




MEMORANDUM

RECEIVED

NOV 17 2006

CARSON CITY
COMMUNITY DEVELOPMENT

DATE: November 17, 2006
TO: Jennifer Pruitt – Planning
FROM:  Jeff Sharp – Engineering
RE: TSM 06-203 Summer Hawk
Engineering Text for Planning Commission Staff Report

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

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

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

FINDINGS: The Conceptual Findings by the Engineering Division are:

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

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

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

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

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

All other utilities are available in the vicinity. Utility extensions from Curry, Rhodes and Betts Streets will be necessary to serve this development.

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

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

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

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

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

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

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

A. Specific Revisions to the Tentative Map:

1. The revised map shall be reviewed and signed by the Planning Director and City Engineer.
2. Show frontage improvements required on Curry Street along the Ruf property in accordance with existing Development Agreements with the City.

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

1. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
2. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
3. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
4. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their predeveloped condition, in accordance with CCDS 14.1.8.
5. The storm drainage design will need to consider routing of the potential upstream 100-

year flood through the site.

6. In accordance with CCDS 15.3 water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
7. Coordinate with the local school district to determine whether a bus stop should be located on the site.
8. Coordinate with the local postmaster for details and locations of mailboxes.

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

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

D. General Conditions

1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

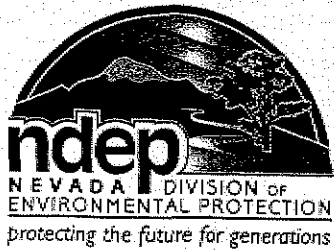
DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed PUD:

- Sewer main extension from Curry Street is necessary to serve the project.
- Water main extensions from Rhodes and Betts Streets are necessary to serve the project.
- Water system improvements including storage tank and booster pump stations are likely necessary to support the proposed development.
- Open channel storm drainage improvements include preservation of existing on-site drainage ways with addition of desiltation and detention basins.
- Piped storm drainage improvements include extending storm systems down Betts and Rhodes Street, along with piped storm system along Curry Street to drain to the existing system at the Railroad Museum

TSM 06-203 Summer Hawk
Engineering Text for Planning Commission Staff Report
November 17, 2006

- There is potential for City participation in storm drainage improvements associated with Rhodes and Curry Streets. This will need to be evaluated in further detail with subsequent submittals.
- The project has proposed pavement, curb, gutter and sidewalk improvements along Rhodes Street to the intersection of Curry Street.
- Intersection improvements at Curry and Rhodes Streets may be necessary based on results of the traffic analysis prepared for the project. Most likely this will include a westbound left turn lane on Rhodes Street.

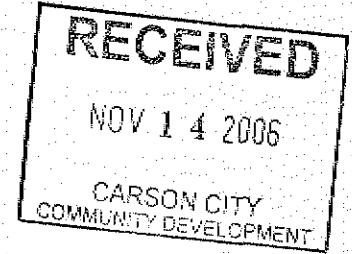
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STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator

November 8, 2006
WALTER A. SULLIVAN
COMMUNITY DEVELOPMENT DEPARTMENT
2621 NORTHGATE LANE SUITE 62
CARSON CITY NV 89701



Re: Tentative Map
Summerhawk
201 lots in Carson City

Dear Mr. SULLIVAN:

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

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

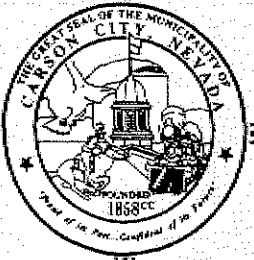
Sincerely,

Steve McGoff, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:
JIM BALDERSON, P.E. Nevada Division of Environmental Protection, Bureau of Safe Drinking Water,
901 S. STEWART ST. CARSON CITY, NV 89701
Engineer: CAPITAL ENGINEERING P.O. Box 3750 Carson City, NV 89702
Developer Name: SYNCON HOMES 2221 Meridian Blvd # A Minden, NV 89423

Control No. 8409





CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

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

FROM: Teresa Hayes, Environmental Health Specialist

DATE: November 1, 2006

SUBJECT: TSM 06-203
Location: West of Rhodes & Betts Rd.
APN: 009-131-01
Owner/Applicant: Syncon Homes
Brief Description of Project: Summer Hawk Subdivision

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

Should there be any changes to the plans please contact us immediately.
Any questions or comments please contact Teresa Hayes at 887-2190 ext 1316.

Thank you



HEALTH DEPARTMENT

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

Consumer Health

(775) 887-2190

Fax: (775) 887-2248

Code Enforcement

(775) 887-2190

Fax: (775) 887-2248

Human Services

(775) 887-2110

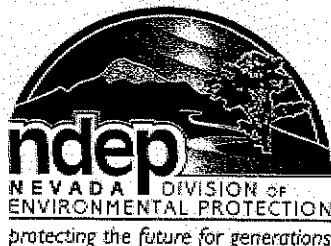
Fax: (775) 887-2248

Animal Services

3770 Butti Way

(775) 887-2171

Fax: (775) 887-2128 58

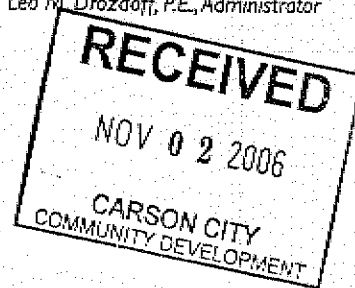


STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator

October 31, 2006

Walter Sullivan
Carson City Planning & Community Development
2621 Northgate Lane Suite 62
Carson City NV 89706



RE: TENTATIVE MAP: SUMMERHAWK SUBDIVISION (201 Lots)
In reply, please refer to plan review number (CC-2649-06RPD)D

Dear Mr. Sullivan:

The Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, has reviewed the above-referenced tentative subdivision map, and cannot recommend approval at this time because the application is incomplete or deficient. The following information or activity is requested of the developer or the developer's engineer/surveyor:

1. Please provide "will serve" or "intent to serve" letters from the water and wastewater utilities.
2. Please provide evidence of certification of the proposed method of wastewater collection, treatment and disposal by the Nevada Division of Environmental Protection, Bureau of Water Pollution Control ((Steve McGoff (775) 687-9429)).

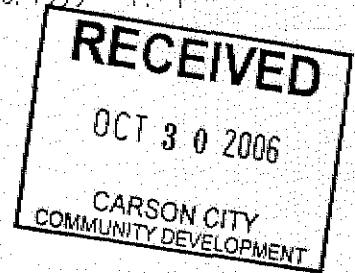
Please call me at (775) 687-9528 should you have any questions or comments regarding this correspondence.

Sincerely,

Rich Drew
Public Health Engineer
Bureau of Safe Drinking Water

cc: Jim Balderson Supervisor Safe Drinking Water Engineering
Doug Zimmerman Chief Bureau of Safe Drinking Water
Syncon Homes 2221 Meridian Blvd Suite A Minden NV 89423
Mark Rotter PE Capital Engineering PO Box 3750 Carson City NV 89702





CARSON CITY SCHOOL DISTRICT
PROPOSED SUBDIVISION PLAN
IMPACT STATEMENT

SUBDIVISION SUMMER HAWK UNITS 197

NRS 278.349 - Availability of School Services:

This property, Summer Hawk, consists of 197 single family homes on 12,000 square foot lots. Our impact statement indicates the total number of children that this project generates and which schools are affected.

Transportation: Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations.

- A. Transportation would be provided to Bordewich/Bray Elementary, Carson Middle School and Carson High School from this area.

Staffing/Supplies/Other: As enrollment increases, funds for staffing, materials and other costs are made available through the State of Nevada per pupil funding allocations, 2003-04 allotment is approximately \$4,800 per pupil.

Elementary School (s): Bordewich/Bray Elementary # Students 50

Middle School: Carson Middle School # Students 32

High School: Carson High School # Students 32

Discussion: Bordewich/Bray Elementary School will be able to accommodate the students generated by this project. The middle school and high school are currently full and to accommodate these additional students will require increasing either the square footage of the facilities or by increasing the student teacher ratio.

NRS 278.346 - Site Acquisition: Being reviewed by Master Plan Committee.

Michael A. Mitchell
Signature

Director of Operations
Title

August 14, 2006
Date

MEMORANDUM

DATE: October 26, 2006

TO: Planning and Community Development
Jennifer Pruitt
Stanton Park Development
2989 Highway 50 East
Carson City, Nevada 89701

FROM: Bruce Van Cleemput Assistant Chief/ Fire Marshal

SUBJECT: TSM-06-203, SUP-06-204, VAR-06-205 Summerhawk (Revised)

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

This project resides within the designated Wildland Urban Interface zone which triggers specific requirements for access/egress, ignition-resistant building construction, water supply including fire sprinkler systems, fuel modification and defensible space, spark arresters and storage of liquified petroleum gas and other fuel materials.

Final map approval should be contingent upon the following conditions:

1. Completion of an approved fuels management plan.
2. Development of CC & R restrictions on the planting of flammable vegetation. A listing of approved vegetation should be included. This listing is available from the fuels management plan noted.
3. Development of a landscape management district with sufficient funding to address the fuels management plan.
4. The "emergency" egress route shall be designed to the following specifications with a maximum 15% grade for short distances and 15' wide all-weather surface compacted to 90% density. This emergency route shall be in place prior to building construction of phase #2.
5. Street names and addressing meet with the approval of both the Carson City Fire Department and the GIS department.

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:

CSM-06-158
Rec. 8/2/06

APPLICANT PHONE #
SYNCON HOMES (775) 782-9761

CONCEPTUAL MAP FOR SUBDIVISION
FEES: NONE

MAILING ADDRESS, CITY, STATE, ZIP
2221 Meridian Blvd. Ste. A
Minden, NV 89423

ENGINEER PHONE #
Capital Engineering (775) 887-5630

SUBMITTAL PACKET

- 16 Maps and documentation
(1 Original + 17 Copies)
- Documentation of Taxes Paid-to-Date

MAILING ADDRESS, CITY, STATE, ZIP
Executive Pointe Way, Suite 12
Carson City, NV 89521

E-MAIL ADDRESS
mark@capital-engineering.net

Application Reviewed and Received By:

Heidi Hanna

PROPERTY ADDRESS, CITY, STATE, ZIP
Rhodes Street, approximately 1300' west of the Rhodes Street/
Curry St. intersection

PRESENT ZONING APN(S)
SF12000 & CR 09-021-02, 09-031-01,
09-031-02, 09-031-07 and 09-151-01

Submittal Deadline: Anytime during business hours.
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.

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

This project is located at the west end of existing Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1300' from the Curry Street/Rhodes Street intersection.

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

The proposed project consists of 201 single family residential lots. The combined acreage of SF12000 and CR is 544.22 acres; however, the combined acreage of developed property will be approximately 62.9 acres or 11.5 % of the total land area. Open space and park areas combined will consist of approximately 481.32 acres or 88.5% of the proposed Summer Hawk Subdivision. The applicant intends to present this development as a Common Open Space Subdivision to accommodate the split zoning on the site of SF12000 and CR as well as address topography concerns and hillside development requirements. The density proposed is significantly less than that allowed within the SF12000 zoning due to topography constraints. Lot sizes are proposed at a minimum size of 80'x100' with 60'x60' building pads. These building pads will be stepped up and down.

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

1/06



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Memorandum

Date: September 8, 2006

To: Walter A. Sullivan, Director, Planning & Community Development
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Director, Parks and Recreation Department
Vern L. Krahn, Park Planner
Juan F. Guzman, Open Space Manager *Juan F. Guzman*

Subject: Summer Hawk Subdivision Development (CSM-06-158) - Comments from the Parks and Recreation Department

After review of the conceptual development plans on Thursday, August 31, 2006, for the Summer Hawk Subdivision Development, our department has the following comments to submit to the Planning and Community Development Division:

1. On Thursday, April 6, 2006, the Carson City Board of Supervisors approved the Parks and Recreation Master Plan and the Unified Pathways Master Plan. In the Parks and Recreation Master Plan, this development is adjacent to Neighborhoods #8 and #9. These neighborhoods are long and linear with no schools or parks (Refer to Exhibit A). In addition, Neighborhood #7 has no parks.

As a result, our department will ask the developer to work with City staff to design and construct a three-to-five acre park facility centrally located either in the lower third (preferred location) or the middle of the development. The proposed park location within the development will serve the majority of the subdivision's residents and the residents within Neighborhoods #7, #8, and #9. The park's design will combine traditional neighborhood park components, including but not limited to, open turf areas, canopy trees, picnic shelter, with either the inclusion or preservation of natural features currently existing on the site. It is anticipated that at the time of tentative map this request will become a recommended condition of approval.

2. Our department will recommend acceptance, in fee, all open space / natural areas within the development subject to the Open Space Advisory Committee's recommendation to the Board of Supervisors. These hillside lands are located within an Open Space Advisory Committee's priority acquisition area and persevering as much open space property within the development will assist in facilitating this goal while allowing development to occur where appropriate in lands with less topography. However, all open space lands within

the development disturbed by grading/construction activities will be re-vegetated by the developer. The developer will work with City staff and our department to create a management plan addressing subjects such as erosion control, noxious weed abatement, re-vegetation treatment, and fire fuels modification and management acceptable to the City, including a temporary irrigation system to establish any re-vegetation treatments.

3. This 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. As a result, our department recommends requiring the developer to work with City staff to locate, design, and construct a trail system that enhances the City's existing trail network across the property. This trail will provide connectivity to federal lands, adjacent neighborhoods, and provide a fire break and fire access road around the residences. In addition, our department would request the creation of a one-acre trailhead facility to access public lands on the western boundary of the development and provide a scenic overlook of the city.
4. Although not specifically required by the Unified Pathways Master Plan, our department encourages the developer to design and construct sidewalks and bicycle lanes on Rhodes Street. The Parks and Recreation Master Plan's public opinion survey indicated a great desire to have a connected and walkable community. Bicycle lanes and sidewalks along Rhodes Street and a multi-use trail system within the development which connects to the neighborhood park facility would assist in satisfying this community's desire. Also with this request, our department believes that a connection to Curry Street's bicycle lanes and pedestrian facilities is important to integrating the development with the downtown and retail/commercial development occurring along South Curry and South Carson Street (U.S. 395).
5. If the developer is considering to offer for public dedication entrance signage features with associated landscaping or street landscaping along the major roads or within traffic circles, these landscape amenities, to be maintained by our department, must be designed and constructed to our adopted standards.
6. With the City acquiring the development's open space lands, and the construction of a three to five acre park, a trailhead facility, and an integrated trail(s) system on the property, additional City funds will be required to maintain these facilities. As a result, our department will recommend that a landscape maintenance district be established for this subdivision to assist the City with the necessary maintenance funds for these proposed amenities.
7. This subdivision will be subject to the collection of Residential Construction Tax. Our department is willing to enter into an agreement with the developer to use these funds solely for the design and construction of the proposed park and trail amenities within this development.

Memo
Walter Sullivan
Re: Summer Hawk
September 8, 2006
Page 3

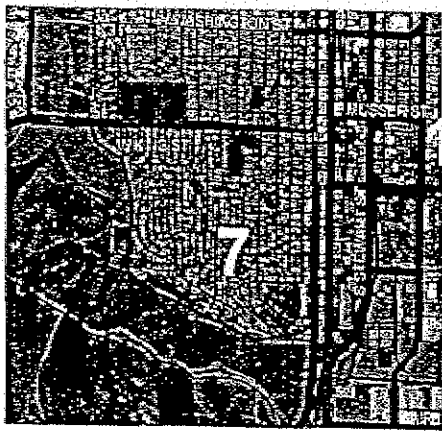
8. Our department requires that the developer work with City staff to develop a park, trail, and open space plan prior to presenting the subdivision plans to the Parks and Recreation Commission and the Open Space Advisory Committee. These presentations must occur before a tentative map is submitted to the Planning Commission.

If you or the developer has any questions regarding the above requirements / comments, please feel free to contact our department. Also, in order to assist the developer and our department's review process for this development, our department is willing to commit staff time to work with the developer or his representatives on the incorporation of these proposed park, trail, and site amenities before re-submittal of the conceptual plans to the Planning and Community Development Division as a tentative subdivision map for City review.

Attachment: Neighborhood Map

7

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of park
SCHOOL:	Bordewick/Bray Elementary School 70% of population within walking distance of school

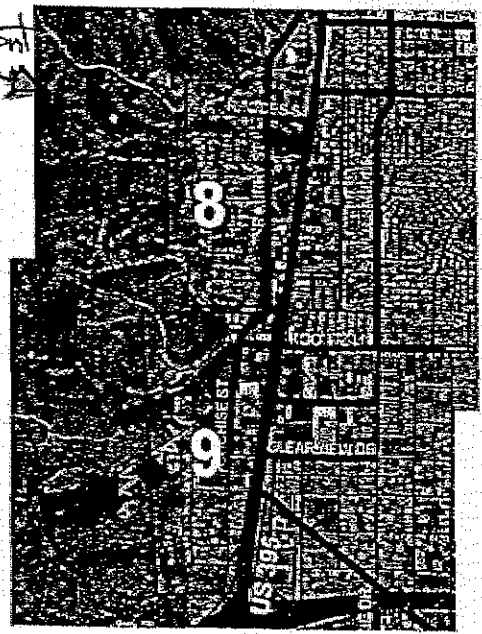


OBSERVATIONS:	This neighborhood is largely built-out and has no parks. Its only open area/recreation is provided by Bordewick/Bray Elementary, which appears to be meeting the needs of neighborhood youth at least. Carson Middle School is across King Street. There appears to be a need for additional passive recreation amenities, especially for adults and seniors. The adjacent open land to the south and west is relatively steep for providing easy trail access. Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street).
SURVEY:	Q19: The neighborhood is evenly divided (50%) on the need for an additional neighborhood park. Q17: 65% of respondents supported the general need for more neighborhood parks in the City, with 58% supporting more Natural parks.
IMPLEMENTATION STRATEGIES:	1. Investigate further the neighborhood perceptions of school grounds as parks. If appropriate, explore ways to improve access and usability of school grounds as neighborhood parks. 2. Support the Brewery Center for the Arts improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors.

8/9

Proposed Development

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	These neighborhoods are long and linear, with no schools or parks. Further, they are cut off from parks and schools to the east by heavily traveled Carson Street. The neighborhood is bounded on the west by relatively steep hillsides, but there are vacant lots and tracts on the relatively little flat land that could be used for park development.
SURVEY:	Q19: Although there were only a few surveys returned from these neighborhoods, the respondents strongly supported (67% and 80%) the need for a Neighborhood park. Q17: The respondents also generally supported providing Neighborhood parks in the city (67% and 80%) and Natural parks (100% and 60%).
IMPLEMENTATION STRATEGIES:	Do a detailed search for a neighborhood park site, including consideration of vacant lots and multi-use development of trail heads as small, natural neighborhood parks. Collaborate with the Washoe Tribe for park sites on tribal lands.



C TSM - 06 - 158

CAPITAL ENGINEERING

P.O. Box 3750

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

Carson City, NV 89702

August 2, 2006

Walt Sullivan
Carson City Community Development Director
2621 Northgate Lane, Ste. 62
Carson City, NV 89706-1319

RECEIVED

AUG 02 2006

CARSON CITY
COMMUNITY DEVELOPMENT

Subject: Proposed Summer Hawk Subdivision, South Carson City, Nevada; Assessors Parcel Numbers (APN's) 09-021-02, 09-031-01, 09-031-02, 09-031-07 and 09-151-01

Walt:

The Summer Hawk Subdivision is proposed as a Common Open Space Development which will harmonize with its surroundings and adjacent neighborhoods. The open space design will not only protect natural features and provide natural open space; it will also reflect the character and quality of its setting.

On December 5, 2005, Capital Engineering staff participated in a previous Conceptual Review (CSM-05-233) meeting for the proposed Summer Hawk Subdivision. Summer Hawk Subdivision 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/Rhodes Street intersection.

Comments from the Carson City Planning and Community Development Staff have been received for the original proposal which consisted of 100 single-family residential lots. The recommendations and comments made by Carson City staff have been taken into consideration.

A modification of the original submittal was planned. The Summer Hawk Subdivision is now proposed to consist of 201 single-family residential lots of varying sizes instead of 100 single-family residential lots formerly proposed. It is our understanding that additional comments from the review team participants are warranted due to extent of the modification. However, after discussions with Carson City Planning and Community Development Staff, it has been determined that the proposal can not be considered a modification and must be submitted as a new proposal.

Please find the attached Conceptual Review application, conceptual maps and other pertinent information for your review.

Table 1 and Table 2 present a summary of the residential densities, zoning, total land area and designated land uses for the proposed Summer Hawk Subdivision.

Table 1. Residential densities, zoning land area and designated land uses for the proposed Summer Hawk Subdivision.

Owner	APN	Zone(s)	Acres	Sq. Ft.	Homes
JC-NEV Properties, LLC	09-031-02	SF12000	43.28	1,894,417	158
		CR	28.97	1,261,928	1
JC-NEV Properties, LLC	09-031-07	SF12000	5.05	219,977	19
Stanton Park Development Inc.	09-031-01	CR	145.40	6,333,424	7
Stanton Park Development Inc.	09-021-02	CR	248.70	10,833,329	12
Stanton Park Development Inc.	09-151-01	CR	72.82	3,172,039	4

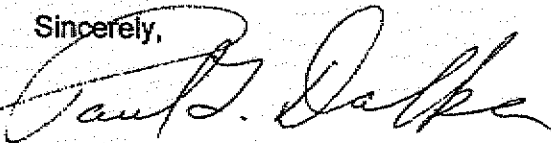
Table 2. Proposed residential units and total land area for each zoning designation for the proposed Summer Hawk Subdivision.

Totals			
Zone(s)	Acres	Sq. Ft.	Homes
SF12000	48.33	2,228,085	177
CR	495.89	18,428,681	25

The combined acreage of SF12000 and CR is 544.22 acres; however, the combined acreage of developed property will be approximately 62.9 acres or 11.5 % of the total land area. Open space and park areas combined will consist of approximately 481.32 acres or 88.5% of the proposed Summer Hawk Subdivision.

If you have any questions do not hesitate to call me at 775-882-5630 ext. 222.

Sincerely,



Paul Dalka
Capital Engineering

Cc: Jennifer Pruitt, Senior Planner

From: Mark Deverse <swlabr5130@sbcglobal.net>
To: <JPruitt@ci.carson-city.nv.us>
Date: 11/20/2006 7:37:08 PM
Subject: Summer Hawk subdivision

Hello Jenn,

I am a property owner in the vicinity, Mark Deverse 2621 Lennox St., corner of Betts & Lennox. I am hope full the project gets approval and look forward to connecting to city sewer. I hope to see sidewalks, curbs, and storm drains on Betts St.

Some of my neighbors collect stuff and scatter it about. The city's neighborhood preservation enforcement group will have to issue cleanup citations. Potential new home buyers will be turned off under current conditions.

Cheers, Mark

From: "Bonnie Robinson" <Bonnie.Robinson@bourns.com>
To: <plandept@ci.carson-city.nv.us>
Date: 11/14/06 1:53PM
Subject: Tentative Subdivision Map TSM-06-203

We purchased our home at 1260 Crain Street in 2003 as our potential retirement home. After living in Riverside, CA for more than 40 years, we looked forward to moving to an area with a small-town feel, less crowds, less traffic and congestion. We were told when we purchased our home that only homes with large lots would be able to build above us, limiting the number of homes which could be built.

Riverside over the years, trying to take advantage of every bit of open space, has taken just about all of the open wilderness areas once used for biking, hiking and nature's habitat to over-build the area. Our once pleasant small town, is now impossible to navigate due to the very heavy traffic.

With over 620 real estate listings for the Carson City area alone, do we really need another 200 new homes built?

We urge you not to make the same mistakes Riverside has made, robbing its citizens of precious natural wilderness, for the sake of benefiting contractors and adding a little more tax revenues.

Mark & Bonnie Robinson

We are asking that this letter, attachment of liabilities & solutions, the entire packet of information (beginning with Sept 5, 06 letter, First American title) and all photographs, be submitted and written into the records of C.E. Planning Commission records. DA. RE Summer Hawk.

Dan Mahe
Trust Administrator
Jennifer S. and Jessica K. Helgren
920 W. Huffaker Lane
Reno, NV 89511
(775) 851-0851 (home)
(775) 750-0227 (cell)

David Helgren
2801 Marvin Drive
Carson City, NV 89703
(775) 315-5143

Carson City Planning Commission

Attn: Ms. Jennifer Pruitt
Ms. Heidi Eskew-Hermann

Re: Planning Commission agenda November 29, 2006, 3:30 p.m. Tentative subdivision map Stanton Park Development and Hansler, LTC - Sumer Hawk

Dear Ms. Pruitt and Ms. Eskew-Hermann

✓ We are asking for a continuance of this agenda item without commission vote or approval.

The Jennifer Helgren and Jessica Helgren Trust is the property owner of parcels #5 and #8 that are directly impacted by the Summer Hawk development.

First American Title, Sept. 5, 2006, has verified that the owner (Helgren Trust) of APN 009-031-05 and 009-031-08 has a legal access to both properties from Rhodes Street via a 50' easement conveyed from Harley W. Carter, Betty Jo Carter, Ira W. Helgren and Betty Helgren to Robert Snow and Norma Kay, recorded January 6, 1960.

This First American Title letter (attached packet) states that the deed conveyed only the 50' strip and states that it is for "roadway purposes" only and is essentially an extension of Rhodes Street.

The letter states that this is access for the Helgren parcels and would require the successors in interest to the Carter/Helgren parcels to agree to a change-in-use or abandonment. The Trust has not approved or agreed to any change-in-use.

We therefore have direct concerns regarding the engineering of roads, access to development of infrastructure and interest surrounding the whole issue of how this development affects the properties as a whole.

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, November 29, 2006, regarding the item noted below. The meeting will commence at 3:30 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada. For information on the placement of the item on the Planning Commission agenda and the approximate time this item may be heard, please contact the Planning Division after 8:00 a.m., Monday, November 27, 2006, at 775-887-2180.

✓ SUBJECT: Tentative Subdivision Map TSM-06-203
 Special Use Permit SUP-06-204
 Variance VAR-06-205

Action to consider the following: Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow construction of 201 residential units (with approximately 86.2% common areas/open space) on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12), a Special Use Permit to allow compliance of the Carson City Hillside Ordinance and model homes (on lots 1, 2, 66 and 67), a temporary sales office and associated flags/flagpoles, and a Variance to allow minimum lot size reduction from the Conservation Reserve (CR)/ Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards located on Rhodes Street and Curry Street, APNs 009-021-02, 009-031-01, 009-031-02, 009-031-07 and 009-151-01.

A copy of the application materials are available for public review at the Planning Division, 2621 Northgate Lane, Suite 62, Carson City, Nevada, 89706. If you have questions related to this application, you may contact, Jennifer Pruitt, Senior Planner at 775-887-2188 X1007 or Heidi Eskew-Hermann, Assistant Planner at 775-887-2188 X1013. (JPruitt@ci.carson-city.nv.us or HEskew-Hermann@ci.carson-city.nv.us).

As an owner of property in the vicinity, you are invited to present comments relative to this matter at the Planning Commission meeting. The Planning Commission also encourages the public to submit written comments directly to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at plandept@ci.carson-city.nv.us.

for Commission Review:

32 photos -

APN 009-031-05

PHOTOS

009-031-08

Section 1

Submitted for Commissioner's
Record for NOV 29, 2016
Stanley park - Summer Hawk
Subdivision

Nevada Division of Transportation
2003 photos (3); Dan Leck 2003 photos (2)

Please Note: The prescriptive easement, The Helgren Trust is requesting and acknowledging by these photos only extends from Rhodes Street to the top of parcel #5. The trust understands that property owners of parcel #031 and #01 may disclaim any extension of prescriptive easement at any point past the top of parcel #5 per development/subdivision needs.

Photo #1: 1940's prescriptive easement from Rhodes Street across the bottom of parcel #5 around a common corner of #5 and #031, to the top of #5 and extending up across the entire mountain range, joining "C" hill. (N.DOT photo disc contains further extension west).

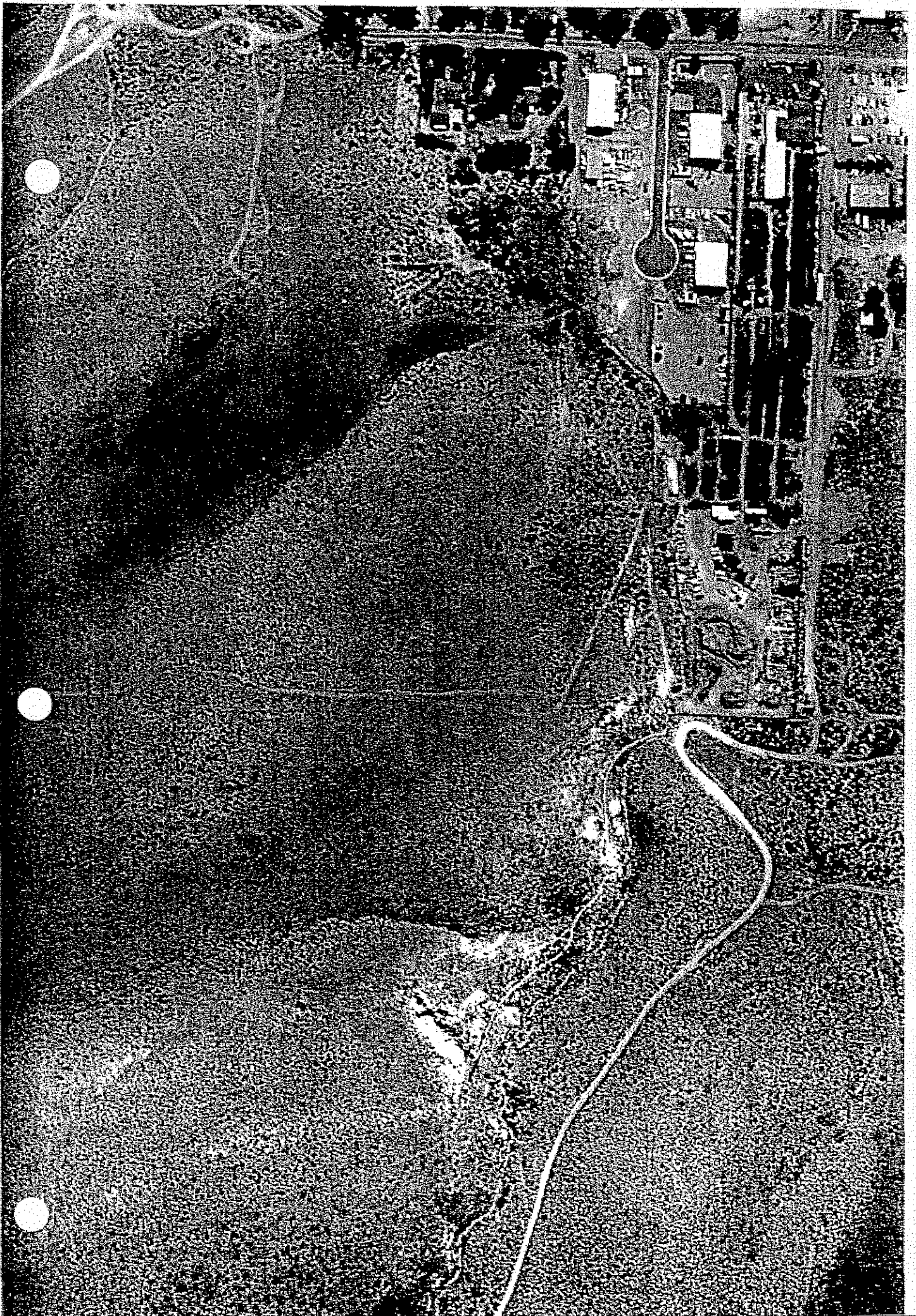
Photo #2: Closer view- Greenhouse Garden Center, Rhodes Street, parcel #5. Photo documents roadway on #5 and additionally shows drainage ditch and dirt work that will be reclaimed by Greenhouse Garden Nursery in addition to \$5 per square foot offer by Syncon.

Photo #3: Shows lot #5 and lot #8 with flat ridge undisturbed by extensive dirt removal by Cooms/Sycon on 50 foot 1959 - I.W. Helgren roadway easement between #5 and #8.

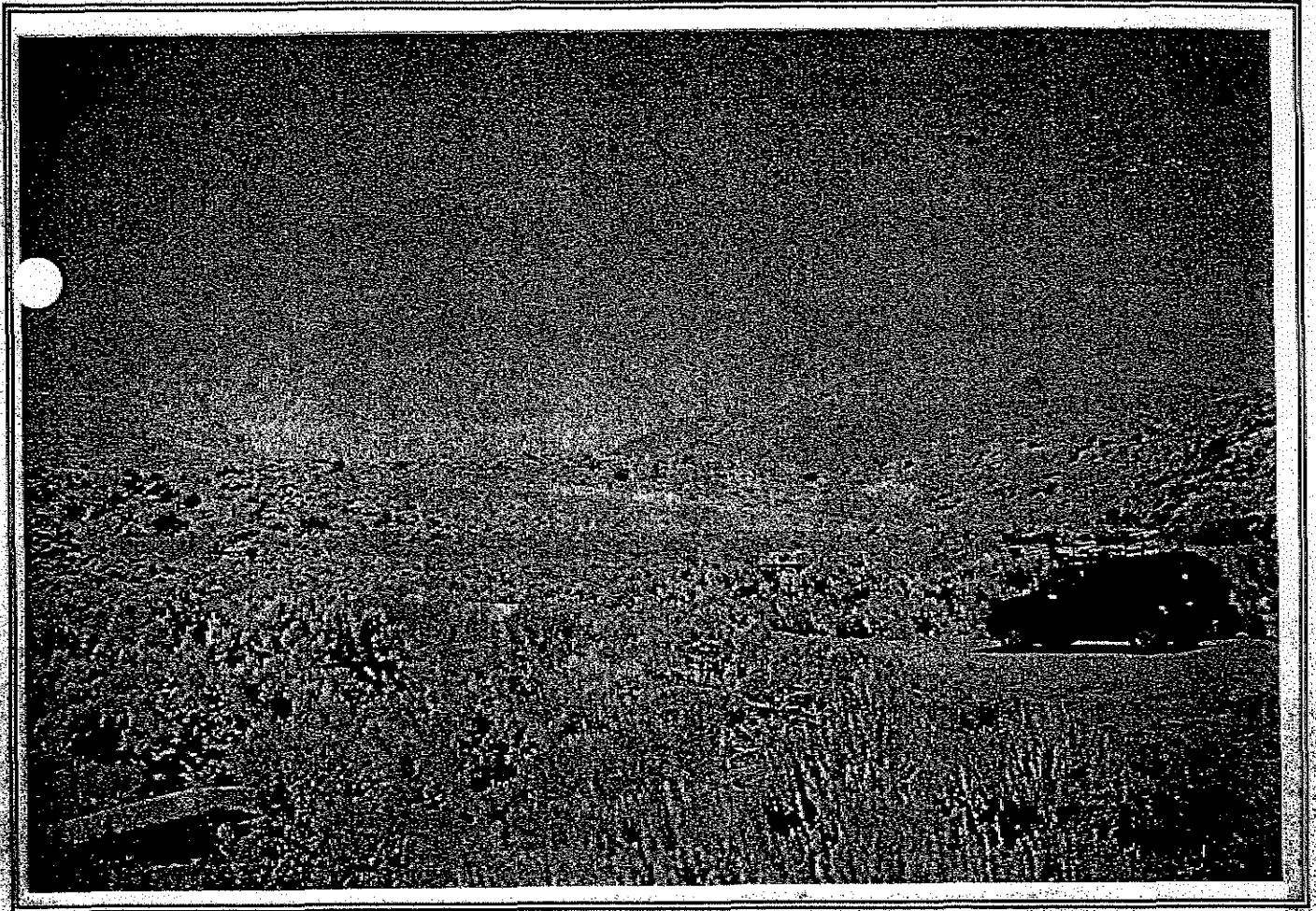
Photo #4: Dan Leck 2003

Photo #5: Dan Leck 2003. From Rhodes Street- roadway (after curve) heading toward the top of #5. Ridge line undisturbed prior to Cooms/Sycon dirt removal





SUBJECT PHOTOGRAPHS



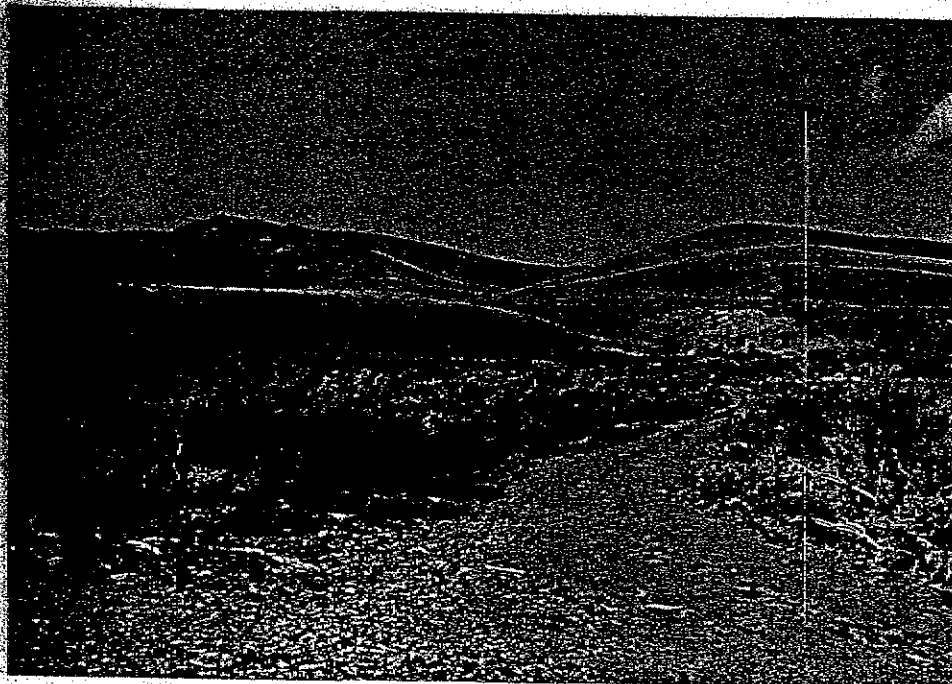
PROPERTY 3 - NORTH PARCEL - FACING NORTHWEST



SUBJECT PHOTOGRAPHS

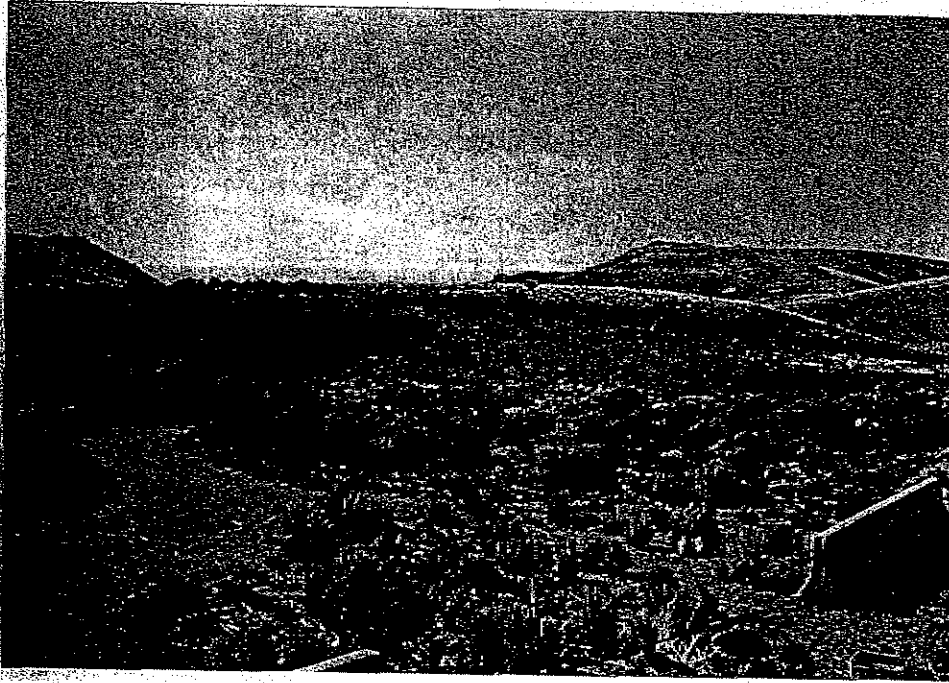


OVERALL VIEW OF BOTH PROPERTY 1 AND PROPERTY 2 FACING SOUTH

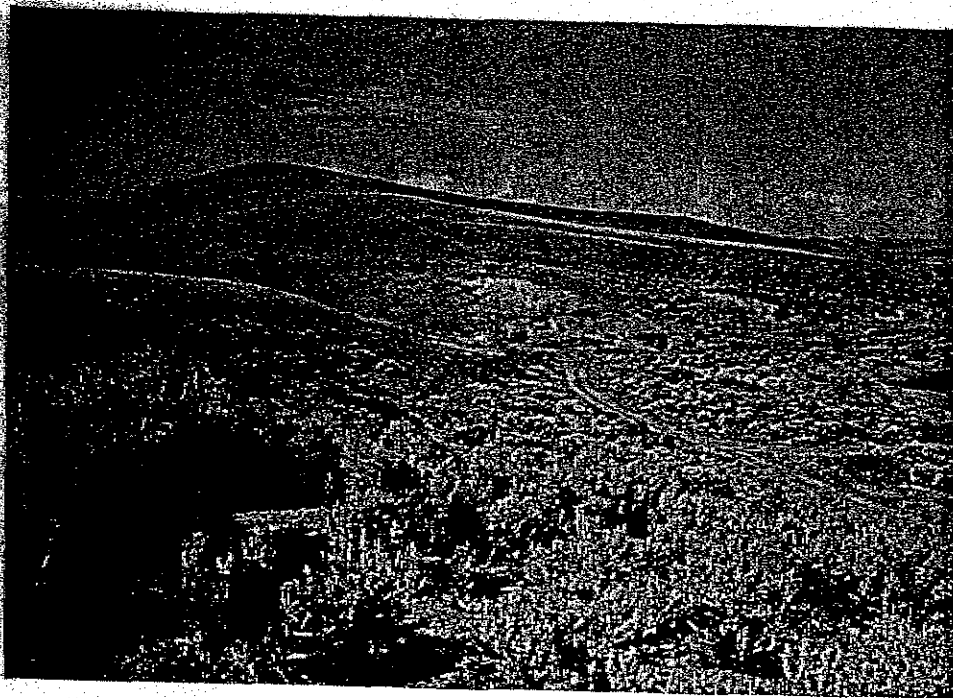


OVERALL VIEW OF BOTH PROPERTY 1 AND PROPERTY 2 FACING NORTH

SUBJECT PHOTOGRAPHS

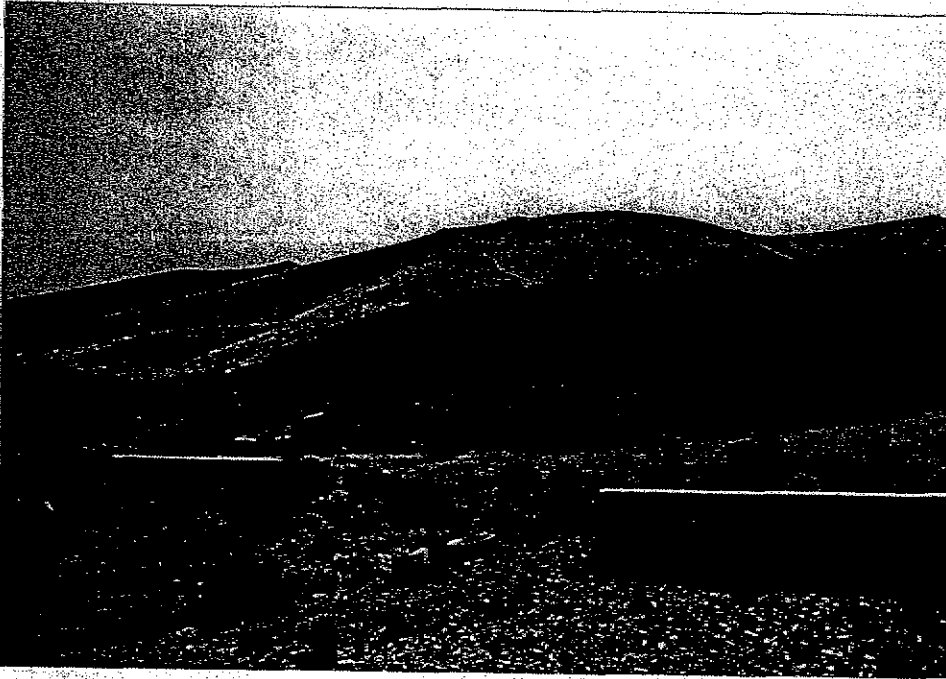


OVERALL FRONT VIEW OF PROPERTY 1 FACING NORTHWEST

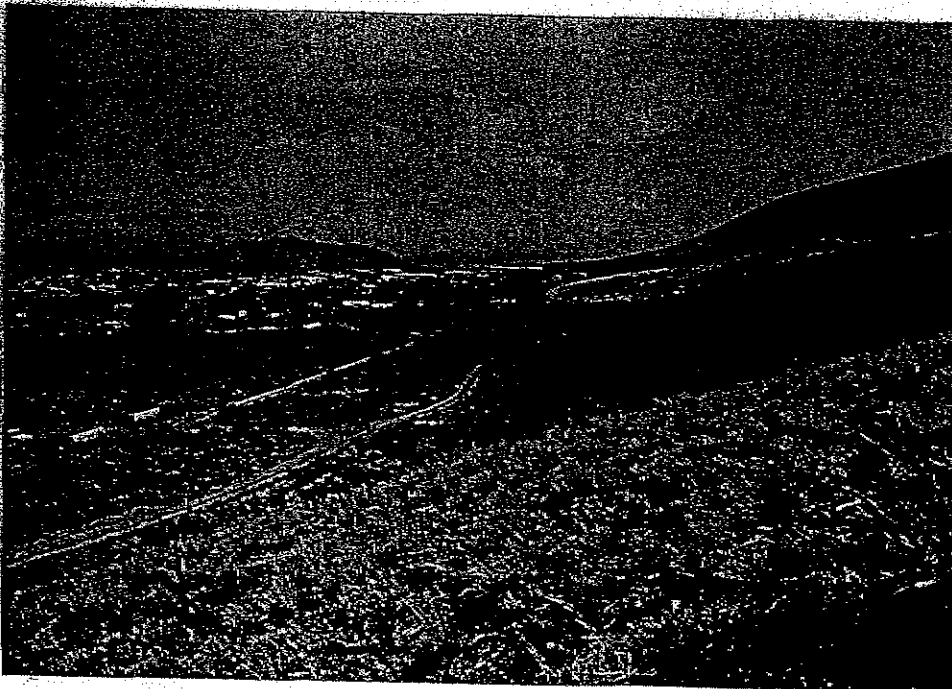


OVERALL VIEW OF PROPERTY 1 FACING NORTH

SUBJECT PHOTOGRAPHS

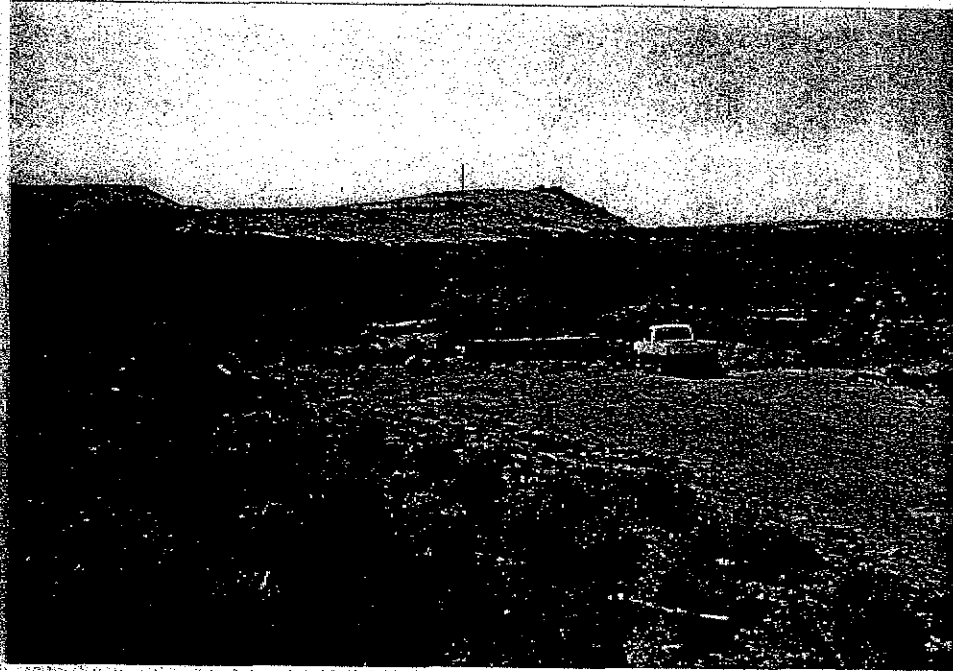


FRONT VIEW OF PROPERTY 2 FACING SOUTHWEST

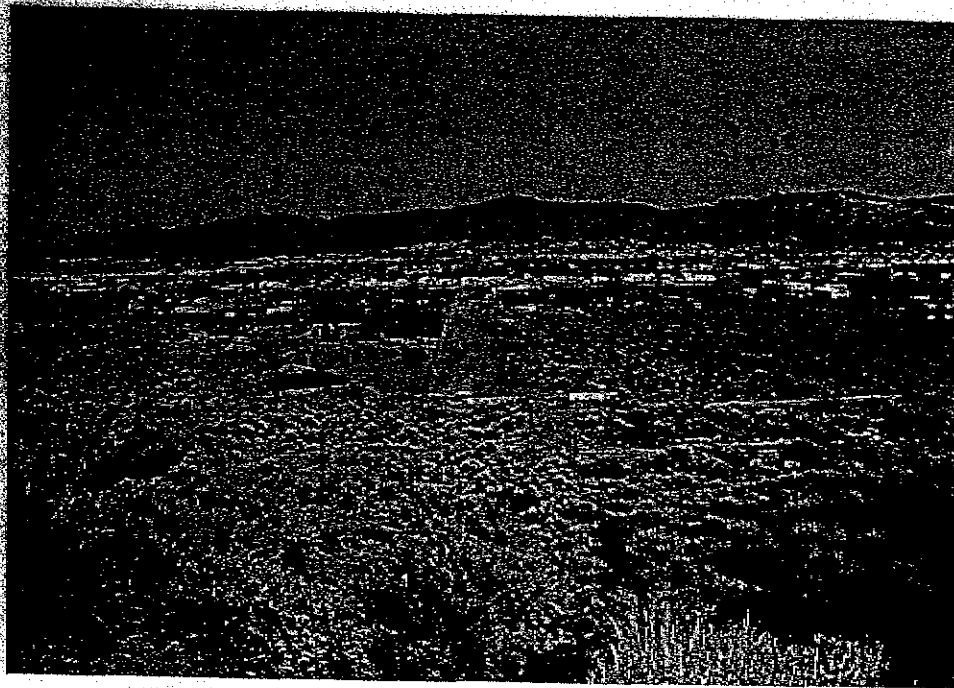


OVERALL VIEW OF PROPERTY 2 FACING SOUTHEAST

SUBJECT PHOTOGRAPHS



RHODES STREET FACING WEST



RHODES STREET FACING EAST

PHOTOS

Section 2

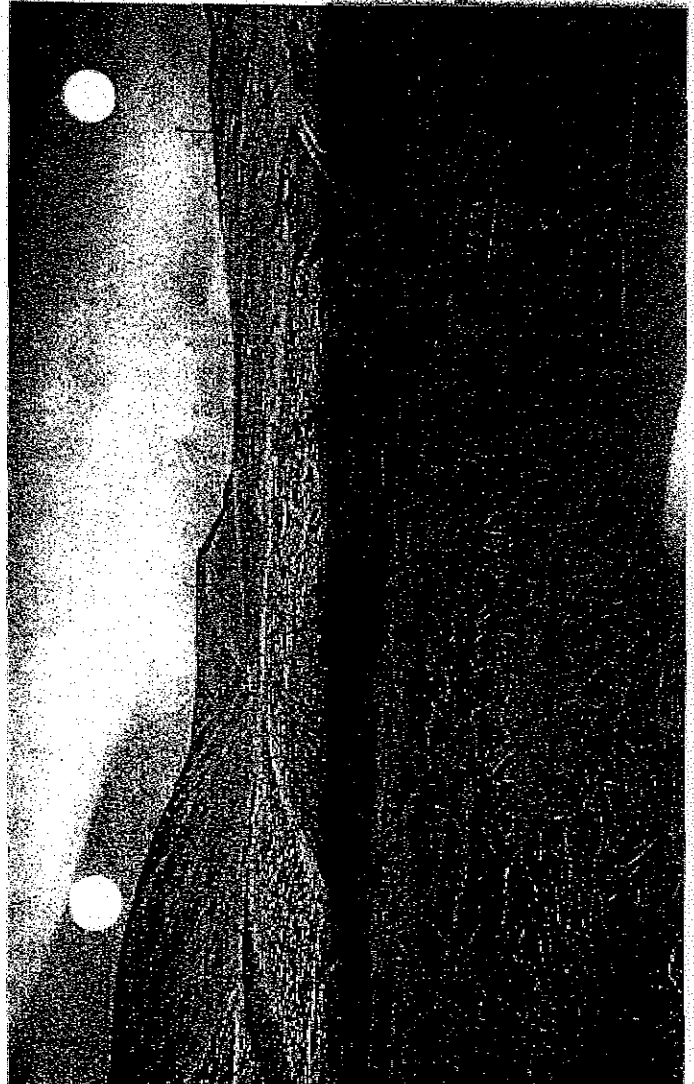
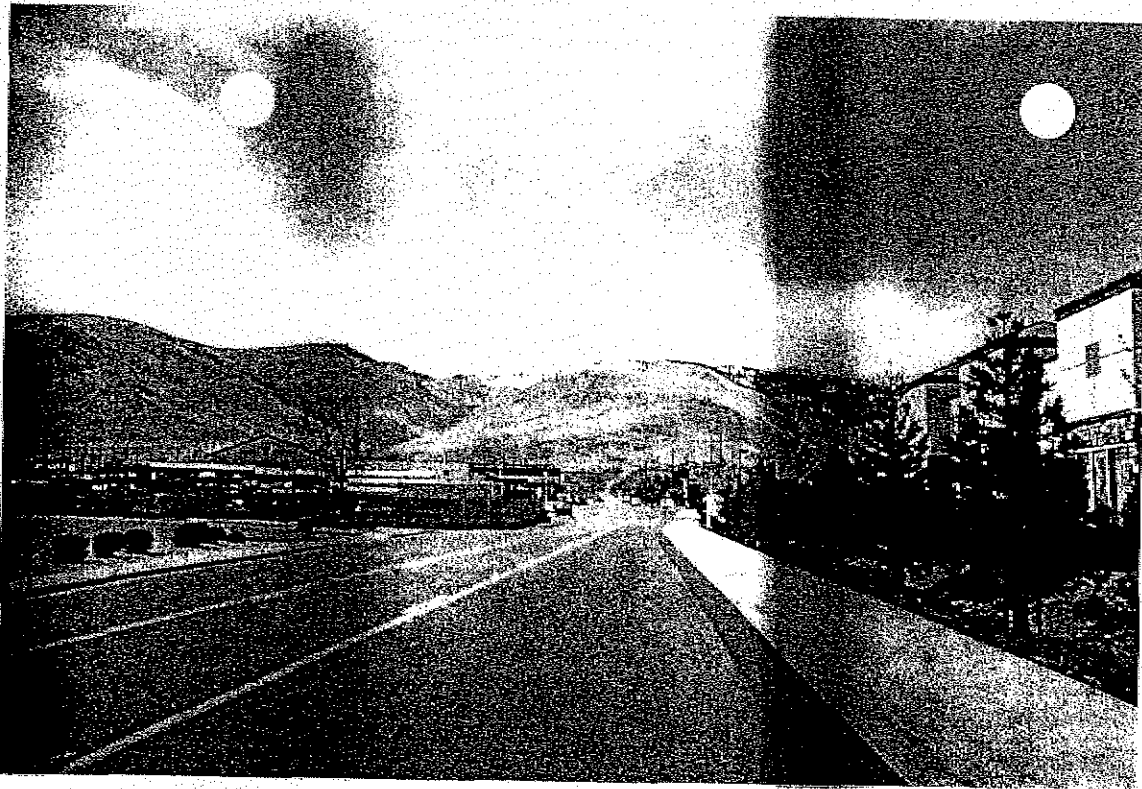
Fifty foot - I.W. Helgren easement between parcels #5 and #8 owned by Jennifer and Jessica Helgren Trust.

Photos 1-3: From Highway 395 south up Rhodes Street past Greenhouse Garden Nursery Center.

Photos 4-9: Greenhouse Garden Nursery and CAT excavation authorized by Joann Cooms (to) Syncon Inc., a developer, impacting the sides of both trust properties.

Photos 10-15: ATV's now crossing from the left (on parcel #8) up to the right (on parcel #5) through excavation causing run off problems.

Photos 16-18: Joann Cooms authorized Syncon to excavate directly on pictures 16 and partially on pictures 17 and 18 Helgren Trust property without any consent or permission causing runoff problems on the parcels and on the prescriptive easement running to the top of parcel #5.



Long shot Dan Rhodes
 - break in Ridge line obvious
 #5 #8 # Basement

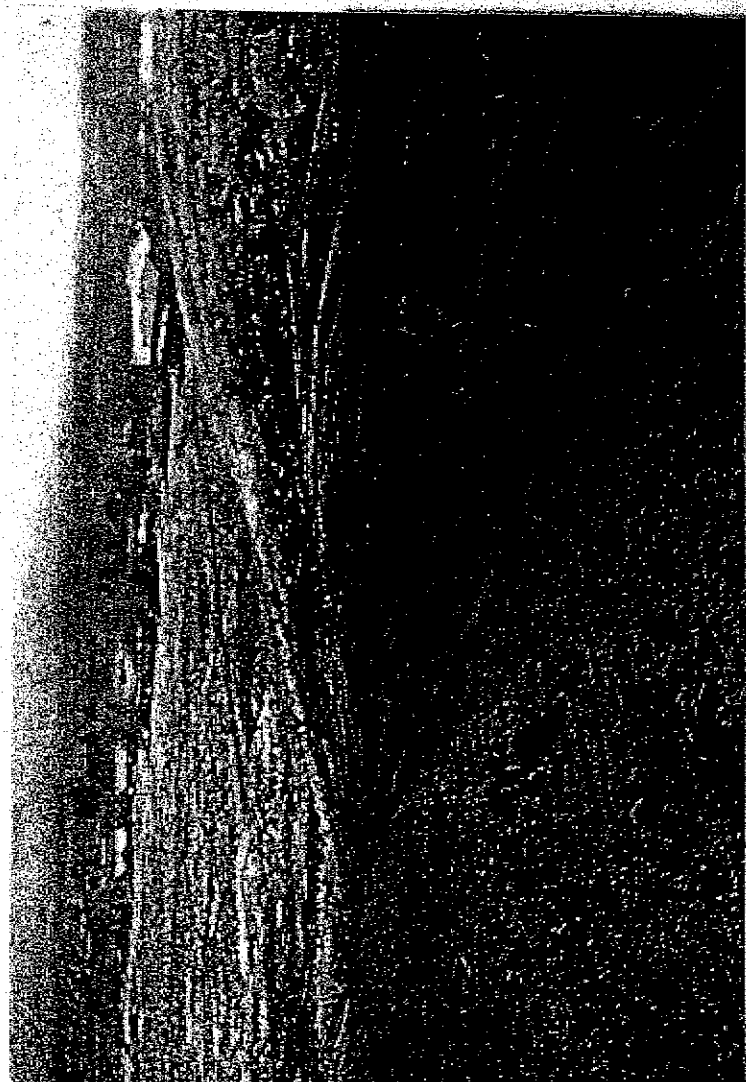
Gordon's <CND - 24 > 001 01
 5182 001 N N N N-24 AC+01 AS+02 GR08 2063 5/100.0

Gordon's <CND - 15 > 030 01
 5182 001 N N N N-24 AC+01 AS+02 GR08 2063 5/100.0

Basement - not reached
 9/20/02

Gordon's <CND - 24 > 001 01
 5182 001 N N N N-24 AC+01 AS+02 GR08 2063 5/100.0

50' basement # 68
 # 68



ROAD EXTENSION PAST
Rhodes and

- SINCE 1950'S
BOTTOM AREA dug up

Gordon's (Untitled-1.jpg) 002 CF
6340 001 N N N N --- AC+01 65+01 2109.27100.0

by SYNON CATS ACROSS
ROADWAY area

Down Trust and
EASTMONT towards
Rhodes

none of those tracks were
here from the 1950's until

Synon dug out SUTILE

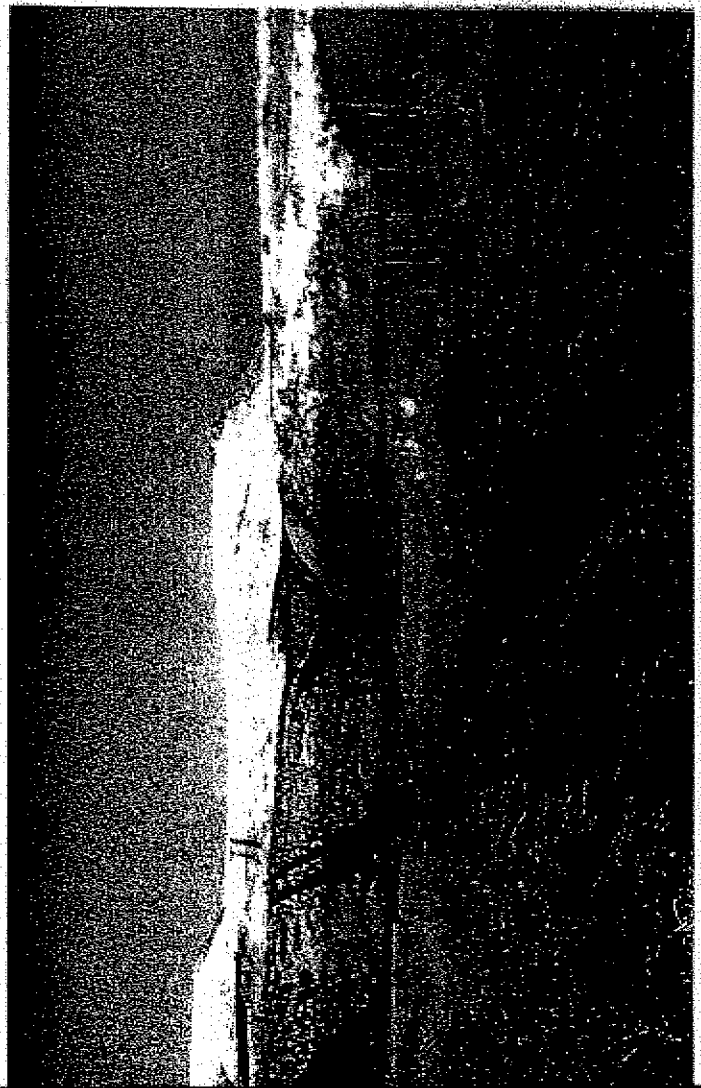
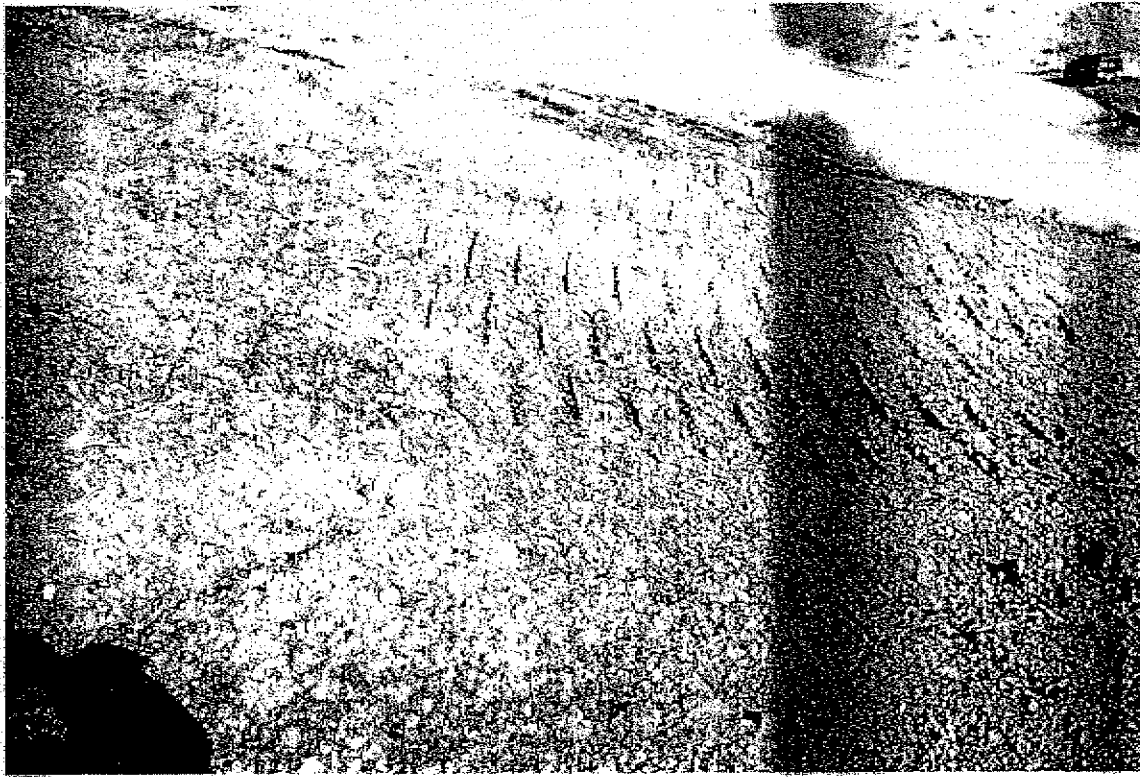
Road - Ridge line Case Dry
over Road

Gordon's (Untitled-6.jpg) 026 CF
6340 001 N N N N --- AC+01 65+01 2109.27100.0

Looking down Trust &

EASTMONT

Gordon's (Untitled-5.jpg) 023 CF
6340 001 N N N N --- AC+01 65+01 2109.27100.0



Trust property of
Remnant area top of
branch (Ridge)

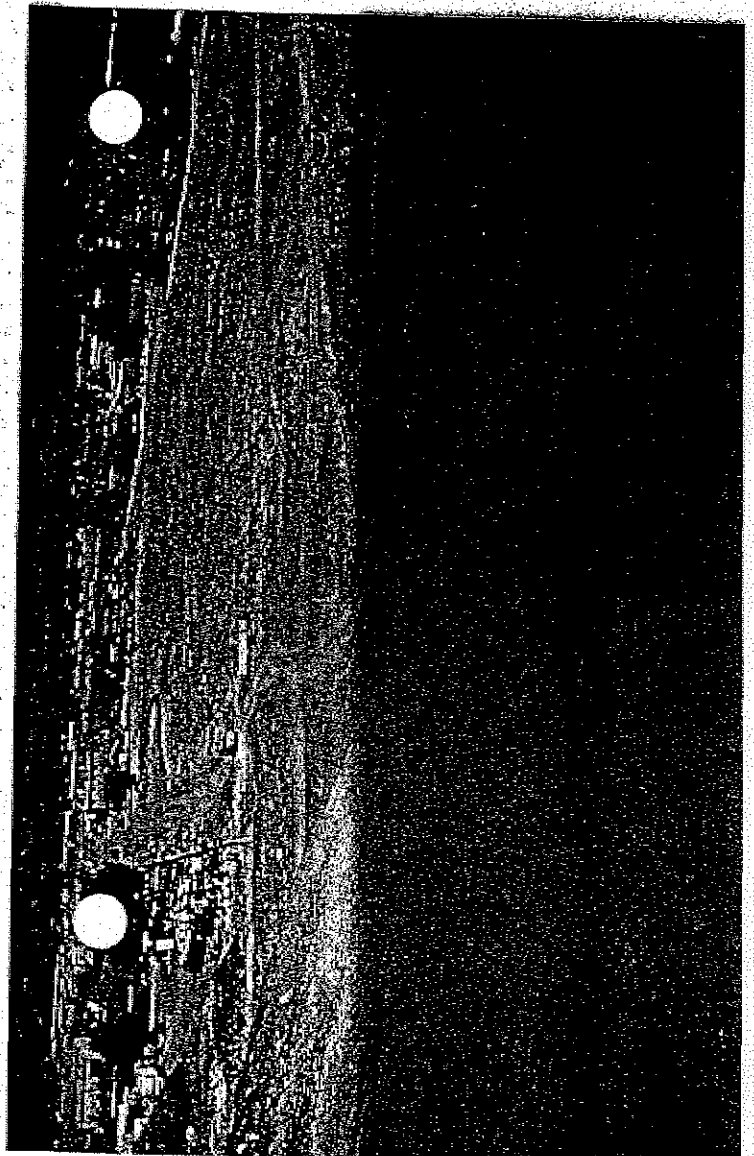
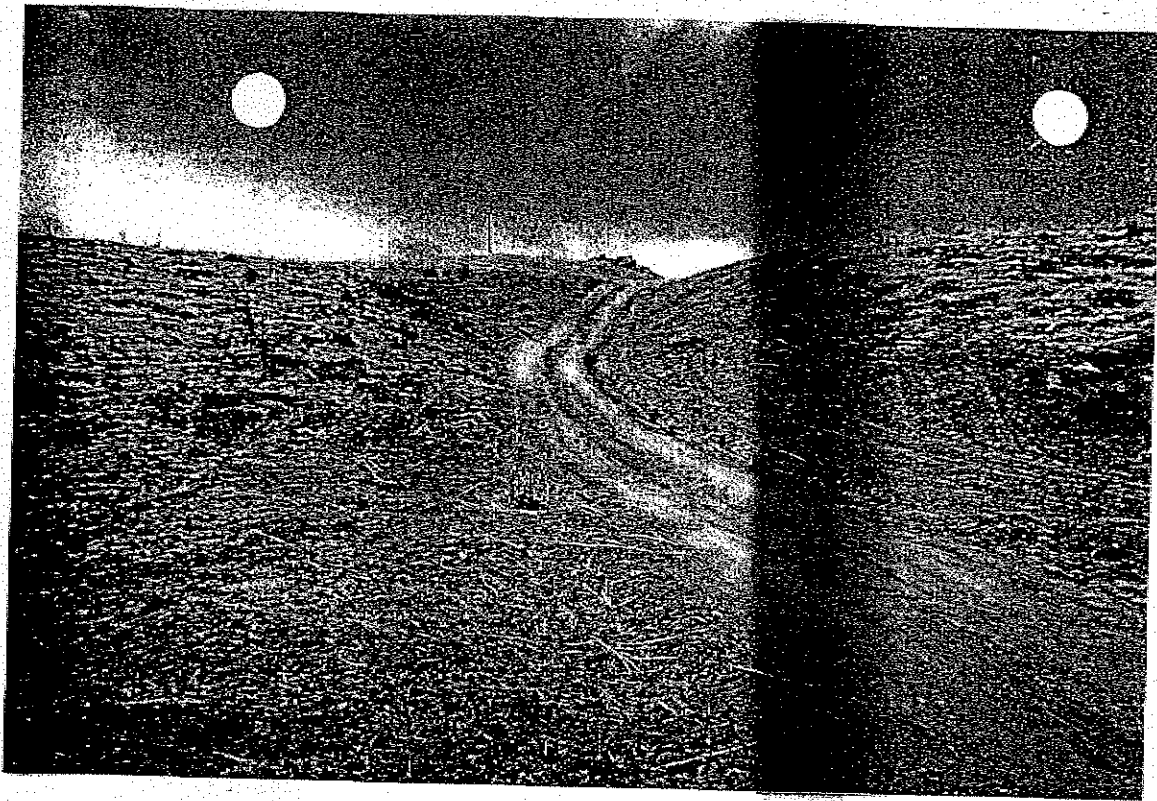
Borden's <Untitled-4.jpg> 019 CF
6340 001 N N N N --- AC+01 AS+01 2109.2/100.0

Rhodes st ends at
Remnant bare 1945

Borden's <Untitled-3.jpg> 017 CF
6340 001 N N N N --- AC+01 AS+01 2109.2/100.0

Borden's <Untitled-2.jpg> 014 CF
6340 001 N N N N --- AC+01 AS+01 2109.2/100.0

Excavation Running up
parallel to - side of 50'
Remnant
- CAT tracks



Easement of 21-06 - MEK
on to #5
4/20/06

Gordon's Clinic - 19 >018 C4
6182 001 N N N N-09 AC+01 AS+02 GR08 2063.5/100.0

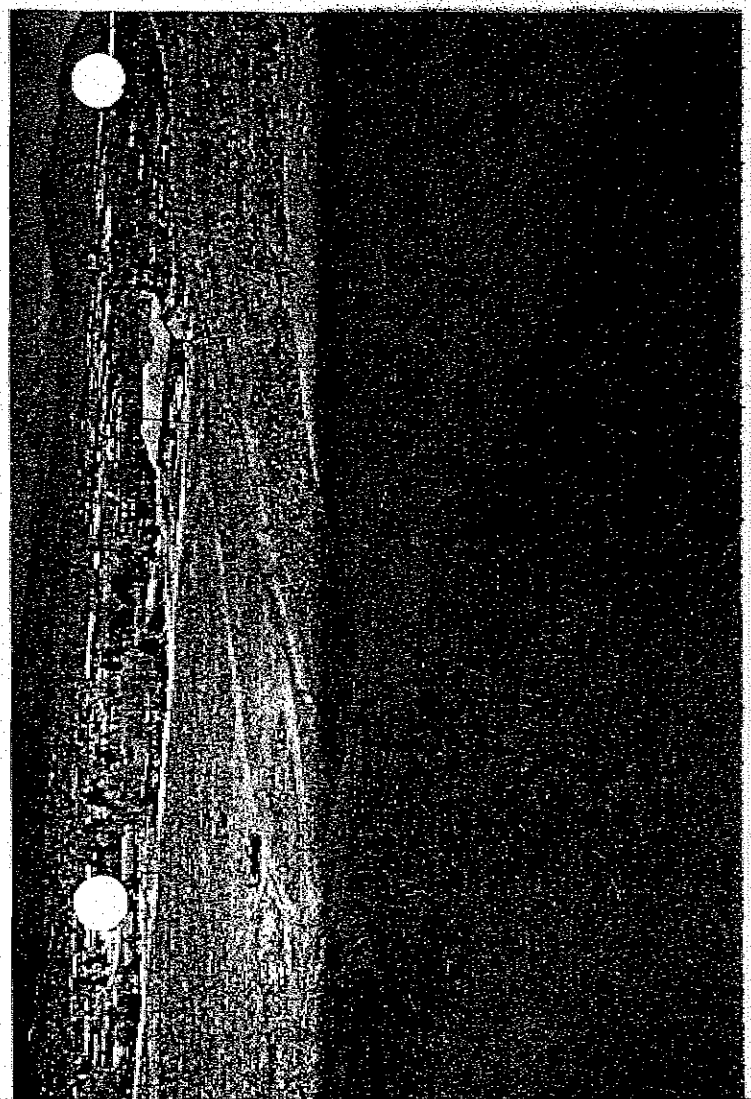
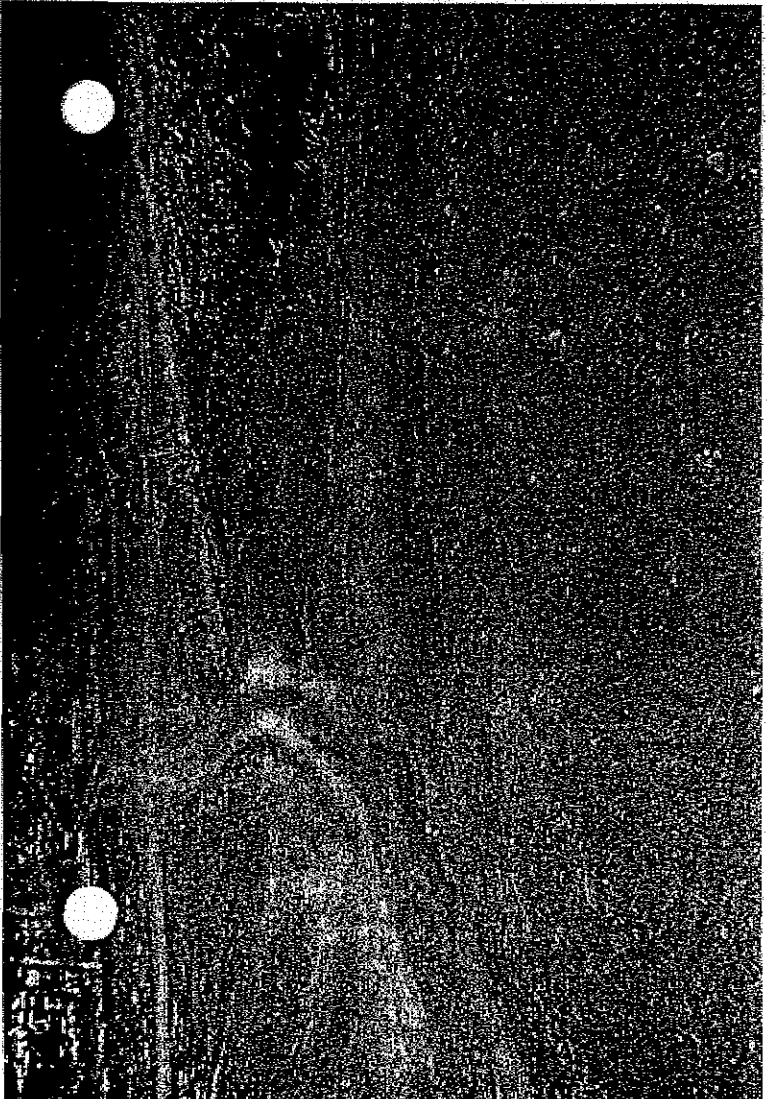
winter photo

good identify
cubic yards of dirt
& potential Run
problems from WA.

Gordon's Clinic - 19 >002 C4
6338 001 N N-1-2-25 AC+01 AS+02 GR08 2063.5/10

~~Easement~~
4/20/06

Gordon's Clinic - 19 >021 C4
6182 001 N N N N-14 AC+01 AS+02 GR08 2063.5/10

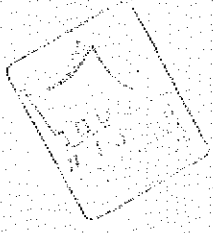


Pop 17
4/21/06

Gordon's <NO> 217 >027 DN
6182 001 N N N-19 AC+01 AS+02 6F08 2003.5/100.0

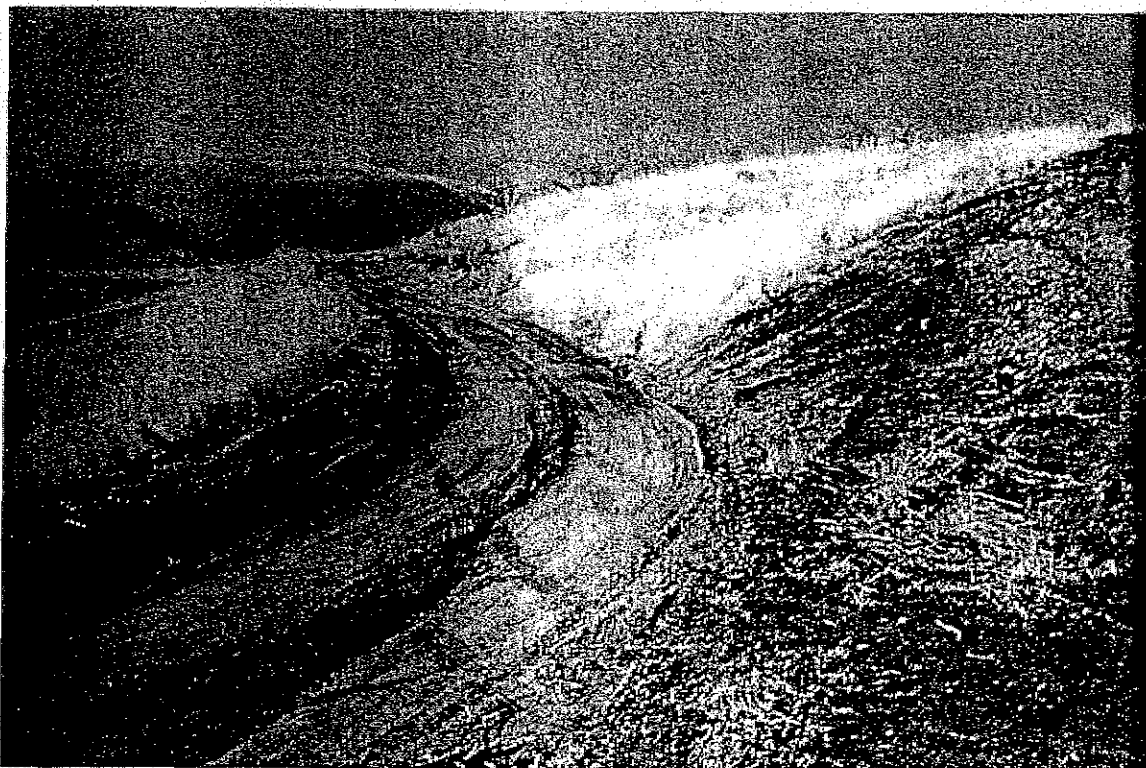
Pop 7 #5 paired
Nelson
A.T.U. USAgov ContTidy int
#5

Gordon's <NO> 15A >037 DN
6201 002 N N N-2-08 AC+01 AS+02 6F08 2003.5/100.0



Dissect shot 7 st
Bosmont - off vehicle USA
degrading #5 - 4/21/06

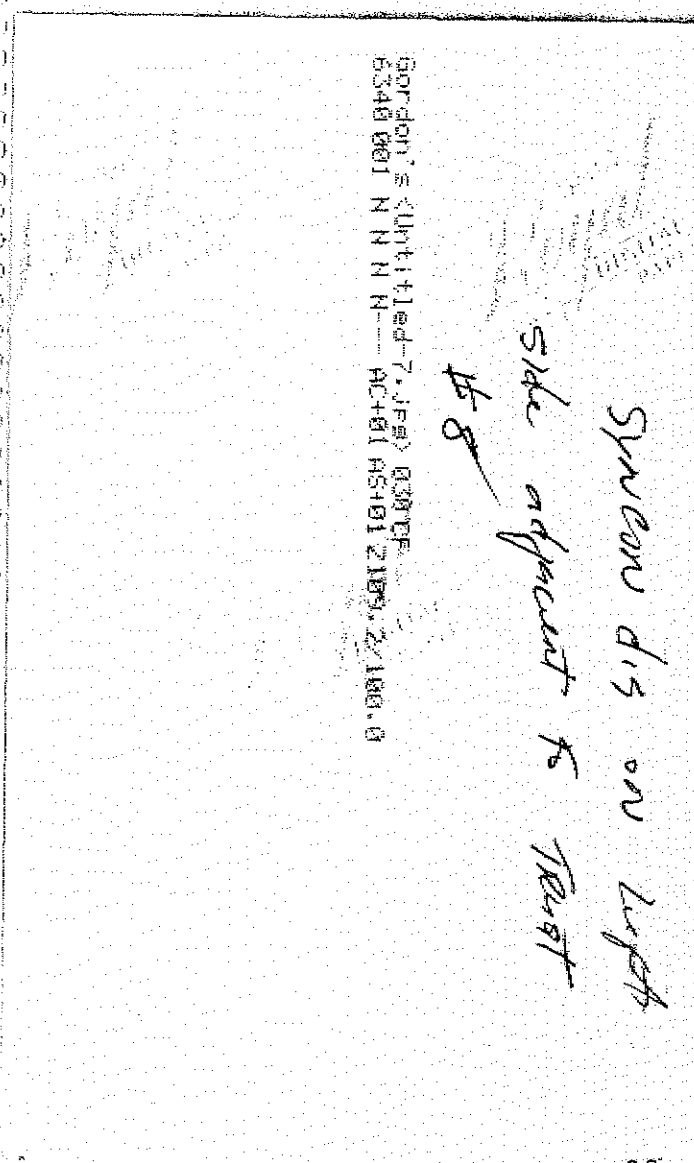
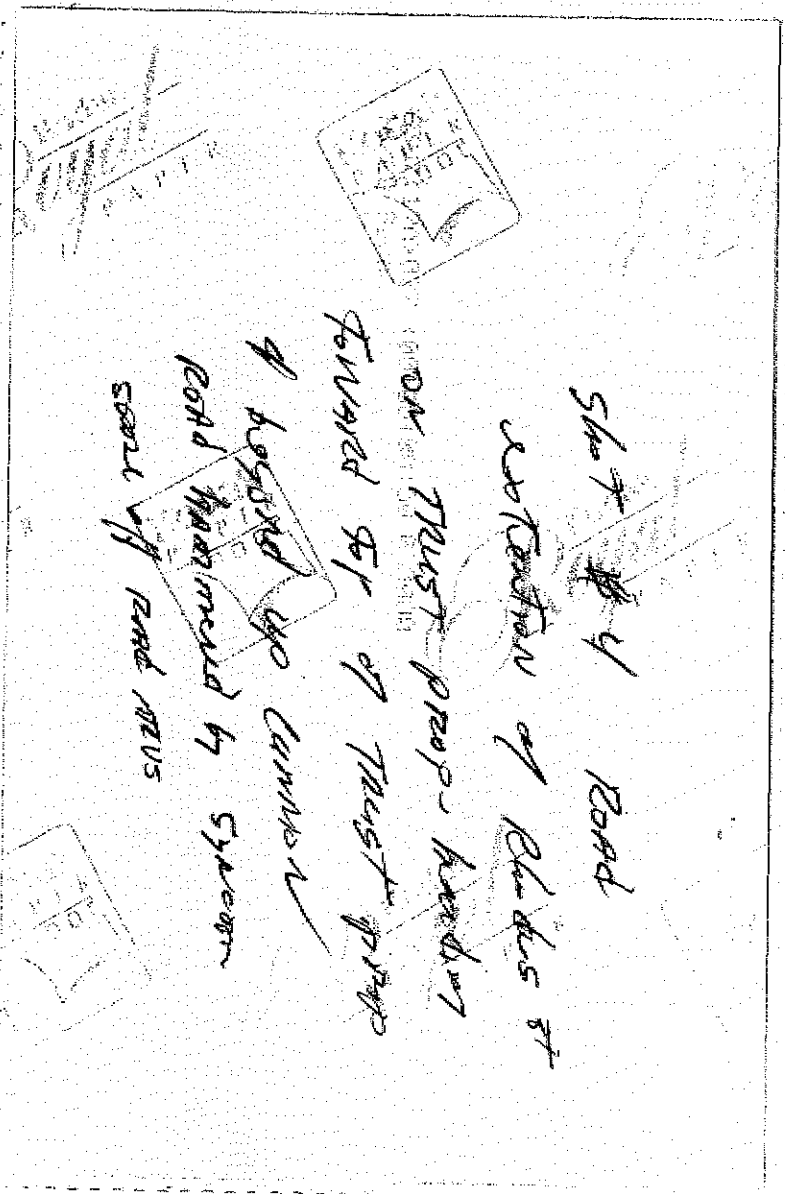
Gordon's <NO> 223 >009 CI
6182 001 N N N-22 AC+01 AS+02 6F08 2003.5/100.0



Sycron excavation
entirely on Helgen
Trust property

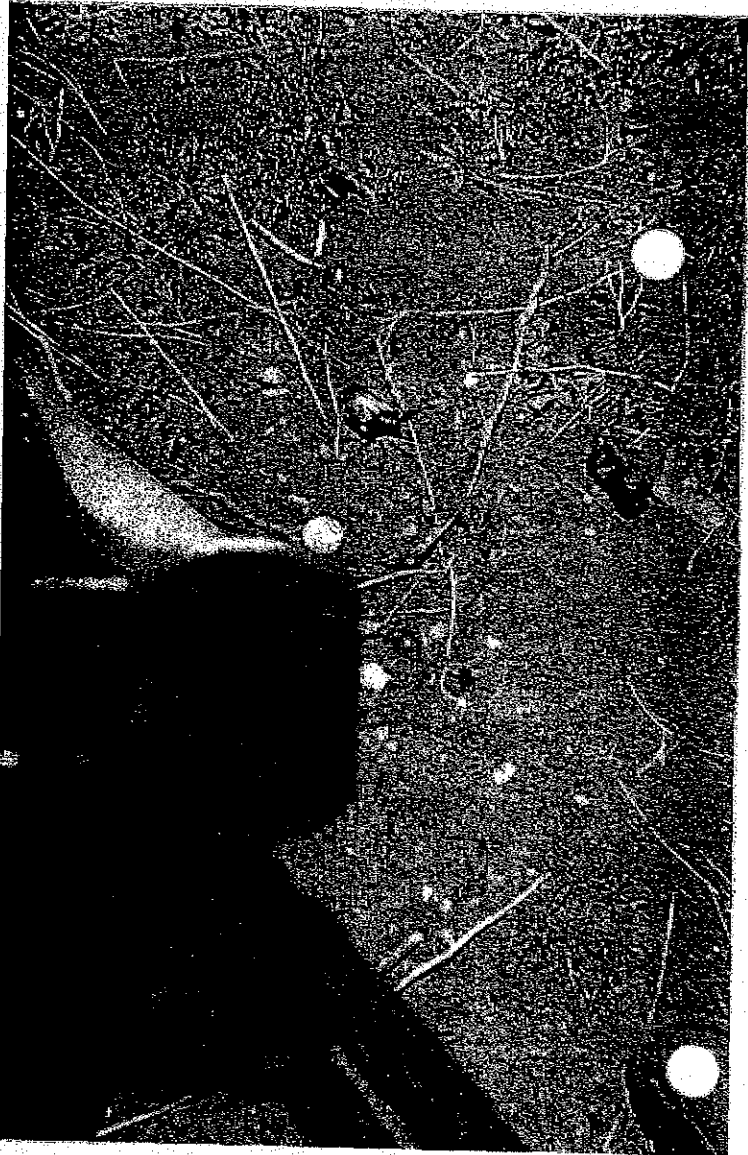
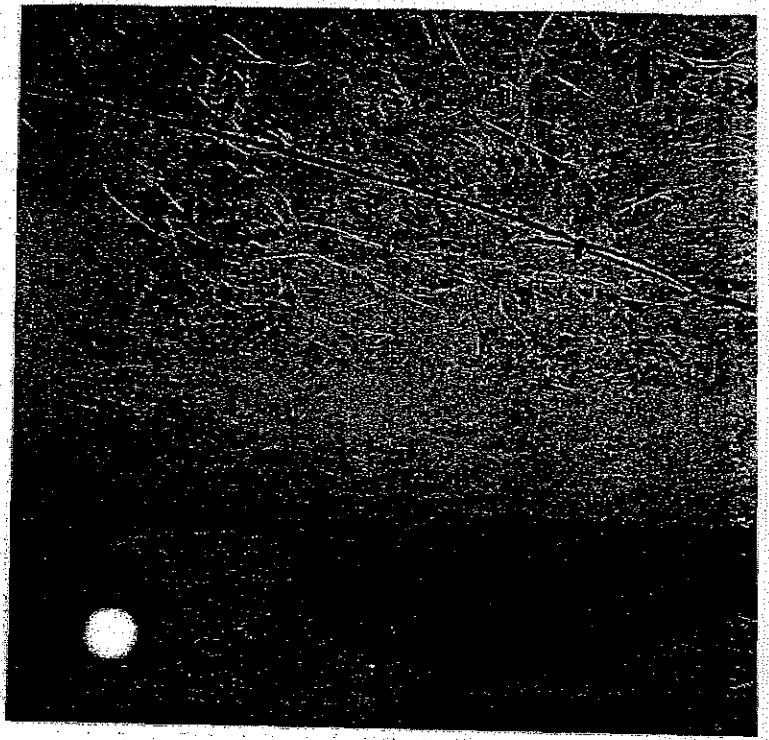
no permission asked
for or granted

Gordon's <Untitled-8.jp> 03/07/00
6340 001 N N N N --- AC+01 AS+01 Z100.2/100.0



Gordon's <Untitled-7.jp> 03/07/00
6340 001 N N N N --- AC+01 AS+01 Z100.2/100.0

Sycron dis on left
side adjacent to Trust
#8



Current Lock on Gate

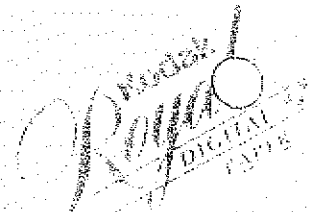
There were up to
4 locks at one time
years previous

Gordon's <NID> 1 2101 003 01
6201 002 N N N-14 AC+01 R3102 GR00 2063.5/100.0

This lock now prohibits
Jennifer & Jessica Trust Access
to their properties from
Rhodes et.

[Faint, illegible text]

Gordon's <NID> 2 2101 003 01
6182 001 N N N-14 AC+01 R3102 GR00 2063.5/100.0



was locked in 1990's
4/21/06
now locked - present