bicycles and vehicles. Retail/commercial facilities are concentrated along Curry Street and next to the downtown corridor along US Highway 395. This location may be easily accessed and is currently served by public transit. Proposed residential uses are horizontally integrated with non-residential uses and the surrounding development context. Summerhawk has been designed to interconnect neighborhoods and provide efficient connections between uses.

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

Summerhawk proposes to provide adequate roadway connections and circulation through the development and while providing suitable connections to existing roadways. A traffic study has been prepared based on Carson City master plan land uses and densities. The study analyzes the impacts and proposes mitigations to traffic impacts of development on the existing transportation system. The transportation system is composed primarily of surfaced streets, but also includes elements such as pedestrian paths, bike paths, and other means of transportation. Roadway connections will meet community needs while ensuring consistency with the Transit and the Unified Pathways Plans.

Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Summerhawk provides a means to maintain and expand the City's existing network of trails and pathways and to provide improved access to and between neighborhoods, activity centers, schools, and other destinations. The project has been organized around a park, open space, trails and pathways that provide linkages in proximity to the surrounding community. Summerhawk provides suitable connections between residences, the parks, adjacent public lands and the downtown

corridor.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

The effect of the proposed development will not be detrimental to the immediate vicinity nor to the general neighborhood. The proposal will have no impact on existing public services and facilities to any significant extent. The proposed Summerhawk Open Space Subdivision meets compliance standards for water and sewage, traffic and circulation. All necessary facilities and services needed facilitate the use will be in place prior to the residential construction.

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: north: two houses, Single-Family 12,000 zoning; east: restaurant, Retail Commercial zoning; west: undeveloped lot, Retail Commercial zoning; south: apartment complex, Retail Commercial zoning)**

The Master Plan designation for the project site is Low Density Residential (LDR) in the development area and Open Space to the west, southwest, north and northwest. Master Plan designations for properties to the east and southeast include Mixed Use Residential and High Density Residential. Summerhawk proposes a residential development compatible with that of the adjacent land use designations

- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners.**

The project is not similar to existing developments located adjoining to the south and east of Summerhawk. The area to the east either "older" neighborhoods or is tribal land both of which did not or do not fall under the same "Development Standard's" applied to Summerhawk. However, Summerhawk's Open Space and easements are continuous with other surrounding open space areas. Summerhawk, in this sense, Summerhawk provides consistency and compatibility to adjacent non-developed lands and open space and is consistent with the policies contained in the Master Plan and adjacent zoning designations.

The project promotes the efficient use of infrastructure and services and to expand the diversity of land uses through increased housing options. The plan establishes benefit to property owners by providing additional housing opportunities.

The project proposal will include lighting which will be shielded from adjoining property through the installation of down turned lighting fixtures at locations where commercial buildings are located adjacent to residences.

Residential lighting options include Sierra Pacific Street lights approved as an option by Carson City. The lighting fixtures include a variety designs which Sierra Pacific designs, installs, operates and maintains. All fixtures incorporate cut-off options supporting the "Dark Skies" initiative. Alternatives to Cobra lighting as specified in Sierra Pacific Power "Lighting Alternative Guidelines" are acceptable according to Carson City staff.

Restrictive covenants will apply to all parcels located within the proposed Summerhawk development. These covenants will assist in restricting such as noise, dust, odors, vibration, fumes, glare, or physical activities.

Construction-generated dust will be controlled through the implementation of Best Management Practices as specified in Nevada Division of Environmental Protection Bureau of Air Pollution Control, Dust Control Plan (refer to erosion control plan).

C. Will the project involve any uses that are not contained within a building? If yes, please describe.

Yes, the project will involve uses that are not contained within a building. As a part of the Summerhawk, recreational opportunities will be provided in the parks and the trails and pathway system connecting the community, neighborhoods and public lands. The project will help facilitate safe bicycle and pedestrian transportation.

D. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request?

Construction-generated dust will be controlled through the implementation of Best Management Practices as specified in Nevada Division of Environmental Protection Bureau of Air Pollution Control, Dust Control Plan.

E. How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

As stated previously, the project is not similar in appearance to existing developments located adjoining to the south and east of Summerhawk. The area to the east either "older" neighborhoods or is tribal land both of which did not or do not fall under the same "Development Standard's" applied to Summerhawk.

F. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

As stated previously, a system of small parks has been included in the proposal. Neighborhoods will be interconnected with a trails and pathway system to facilitate safe bicycle and pedestrian transportation both within the community and public lands. The public park and pathways are proposed to serve residences, the community and visitors to Carson City. Specific design elements have been included in the conceptual plan of the park and open space elements. These design elements which have been incorporated Summerhawk's design to promote the health, safety and welfare of the public and encourage the communities' involvement in recreational uses.

G. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle

response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

Pedestrian and vehicular traffic which currently exists on Rhode Street consists of commercial vehicles entering the back access to Greenhouse Garden Center, a few off road vehicles and minimal pedestrian traffic. Summerhawk will cause an increase in pedestrian and vehicular traffic and have some impact on the adjacent roadways including Curry Street and Betts Street. Sidewalks and pathways are part of the proposal. Mitigation of traffic impacts will include signing, striping right and left hand turn lane (Curry Street) and traffic control improvements which comply with Carson City requirements. Specific analyses (e.g. trip generation, traffic volumes etc.) are described in detail in the Summerhawk Traffic Analysis authored by Paul Solaegui, P.E. of Solaegui Engineers, Ltd.

On December 5, 2005 (CSM-05-233) and again on August 31, 2006 (CSM-06-158), Capital Engineering staff participated in Conceptual Review meetings. City departments participating included Planning and Community Development, Parks and Recreation, Engineering, Building and Carson City Fire. In addition additional meetings have been held with each department individually. Recommendations and comments received from staff at all meetings have been taken into consideration and incorporated into the project proposal.

H. Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

The project provides distinct benefits to protect and enhance the quality of life for visitors and the existing and future residents of Carson City. The plan ensures consistency and compatibility with the surrounding area. The project provides pathways between proposed uses and to adjacent existing or proposed uses. The diversity included in Summerhawk insures a quality development. The proposal presents an opportunity for Carson City to provide choice in addressing the housing needs of the community.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the vicinity. As stated previously, the proposed project ensures the compatibility of future development within the established neighborhoods and future development of adjacent properties.

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

The Carson City School District has indicated the schools serving the area include Bordewich/Bray Elementary, Carson Middle School and Carson High School. Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations. Transportation would be provided to Bordewich/Bray Elementary, Carson Middle School and Carson High School from this area. Carson Middle School and Carson High School are currently

at capacity and to accommodate these additional students will require increasing either the square footage of the facilities or by increasing the student teacher ratio.

How will your project affect the Sheriff's Office and the Fire Department?

The Carson City Sheriff's Department is located on East Musser Street approximately 2.3 miles from the project site. All services are currently dispatched out of this station 24 hours a day, 7 days a week. Based on the type of use being proposed with this application, we do not anticipate the Sheriff's Office having a problem serving this development.

The Carson City Fire Department has a number of stations throughout Carson City. Station 1 is located on South Stewart Street approximately 2.1 miles from the project site. Summerhawk shall comply with all applicable codes and ordinances for building types and occupancy classifications. The project includes roadway designs to accommodate emergency vehicles turn-arounds; the required number and spacing of fire hydrants and sufficient fire flow water pressure. Based on the type of use being proposed with this application, we do not anticipate the Fire Department having a problem serving this development.

The Carson City Fire Department firefighters have been trained to National Fire Protection Association Firefighter II standards. Entry-level wildland firefighter training is scheduled annually with BLM or USFS instructors. A Red Card certification is used for all management level positions with the CCFD. The Red Card certification is part of a fire qualifications management system used by many state and all federal wildland fire management agencies that indicates an individual's qualifications to fight wildland fires. Fire service can be supported by the existing stations located in and throughout Carson City.

The Summerhawk plan provides for fire safety to reduce the spread of wildfire and reduce opportunity of ignition. The proposal incorporates a Fuels Management Plan which includes Community Defense Zones, Defensible Fuels Profile Zone identification, fire lanes and fuel breaks. Defensible space will be created through the clearing of underbrush and excess combustible vegetation near dwellings. During construction activities, spark arresters will be required on mechanical powered equipment. Non-combustible roofs and building materials will be utilized.

In addition, for safety purposes, two or more points of access to the new development will be necessary. This will ensure continuous access to an area if one access point becomes unavailable, and also permits the staging of emergency vehicles, such as fire engines, along one access point while local residents leave an area via other point(s) of access.

All easements for firebreaks for safety of built-up areas shall encompass access for fire fighting personnel and equipment and such easements shall be dedicated for this specific purpose upon final map recordation.

- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?**

The lots are designed to accommodate the existing drainage area. Drainage on the site will be conveyed through storm drain piping and surface improvements. Improvements will consist of curb and gutter, inlets and storm drains, culverts, detention areas, and other drainage facilities required to convey design storm runoff to the point of discharge. Drainage facilities will be constructed in accordance with Carson City standards. The detention basins have been sized to accommodate from the 201 residential units. Pre-development runoff flow levels will be maintained. Storm water impacts will be minimized to the extent practicable by providing runoff storage measures dispersed uniformly throughout the landscape with the use of a variety of detention, retention, and runoff practices. Storm drainage will not adversely affect downstream beneficial uses. Storm water drainage improvements in the design and construction phase of this project will be integrated to mitigate storm water impacts.

Water quality and erosion controls practices in accordance with the Nevada "Handbook of Best Management Practices," and accepted engineering practice will be an integral component the design and all construction phases. Other feasible techniques will be employed to mitigate water quality impacts including reducing imperviousness surfaces, conserving natural resources and ecosystems, maintaining natural drainage courses and minimizing clearing and grading. A storm water discharge permit will be obtained from Nevada Department of Environmental Protection prior to the start of construction for the project.

- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?**

According to Carson City Water and Sewer Utilities documentation and conversations with that Department, adequate water supply and water pressure exist to serve the project without degrading supply and quality to others in the area. The existing terrain provides a feasible approach to extend the boundaries of the Carson City Water System. Summerhawk will be an important extension to the Carson City water system. This opportunity includes the potential for installation of a water storage tank and extension of lines. A water storage tank will be sited at an elevation of approximately 5,200 feet above mean sea level. The tank will provide additional storage to the existing pressure zones within the southern Carson City water system.

- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?**

Adequate line capacities exist for the proposed development are provided to meet the requirements of Carson City Utilities, Nevada Department of Human Resources, Health Division, and the Nevada Department of Environmental Protection.

- E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?**

Carson City Planning and Community Development Engineering has been contacted regarding proposed road improvements. Access to the project site will be provided

from Rhodes Street via Curry Street. As a part of this project the Rhodes Street will be improved to provide access to project parcel. All roadways within the proposed Summerhawk development will be designed and constructed to meet the requirements set forth by Carson City. The streets within the Summerhawk Development will be offered for dedication to Carson City for maintenance responsibilities.

- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Development Engineering, Regional Transportation, title report, or other sources).**

The source of the information to support the conclusions made regarding proposed road improvements is the Site Traffic Analysis for Summerhawk authored by Paul Solaegui, P.E. of Solaegui Engineers, Ltd.

- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting(wattage/height/placement) provided.**

Residential lighting options include Sierra Pacific Streetlights approved as an option by Carson City. The lighting fixtures include a variety designs which Sierra Pacific designs, installs, operates and maintains. All fixtures incorporate cut-off options supporting the "Dark Skies" initiative. Alternatives to Cobra lighting as specified in Sierra Pacific Power "Lighting Alternative Guidelines" are acceptable according to Carson City staff. The lighting fixture chosen for Summerhawk is the "Acorn" design.

- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.**

Native vegetation shall be considered an important element used to preserve existing vistas. As much as is feasible, existing native plants will be incorporated into the landscape design. A note will be placed on the tentative map about incorporating the existing vegetation into the area.

To ensure that Summerhawk is sensitive to the existing natural setting, the design integrates natural features into project design while minimizing the removal of significant vegetation and natural features to the greatest extent practicable.

Native vegetation will be preserved to the extent practicable in open space areas. Native shrubs and trees will be retained on hillside terrain whenever possible to help maintain natural drainage swales, reduce erosion, and preserve the character of the hillside environment. Vegetation sufficient to stabilize the soil must be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries will be protected with adapted fire resistant species of perennial vegetative cover after all construction is completed.

MODEL HOMES

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

The proposal will have no impact on existing public services and facilities to any measurable extent. All necessary facilities and services needed to conduct the use will be in place prior to the construction of the model homes.

The proposed Summerhawk Model Homes are currently planned to be located on lots 1 and 2 and lots 66 and 67 (see attached map).; The model homes are expected to be the first built in of the project and they are to be located along Kestrel Way. This will take buyer traffic out of the heart of Summerhawk reducing the amount of vehicular traffic in the interior of the project and away from construction activities. (see attached map). This will take buyer traffic out of the heart of the Summerhawk reducing the amount of vehicular traffic in the interior of the project and away from construction activities. This will make it easier for potential purchasers to identify the Summerhawk sales center.

The proposed location will use 8 flags to identify the sales center house as a subdivision sales information center. This will make it easier for potential purchasers to identify the Summerhawk sales center. The public will benefit from well established and regulated model homes and office facilities, the orderly demonstration of the model homes, and convenience of the sales office. The flags are mounted on retractable fiberglass poles that can easily be taken down or lowered during stormy weather.

The new model homes will be the same type of development that will occur throughout the rest of the subdivision and will be chosen from the specific design elevations submitted for review and consist of model home floor plans ranging in size from 3,000 square feet (ft²) to 4,200 ft². All uses will be contained within the home involving the display of interior and exterior features and sales contracting. Summerhawk model homes will also serve as a community information center for both real estate shoppers and people already living in the neighborhood that may have a question, need, or problem they require assistance with.

The model homes will have only typical address numbers as signage. The flags are the most effective signage for the property. The house driveways will accommodate two parking places. The average time spent at the model homes gathering information is about 20 minutes per client. During the week, the average is expected to be about 7 visitors per day. On the weekend the average number of visits from prospects is roughly 9.

To mitigate potential adverse impacts on adjacent residences, the business will limit the hours of operation and remove the flagpoles and flags at the end of the business day. Construction generated dust is controlled with water trucks. The proposed Summerhawk Model Homes should have no noticeable impact on pedestrian traffic or vehicular traffic.

Syncon Homes has owned and maintained a similar model homes. Syncon Homes has worked hard to maintain excellent relations with the neighbors of homes and is

willing to make the same commitment for Summerhawk. We believe as the development takes place, the project will increase the attractiveness of the neighborhood and the appeal of the entry to Summerhawk.

The establishment, maintenance, and operation of the proposed model homes will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of Carson City.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity? The construction and location of the model homes will have no impact on the Carson City School District or the Sheriffs office.

Sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity As stated previously, the proposed project ensures the compatibility of future development within the established suburban neighborhoods and future development of adjacent properties.

- A. *The location of the model home will not impact drainage in a way that differs from a standard residential home as it will be constructed in the same manner as a residential home.*
- B. *The model homes will use less water than a normal residence would and will not impact water supplies. It will be connected to existing pit setter for domestic water service.*
- C. *The model homes will contribute less to the sewer system than a normal residence as there is no showering, washing of dishes or clothing taking place on premises.*
- D. *Proposed road improvements will be adequate to serve the needs of the model homes*
- E. *Outdoor lighting will be consistent with a normal residence.*
- F. *Landscaping will be consistent with a normal residence.*
- G. *Parking will occur in the driveway of the model home office and along Kestrel Way.*

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from City Code requirements.

APPLICANT'S SIGNATURE

DATE



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Secured Property Tax Records

Note: will automatically disconnect if no activity for five minutes

Parcel # 009-151-01
 Property Loc SEC 30 15/20 N2 NW4 2007 Roll #: 016069
 Billed to STANTON PARK DEVELOPMENT INC
 2989 HWY 50 E
 CARSON CITY, NV 89701-0000
 Year 2007 Roll # 016069
 District 2.5
 Tax Service
 Land Use Code 120

Secured Property Taxes Billed, Paid, and Owing

Prior Year	Tax Billed	Penalty & interest	Total	Amount Paid	Cumulative Total Due
Current Year					
08/21	280.19		280.19	280.19	.00
10/02	280.00		280.00	.00	280.00
01/02	280.00		280.00	.00	560.00
03/05	280.00		280.00	.00	840.00
Totals	1,120.19	.00	1,120.19	280.19	

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Parcel Number 009-031-01 Prior Parcel # Changed

Last Updated 11/04/04 By ADAMS Next Parcel # Changed

- [Improvements etc](#)
- [Legal Description](#)
- [Tax Years](#)
- [Personal Prop](#)
- [Ag Land](#)
- [Exemptions](#)
- [Livestock](#)

Ownership	Description	Sizes
Legal Owner	STANTON PARK DEVELOPMENT INC Ownership History	
Assessed Owner	STANTON PARK DEVELOPMENT INC	
Mail Address	2889 HWY 50 E	
	CARSON CITY, NV	89701-0000
Vesting Doc #, Date	093503	11/30/1989
Year, Book, Page	00	000 000
Map Document #s	Document History	
Force Assmt Notice	<input type="checkbox"/>	

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Assessor's Secured Property Roll

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Parcel Number 009-031-01 Prior Parcel # Changed

Last Updated 11/04/04 By ADAMS Next Parcel # Changed

- [Improvements etc](#)
- [Legal Description](#)
- [Tax Years](#)
- [Personal Prop](#)
- [Ag Land](#)
- [Exemptions](#)
- [Livestock](#)

Ownership	Description	Sizes
Legal Owner	STANTON PARK DEVELOPMENT INC	Ownership History
Assessed Owner	STANTON PARK DEVELOPMENT INC	
Mail Address	2989 HWY 50 E	
	CARSON CITY, NV 89701-0000	
Vesting Doc #, Date	093503	11/30/1989
Year, Book Page	00	000 000
Map Document #s	Document History	
Force Assmt Notice	<input type="checkbox"/>	

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Secured Property Tax Records

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Parcel # 009-031-01
 Property Loc SEC 19 15/20 SW4 2007 Roll #: 016068
 Billed to STANTON PARK DEVELOPMENT INC
 2989 HWY 50 E
 CARSON CITY, NV 89701-0000
 Year 2007 Roll # 016068
 District 25
 Tax Service
 Land Use Code 120

Secured Property Taxes Billed, Paid, and Owning

Prior Year	Tax Billed	Penalty & Interest	Total	Amount Paid	Cumulative Total Due
Current Year					
06/21	186.44		186.44	186.44	.00
10/02	186.00		186.00	.00	186.00
01/02	186.00		186.00	.00	372.00
03/05	186.00		186.00	.00	558.00
Totals	746.44	.00	746.44	186.44	

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Parcel Number: 009-021-02 Prior Parcel #: Changed:
Last Updated: 11/04/04 By: ADAMS Next Parcel #: Changed:

- Improvements etc
- Legal Description
- Tax Years
- Personal Prop
- Ag Land
- Exemptions
- Livestock

Ownership	Description	Sizes
Legal Owner	STANTON PARK DEVELOPMENT INC	Ownership History
Assessed Owner	STANTON PARK DEVELOPMENT INC	
Mail Address	2989 HWY 50 E	
	CARSON CITY, NV	89701-0000
Vesting Doc #, Date	055928 <input type="checkbox"/>	3/10/1967
Year, Book, Page	00 000 000	
Map Document #s	<input type="text"/> <input type="text"/>	Document History
Force Assmt Notice	<input type="checkbox"/>	

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Parcel # 009-021-02
 Property Loc SEC 19 15/20 N2 2007 Roll # 016067
 Billed to STANTON PARK DEVELOPMENT INC Year 2007 Roll # 016067
 2969 HWY 50 E District 25
 CARSON CITY, NV 89701-0000 Tax Service
 Land Use Code 120

Secured Property Taxes Billed, Paid, and Owing

Prior Year	Tax Billed	Penalty & Interest	Total	Amount Paid	Cumulative Total Due
Current Year					
08/21	66.06		66.06	66.06	.00
10/02	63.00		63.00	.00	63.00
01/02	63.00		63.00	.00	126.00
03/05	63.00		63.00	.00	189.00
Totals	255.06	.00	255.06	66.06	

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Parcel Number: 009-031-07 Prior Parcel #: Changed:

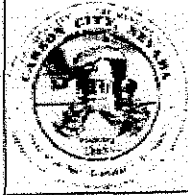
Last Updated: 8/12/06 By: ADAMS Next Parcel #: Changed:

- Improvements etc
- Legal Description
- Tax Years
- Personal Prop
- Ag Land
- Exemptions
- Livestock

Ownership	Description	Sizes
Legal Owner	HANSER INVESTMENTS LLC	Ownership History
Assessed Owner	HANSER INVESTMENTS LLC	
Mail Address	% J CAVILIA ATTY 402 N DIMSION ST CARSON CITY, NV 89703-0000	
Vesting Doc #	356905	7/31/2006
Year, Book, Page	06 000 000	
Map Document #s		Document History
Force Assmt Notice		

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Parcel # 009-031-07 Current Owner HANSER INVESTMENTS LLC
 Property Loc SEC 19 15/20 W2 SE4 2007 Roll #: 008448
 Billed to JC-NEV PROPERTIES LLC Year 2007 Roll # 008448
 % A VARIAS & COMPANY District 2.5
 450 B STREET, SUITE 1400 Tax Service
 SAN DIEGO, CA 92101-0000 Land Use Code 120

Secured Property Taxes Billed, Paid, and Owing

Prior Year	Tax Billed	Penalty & Interest	Total	Amount Paid	Cumulative Total Due
Current Year					
06/21	100.49		100.49	100.49	.00
10/02	97.00		97.00	.00	97.00
01/02	97.00		97.00	.00	194.00
03/05	97.00		97.00	.00	291.00
Totals	391.49	00	391.49	100.49	

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Parcel Number: 009-031-02 Prior Parcel #: Changed:
Last Updated: 8/12/06 By: ADAMS Next Parcel #: Changed:

- Improvements etc
- Legal Description
- Tax Years
- Personal Prop
- Ag Land
- Exemptions
- Livestock

Ownership	Description	Sizes
Legal Owner	HANSER INVESTMENTS LLC	Ownership History
Assessed Owner	HANSER INVESTMENTS LLC	
Mail Address	% J CAVILLA, ATTY 402 N DIVISION ST CARSON CITY, NV 89703-0000	
Vesting Doc #, Date	356905 7/31/2006	
Year, Book, Page	06 000 000	
Map Document #s		Document History
Force Assmt Notice	<input type="checkbox"/>	

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Secured Property Tax Records

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Parcel # 009-031-02 Current Owner HANSER INVESTMENTS LLC
 Property Loc SEC 19 15/20 S2 SE4 2007 Roll #: 006447
 Billed to JC-NEV PROPERTIES LLC Year 2007 Roll # 006447
 % A VARIAS & COMPANY District 2.5
 450 B STREET, SUITE 1400 Tax Service
 SAN DIEGO, CA 92101-0000 Land Use Code 120

Secured Property Taxes Billed, Paid, and Owing

Prior Year	Tax Billed	Penalty & Interest	Total	Amount Paid	Cumulative Total Due
Current Year					
08/21	281.50		281.50	281.50	.00
10/02	281.00		281.00	.00	281.00
01/02	281.00		281.00	.00	562.00
03/05	281.00		281.00	.00	843.00
Totals	1,124.50	.00	1,124.50	281.50	

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