

**Planning Department**

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**From:** Elizabeth Haase <ehaase@me.com>  
**Sent:** Tuesday, December 17, 2019 10:29 AM  
**To:** Planning Department  
**Subject:** Anderson ranch discussion today

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning Commission,

I am writing to express opposition to the proposed Anderson Ranch development on Mountain St.. WE CANNOT GET BACK THIS OPEN SPACE. Not only will this large number of tiny homes create a great deal of traffic, it will do little to help what Carson actually needs, which is smaller apartments to enrich the amount of human life contributing to the downtown area and increase the vibrancy of our civic life. People are not having kids, they are aging - we need more small homes.

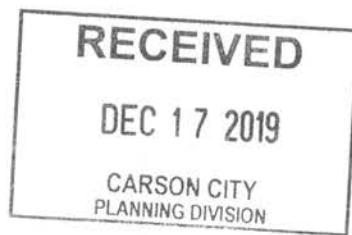
Please, please, protect this gorgeous meadow, the only one remaining on the West side of town.

I am sorry not to attend but I have a mandatory hospital training.

And for God's sake - Adele's a parking lot? NO!

Yours,

Dr. Elizabeth Haase



SB-2019-0022

RECEIVED

DEC 17 2019

CARSON CITY  
PLANNING DIVISION

Shelly N. Aldean  
504 W. Fifth Street  
Carson City, NV 89703

December 17, 2019

MS. HOPE SULLIVAN  
COMMUNITY DEVELOPMENT DEPARTMENT  
108 E. PROCTOR STREET  
CARSON CITY NV 89701

RE: Andersen Ranch Development

Dear Hope:

As a former member of the Carson City Regional Transportation Commission I am well aware of the challenge the City faces with respect to maintaining its current system of roads in a condition that is acceptable to its residents. Supervisors Bagwell and Bonkowski, in an article they co-authored in June of this year, lamented the condition of our 676 miles of existing paved roads, the estimated \$100 million required to elevate the system to an acceptable condition (70% of new) and the estimated \$15 million required for adequate annual upkeep.

Given our limited resources and the diminishment of revenues that have been traditionally used for road maintenance (fuel tax, etc.), I strongly advise the City to require that the developer of the Andersen Ranch property assign the responsibility of maintaining the subdivision's internal roads to the homeowners association especially since the streets within the development are nearly exclusively designed to accommodate the internal travel needs of the residents who will be occupying the new homes. The City should advise the developer that it will not be accepting dedication of these newly constructed roads to avoid further exacerbating an already challenging situation.

As a general rule we should never accept the ownership of something we cannot properly maintain.

Respectfully,

  
Shelly Aldean

SB-2019-0022

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CARSON CITY  
PLANNING DIVISION

# ANDERSEN RANCH ESTATES

## TENTATIVE SUBDIVISION MAP

Annotated by Maxine Nietz 11/19/19

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

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Mike Bailey  
250-3455  
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November 7, 2019

# ANDERSEN RANCH ESTATES

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## ANDERSEN RANCH ESTATES

## Introduction

This application includes the following request:

- A Tentative Subdivision Map to allow for the creation of 203 single-family lots within the SF6 and SF12 zones.

### Project Location

Andersen Ranch Estates is located on the west side of Carson City between Mountain Street and Ormsby Boulevard. The property (APN #'s 007-573-09, 10, and 11) consists of 48.2± acres and includes a mix of SF6 and SF12 zoning. Currently, La Mirada Street and Bolero Drive are stubbed to the project site on the north while Lexington Avenue, Richmond Avenue, and Sunset Way terminate at the south side of the project area. Figure 1 (below) depicts the project location.

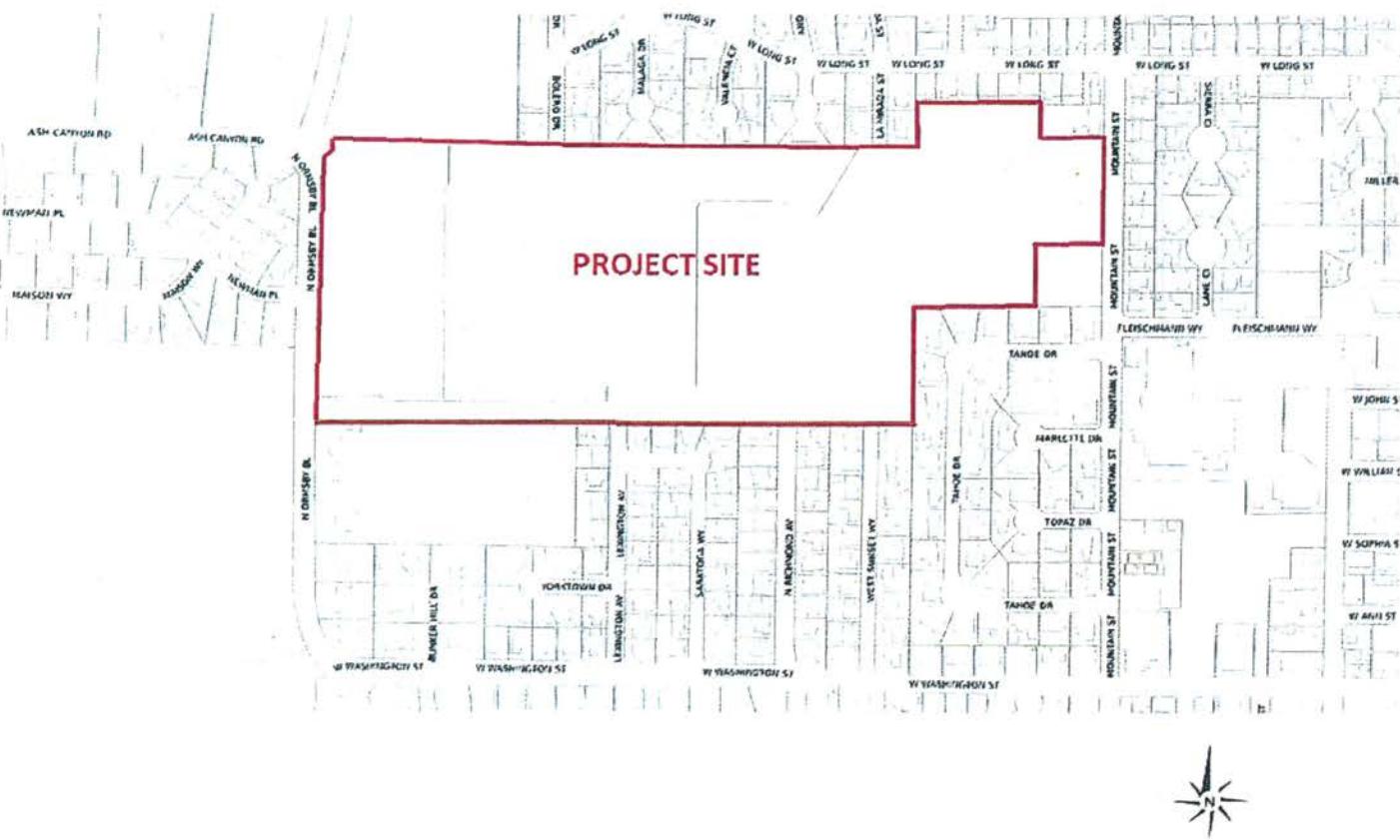


Figure 1 – Vicinity Map

## ANDERSEN RANCH ESTATES

## Existing Conditions

The project site is currently **vacant** and includes split zoning. The easternmost 7.8±-acres is zoned Single Family 6,000 square foot lots (SF6) while the remainder of the site is zoned Single Family 12,000 square foot lots (SF12). Surrounding zoning includes both SF6 and SF12 to the north and south, SF12 and SF1A to the west, and SF6 to the east. Additionally, PC zoning exists at the southeastern boundary of the site, reflective of the existing trailhead operated by the Carson City Department of Parks, Recreation, and Open Space. Figure 2 (below) provides a map of the existing zoning.

7.8 ac of SF6 =56  
40.4 ac of SF12 = 146  
Total should be 202

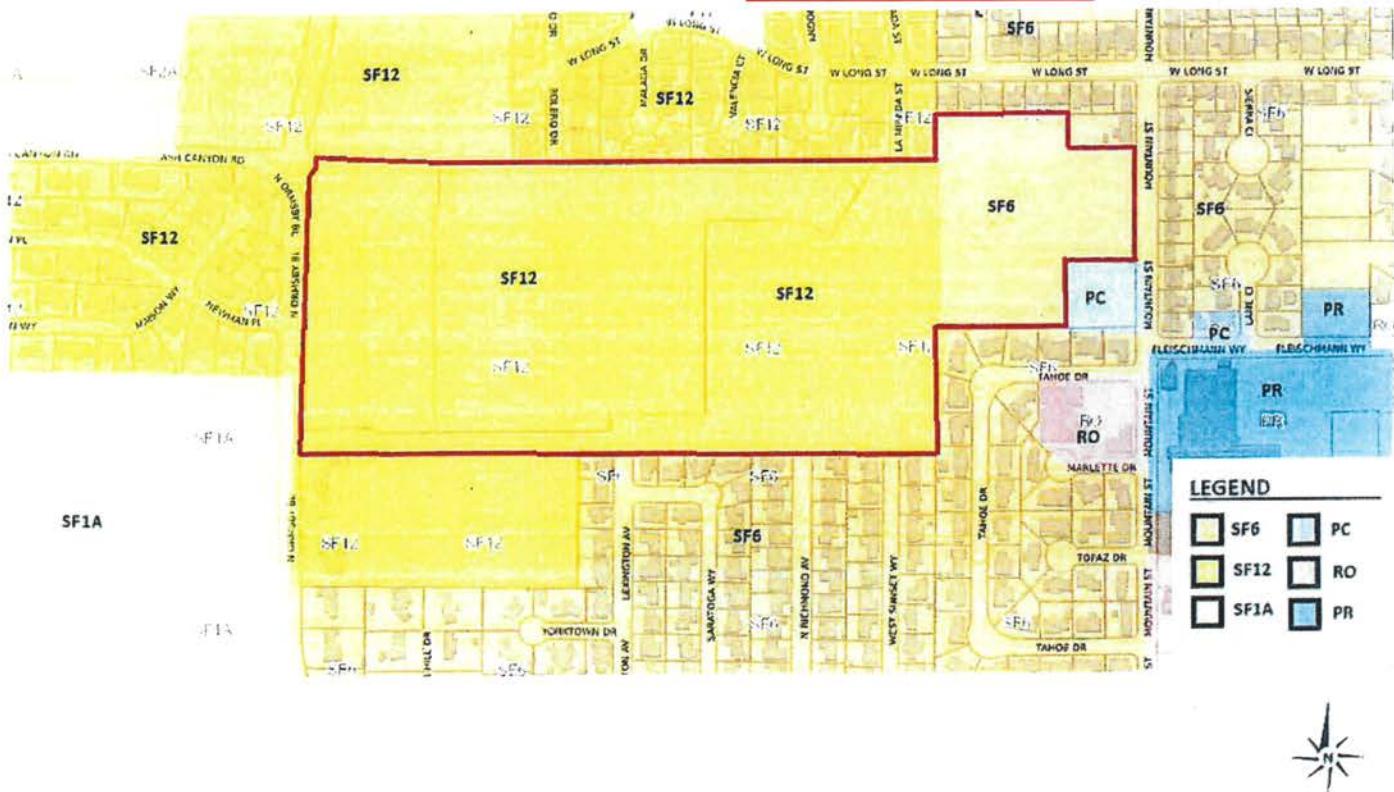
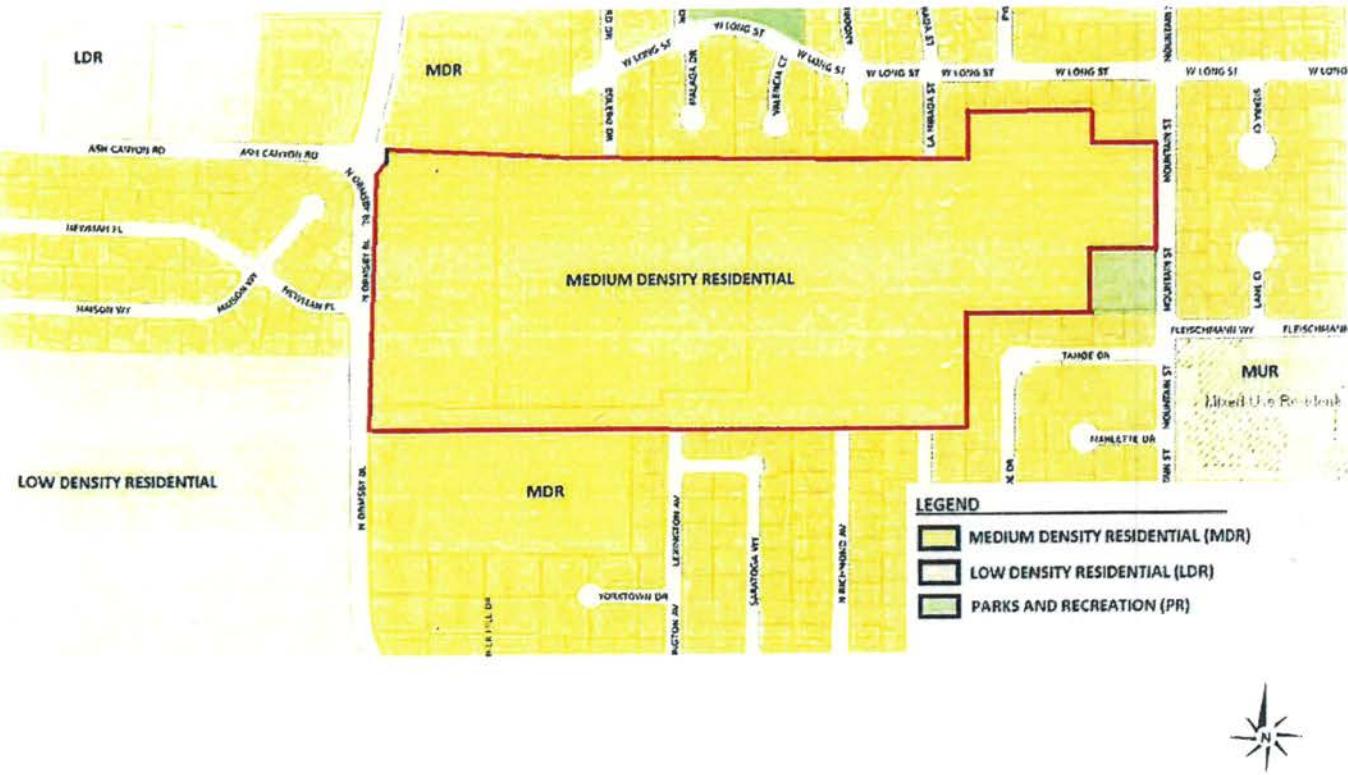


Figure 2 – Existing Zoning

## ANDERSEN RANCH ESTATES

As Figure 3 (below) depicts, the entire 48.2± acres sis designated as Medium Density Residential (MDR) in the Carson City Master Plan, as are properties that surround the site. An area of Low Density Residential (LDR) is located west of the site along with an area of Parks and Recreation (PR) adjacent to the southeast corner of the property (trailhead).



**Figure 3 – Existing Master Plan Designations**

## ANDERSEN RANCH ESTATES

Surrounding land use include single family homes to the north, south, and west, with non-residential uses near the eastern property boundary, including a medical center, limited supporting retail, and medical office space. The remainder of the Andersen Ranch (west of Ormsby Boulevard) is vacant with the exception of the existing ranch house and is not a part of this tentative map request.

The site is well served by the area road network. It is  $1,675\pm$  feet (straight line distance) west of North Carson Street and can be accessed on its east side via Bath Street, Long Street, Fleischman Way, and Washington Street, which all connect to Mountain Street. The western edge of the property can be accessed via Ormsby Boulevard which becomes Winnie Lane to the east.

It is intended to develop the site without altering traffic patterns in the surrounding area. Although connections to existing stub streets to the north and south are envisioned, primary access to Andersen Ranch will be from Mountain Street and Ormsby Boulevard. As a result, traffic will be directed to the existing collector streets (i.e. Mountain Street, Ormsby Boulevard, Winnie Lane, Long Street, and Washington Street) and not into existing neighborhoods to the north and south.

Just how are you going to do that??

Figure 4 (below) provides an aerial view of the site and surrounding conditions (ori

Figure 5 (following page) provides photographs of the existing onsite conditions.

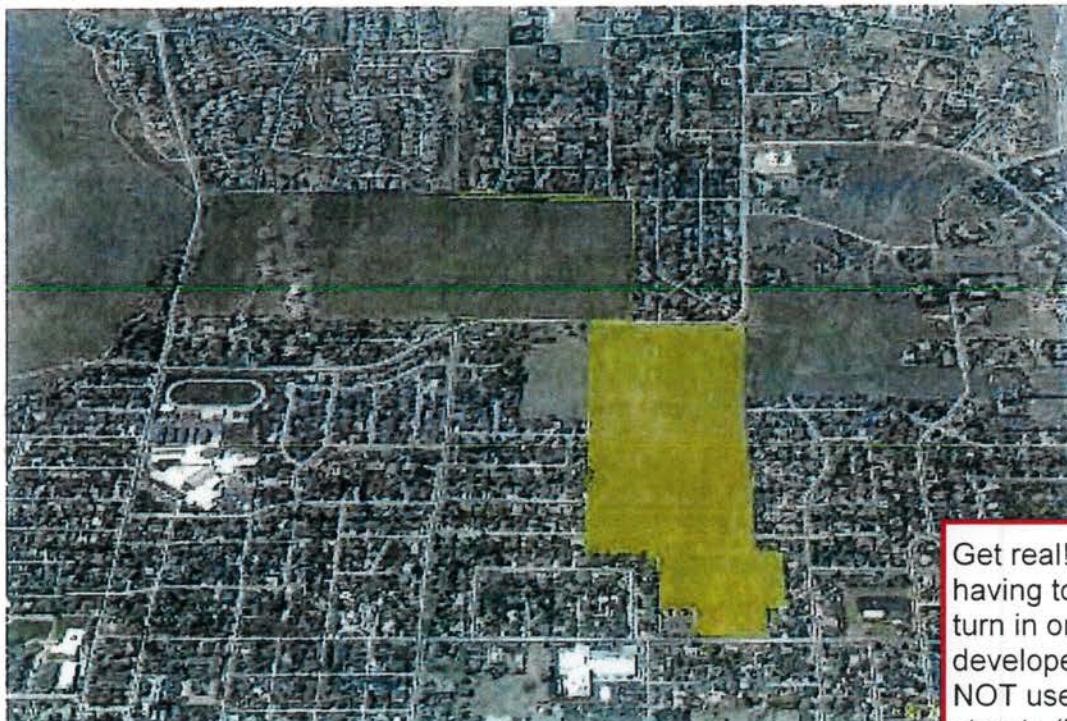


Figure 4 – Aerial View

Get real!!! Anyone having to make a LEFT turn in or out of the development WILL NOT use the main streets (Mountain and Ormsby). They will cut thru the neighborhoods.

## ANDERSEN RANCH ESTATES

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### Project History

The Andersen Ranch Estates property included in this application has long been zoned SF6 and SF12. In 2016, the Vintage project was approved by the Carson City Board of Supervisors and included the subject property along with portions of the Andersen Ranch west of Ormsby Boulevard. At that time, the developer was proposing a Planned Unit Development (PUD) that included a Master Plan Amendment to Mixed Use Residential on 5.6 acres located at the east side of the property, along with a Zoning Map Amendment and Special Use Permit which allowed for 212 single family units and a 96-bed congregate care facility.

But taxed as Agricultural!

The Vintage project was envisioned as a 55 and over age-restricted community. The PUD approach allowed for clustering of units on lots as small as 1,690 square feet. Various community amenities were included in the plan such as gated access with security center, clubhouse, community gardens, etc. Although the project was approved by the Board of Supervisors, the development plans did not move forward. The conditions of approval for the Vintage project stated that in order for the adopted Master Plan and zoning changes to take effect, the PUD had to be finalized. Since the PUD did not move forward, the Medium Density Residential Master Plan designation and SF6/SF12 zoning remain in place as they have for over two decades.

There was significant public review and comment that occurred during the Vintage entitlement process. The project faced harsh criticism from area residents related to proposed lot sizes, the assisted living/congregate care component, gated access, as well as the proposed age restrictions. The changes proposed by Vintage correlated to a very specific vision for a retirement community and were appropriate for the needs of seniors. However, it was stated on numerous occasions by area residents that a preferred approach to development of the site would be with traditional single family homes under the provisions of the long-time site zoning.

So why didn't you??

As detailed in the following section, this application does not include a PUD development approach and intends to provide single family lots without amendments to the SF6 or SF12 zoning that exists today. It is also important to note that the Andersen Ranch Estates project is not affiliated with the Vintage project or the prior developer.

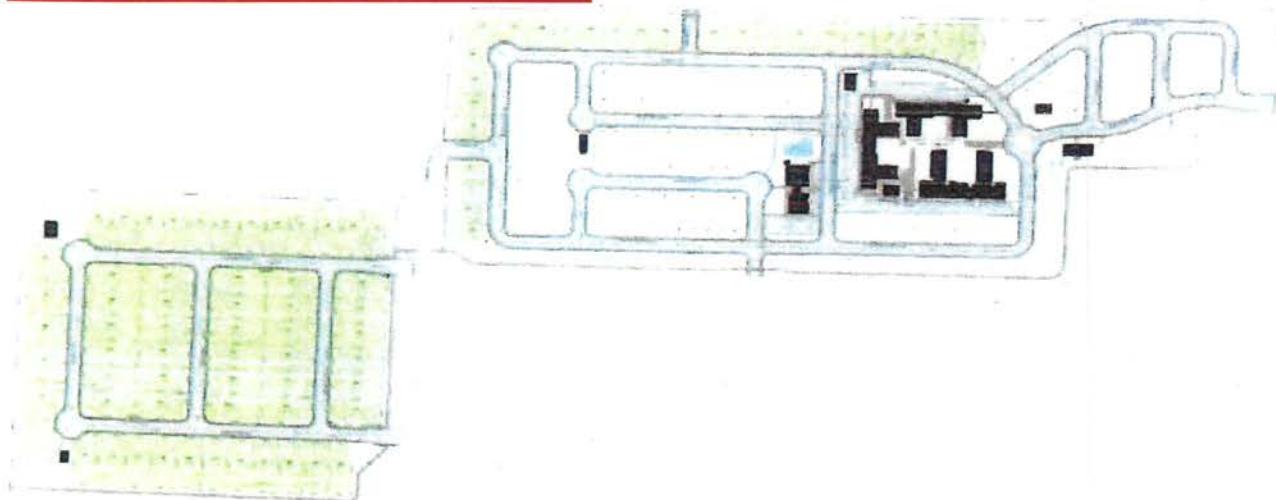
That's good because some of the Vintage developers were under District Attorney investigation.

For comparison purposes, Figure 6 (following page) depicts the previously approved Vintage plan. As noted, the Vintage plan included the portion of the Andersen Ranch located west of Ormsby Boulevard. Areas west of Ormsby are not included with this tentative map request.

## ANDERSEN RANCH ESTATES

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If the highly commercialized Vintage only needed one north and one south new connections, why does a peaceful single-family development need 2 on each side?



Note: Plan provided from existing public records located at [www.carson.org](http://www.carson.org).

Figure 6 – Vintage Development Plan

# ANDERSEN RANCH ESTATES

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## Project Description

Andersen Ranch Estates is envisioned as a traditional single family neighborhood that will include a total of 203 units. Lot sizes will range from approximately 5,000 square feet to nearly 15,000± square feet and will include homes that are complementary to adjoining neighborhoods. The proposed development implements the provisions of section 17.10 of the Carson City Municipal Code which allows for clustering within subdivisions with the preservation of open space. The Andersen Ranch Estates plan is essentially "ringed" with an open space buffer that will not only serve to separate new homes from existing residences, but will provide for pedestrian access and trail linkages through the project, including a connection to the existing trailhead and parking lot located on the west side of Mountain Street at the southeastern corner of the project boundary.

How wide? Why not on the north?

I don't see any clustering on your map!

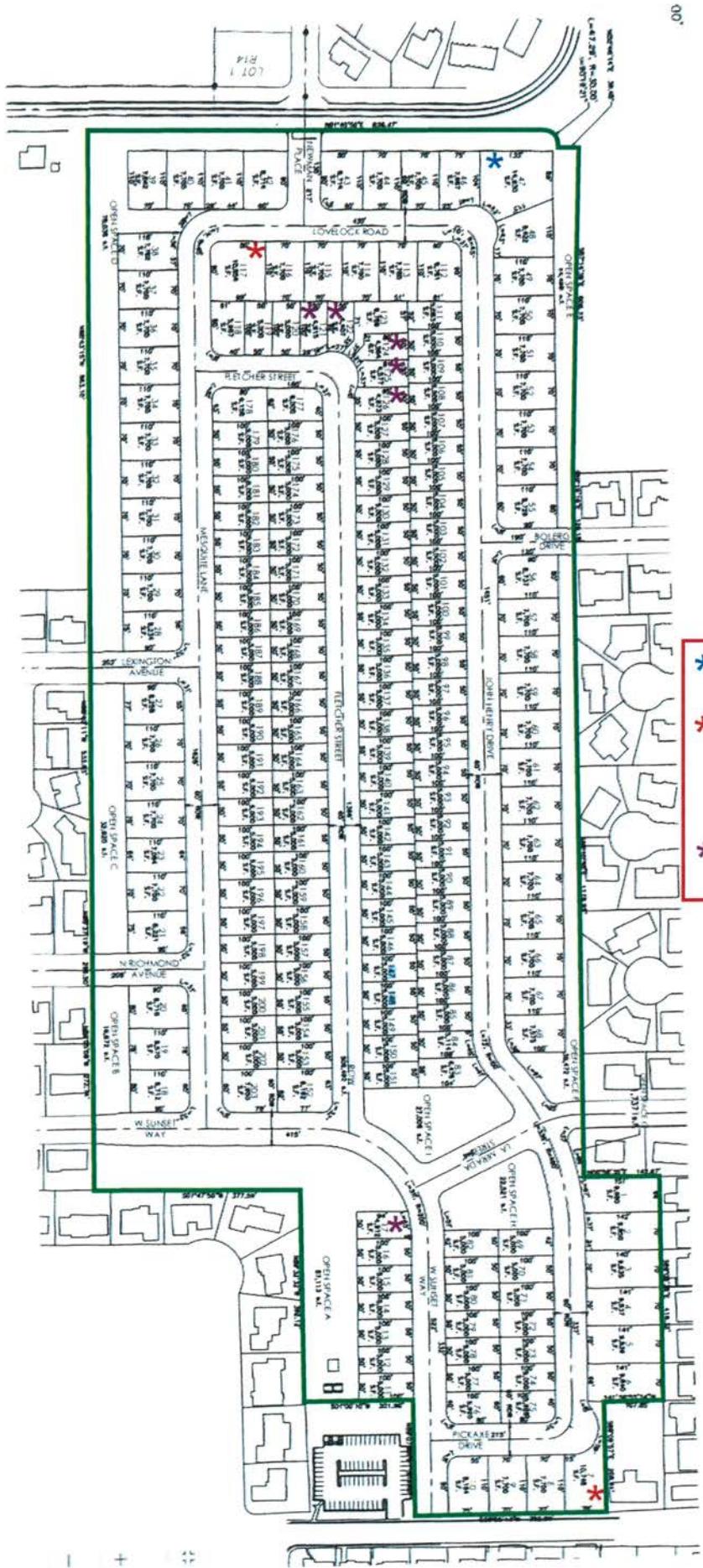
Primary access to and from the Andersen Ranch will be via a new connection to Mountain Street on the east and Ormsby Boulevard on the west. Based on comments received from Carson City Engineering staff during the Conceptual Map review, the plan provides for connections to Bolero Drive and La Mirada Street to the north, and Sunset Way, Richmond Avenue, and Lexington Avenue on the south. These roadways currently terminate at the Andersen Ranch Estates boundary and are only anticipated as secondary access to the project. They will also provide for overall neighborhood connectivity which will enhance pedestrian/bicycle access and emergency response within the established neighborhoods to the north and south.

The development plan envisions smaller homesites (5,000 square feet minimum) to be located within the interior portions of the site while larger lots, 7,700± square feet and larger, are located around the exterior project boundaries, adjacent to open space buffers. As noted previously, the project implements a common open space development pattern, as permitted under section 17.10 of the Municipal Code. In the case of the Andersen Ranch Estates project, a common open space approach is highly appropriate as it can serve to implement goals of the Carson City Master Plan as well as benefit existing and future residents. For example, by preserving open space along the southern boundary, a trail connection can occur from the existing trailhead on Mountain Street, providing legal pedestrian access through the Andersen Ranch Estates property, connecting to existing and planned pedestrian trails/routes west of the project. Although the trailhead has existed for quite some time, it has not been able to function to its intended potential since it does not connect with a dedicated public trail. The common open space approach will resolve this issue.

Another benefit of the common open space design is buffering for existing homes to the north and south of the project. Although the project proposes lot sizes and a development pattern that is consistent with the existing neighborhoods, it is recognized that homes to the north and south are in established neighborhoods and have been accustomed to the open ranchland behind them. Provision of an open space buffer will protect the existing open atmosphere and ensure an extra level of privacy for existing homes that border the site.

What buffering on the north side???

The common open space planned for Andersen Ranch Estates will also provide area for stormwater detention and drainage improvements that will ensure that no portions of the property are subject to flooding.



- \* 1 lot larger than 12K SF
- \* 2 lots larger than 10K SF
- 120 lots smaller than 6 K SF
- \* 5 lots smaller than 5K SF

# ANDERSEN RANCH ESTATES

Figure 7 (below) depicts the preliminary site plan developed for Andersen Ranch.

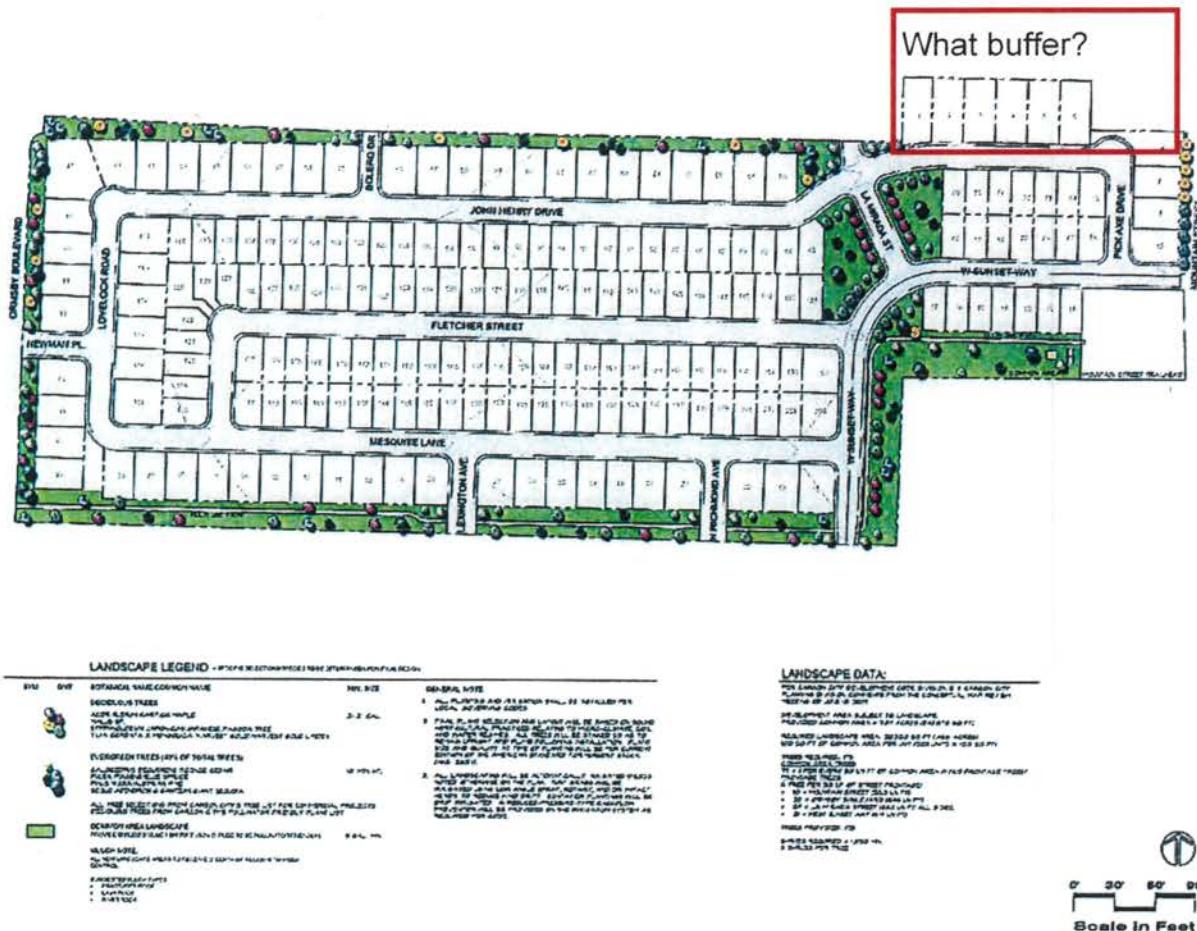


Figure 7 – Preliminary Site Plan

## ANDERSEN RANCH ESTATES

Open space areas will also include new landscaping which will add aesthetic appeal within the project. All common areas, open space, detention basin, etc. will be maintained by a homeowner's association established in conjunction with the project. Also, the project applicant is working with the Carson City Department of Parks, Recreation, and Open Space to provide improvements to the existing Mountain Street trailhead with park tax fees generated by the project. These improvements will benefit the community as a whole and fill a long-standing need identified in the Unified Pathways Master Plan.

As noted, Andersen Ranch proposes to utilize the existing zoning and its associated single family density. Although the common open space development approach will allow for reduced lot sizes, overall density does not exceed that permitted under the SF6 and SF12 designations. Furthermore, lot sizes proposed are complementary to adjoining neighborhoods and perimeter lotting within Andersen Ranch Estates includes larger homesites.

The following table illustrates how density is calculated for Andersen Ranch:

What is .6 of a unit?

Andersen Ranch Estates—Allowed Density Summary		
Zoning Designation	Area	Unit Yield
SF6	7.8± acres	56.63 units
SF12	40.4± acres	146.65 units
<b>TOTAL</b>	<b>48.2± acres</b>	<b>203 units</b>

As the above table illustrates, the 203 units proposed are in direct compliance with the density allowed under the current mix of zoning assigned to the parcels included within Andersen Ranch Estates. A mix of lot sizes are proposed to include 5,000 square foot (minimum) along with 7,700 square foot minimum lots. The following table provides a breakdown of lot type proposed with the Conceptual Map:

Andersen Ranch Estates—Conceptual Lotting Summary	
Lot Type	Number of Lots
5,000 square feet minimum (50' x 100')	134 lots
7,700 square feet minimum (70' x 110')	69 lots
<b>TOTAL</b>	<b>203 lots</b>

As you can see, zoning calls for 146 lots at SF12,  
not 69 at 7K sf???

And 56 lots at SF6,  
not 134 at 5K sf????

There are NO SF5 or SF7 zones!

## ANDERSEN RANCH ESTATES

The next table (below) provides an overall project summary, as proposed with this Conceptual Map

Andersen Ranch Estates – Overall Development Summary	
<b>Development Standard</b>	<b>Proposed with Tentative Map</b>
Total Project Area	48.2± acres
Total Units	203
Total Lot Area	28.62± acres
Right-of-Way Area	11.63± acres
Common Area/Open Space	7.96± acres
Project Density	4.21 dwelling units per acre
Minimum Lot Size	5,000± square feet
Maximum Lot Size	14,930± square feet
Average Lot Size	6,140± square feet

A comprehensive traffic impact analysis has been prepared by Headway Transportation and is included as an attachment to this report. As outlined in the traffic study, projected average daily trips (ADT) generated by Andersen Ranch Estates is 1,926 with 151 am peak hour trips and 202 pm peak hour trips. By way of comparison, the previously approved Vintage project included 2,454 ADT, with 181 am peak and 240 pm peak hour trips. The updated plan results in over 20% less projected traffic. The traffic analysis analyzes trip distribution, existing levels of service/capacity, and identifies required improvements/upgrades to the existing roadway network that will be completed as part of the Andersen Ranch Estates project.

### Are you going to pay for the stop sign at Mountain and Fleischmann?

As noted previously, primary access to the site is from Mountain and Ormsby Streets. This ensures that traffic patterns within the existing neighborhoods will be far less impacted. Secondary access is provided via connections with existing stub streets to the north and south. However, **it is anticipated that these roadways will get little use** as they do not provide direct connections to the arterial street system and are less convenient in terms of reaching everyday services and common destinations.

### What crystal ball did that come from?

A comprehensive drainage study has been prepared by House Moran Consulting which addresses existing and post-development drainage conditions and identifies the improvements that will be incorporated with the Andersen Ranch Estates project. Recent improvements that have occurred upstream have reduced flood hazard areas within the project site. As detailed in the attached House Moran report, the planned improvements will allow for the processing of a Letter of Map Revision (LOMR) through FEMA that will remove the small portions of the property identified within the AO flood zone. The planned improvements will ensure that **all drainage impacts are properly mitigated in accordance with Carson City standards/requirements**. **There are no identified wetlands located within the project boundary.**

### There are known ones, though!

## ANDERSEN RANCH ESTATES

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### Site Analysis

Section 17.10.035 of the Carson City Municipal Code requires that a site analysis that analyzes development opportunities and constraints be completed for projects that will incorporate common open space. Each of the site analysis criteria is listed below and addressed in bold face type.

1. Location Map. A general location map providing context of location and vicinity of site.

A location map is included as Figure 1 of this report and is also included on the attached Tentative Map title sheet.

2. Land Use and Zoning. Current and planned land use and adopted zoning on the site and adjacent adopted zoning and current, planned and approved, but unbuilt land uses.

Figures 2 and 3 of this report depict the existing zoning and Master Plan designations for the Andersen Ranch Estates project. Built uses that surround the property are depicted in Figure 4. There are no approved/unbuilt plans for vacant properties to the west and southwest of the project site.

3. Existing Structures. A description of the location, physical characteristics, condition and proposed use of any structures.

The project site is vacant and does not contain any existing structures.

4. Existing vegetation. A description of existing vegetation, including limits of coverage, and major tree sizes and types. In the instance of heavily wooded sites, typical tree sizes, types and limits of tree coverage may be substituted.

There are no mature trees located on the project site. The property contains native grasses and those commonly associated with irrigated pastureland. This is further depicted on Figure 8 (following page).

Really !?!

5. Topography. An analysis of slopes on the site, and adjacent to the site, using a contour interval of 5 feet, or at a contour interval appropriate for the site and agreed to by the director, identifying areas with 15 percent or greater slope, areas with 33 percent greater slope and areas identified as "skyline" on the adopted Carson City skyline map.

The project site is relatively flat and does not contain any slopes in excess of 15 percent. The attached Tentative Map sheets, including the preliminary grading plan depict the existing and proposed onsite topography.

## ANDERSEN RANCH ESTATES

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6. Soil. An analysis of the soil characteristics of the site using Soil Conservation Service (SCS) information.

A geotechnical investigation was completed by Lumos and Associates, Inc. in May of 2016 with the previously approved Vintage project. This report is part of the public record and indicates that no soils onsite that would preclude the type and density of development being proposed with Andersen Ranch Estates.

7. Natural Drainageways. Identification of natural drainageways on and adjacent to the site.

There are no defined drainageways located onsite. The attached drainage and hydrology studies as well as the technical memorandum related to flood zones (prepared by House Moran Consulting) provide in depth detail on existing and proposed drainage patterns associated with the project.

8. Wetlands and Water Bodies. Identification of existing or potential wetlands and water bodies on the site.

There are no identified wetlands or water bodies located within the project boundary.

There are known ones, though!

9. Flood Hazards. Identification of existing and potential flood hazards using Federal Emergency Management Agency (FEMA) information.

As noted previously, there is a small area of AO flood zone identified at the southern portion of the site. This area is fully addressed and proposed improvements are analyzed in the attached drainage/hydrology memorandum prepared by House Moran Consulting. These areas are also depicted in Figure 9 on page 15 of this report.

10. Seismic Hazards. Identification of seismic hazards on and/or near the site, including location of Holocene faults.

As noted previously, public records include a geotechnical investigation prepared by Lumos and Associates, Inc., completed with the previous Vintage project. Although faults do exist in the immediate area of the project site, the Lumos and Associates report states that "*no active Holocene (<12,000 years) age faulting is known to cross the site, nor has any direct evidence of on-site faulting been observed in the field during the current investigation.*"

11. Easements. A description of the type and location of any easements, public and/or private on the site.

The attached Tentative Map engineering plans depict all existing easements.

## ANDERSEN RANCH ESTATES

12. Utilities. A description of available utilities, and an analysis of appropriate locations for water, power, sanitary sewer and storm water facilities.

The attached Tentative Map engineering plans depict the location of existing and proposed infrastructure, including water, sewer, and storm drain facilities.

13. Appropriate Access Points. An analysis of appropriate access points based upon existing and proposed streets and highways and the site opportunities and constraints.

Access points from Mountain Street and Ormsby Boulevard, as well as existing "stub" streets from adjoining neighborhoods are identified in Figure 8 (below). Access and roadway connectivity are further depicted on the attached Tentative Map plans.

If the highly commercialized Vintage only needed one north and one south new connections, why does a peaceful single-family development need 2 on each side?



Figure 8 – Opportunities and Constraints

## ANDERSEN RANCH ESTATES

Figure 9 (below) depicts the areas of the site identified within the AO flood zone and addressed in the attached memorandum prepared by House Moran Consulting.

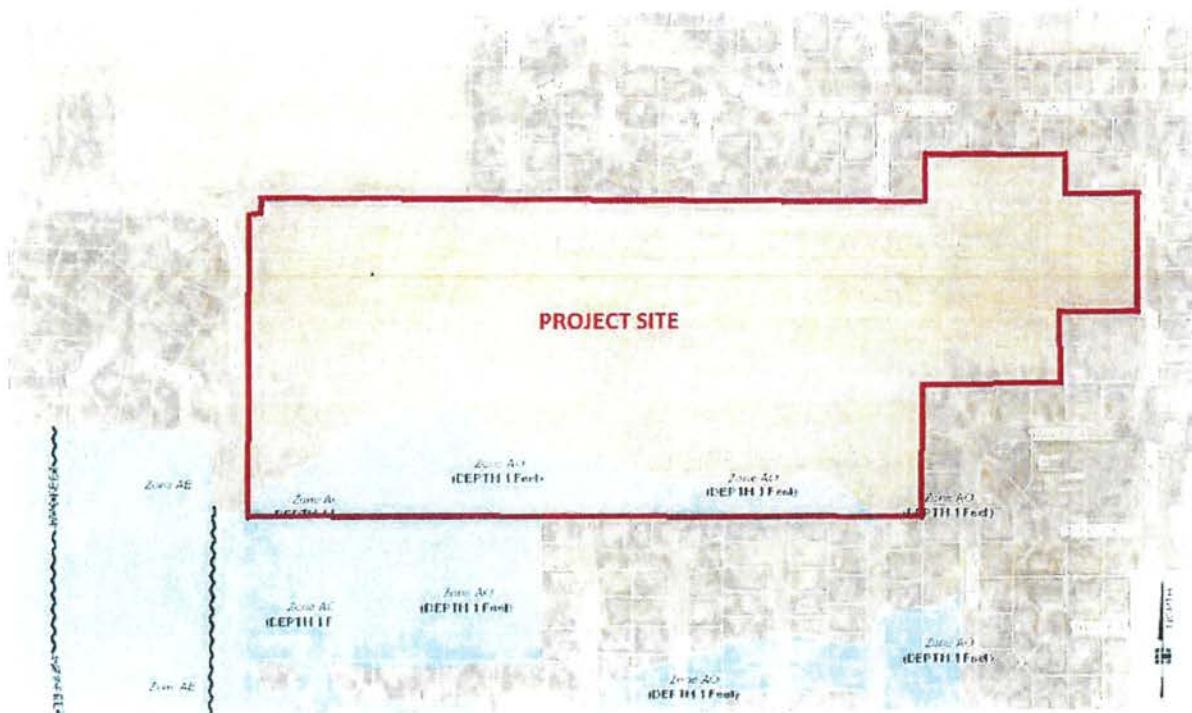


Figure 9 – Flood Zone Map

After consulting with Carson City Engineering Staff, it was determined that a geotechnical investigation is not required as part of this Tentative Map package. This is based on the fact that staff is familiar with the reports and conditions analyzed as part of the previously approved Vintage project. Staff did indicate that groundwater levels be referenced in this report.

The geotechnical investigation prepared by Lumos and Associates, Inc. for the Vintage project in May 2016 included 15 test pits across the project site ranging from 11.5 feet to 41.5 feet. Groundwater was only encountered within in two of the testing sites. These sites were located at the east/east-central portion of the site. Groundwater was encountered at 22 feet and 23 feet respectively.

## ANDERSEN RANCH ESTATES

In compliance with Section 17.10.035 of the Carson City Municipal Code as it relates to common open space developments, Figure 10 (below) provides a visual depiction of the proposed open space within Andersen Ranch Estates as well as an overall open space area summary.

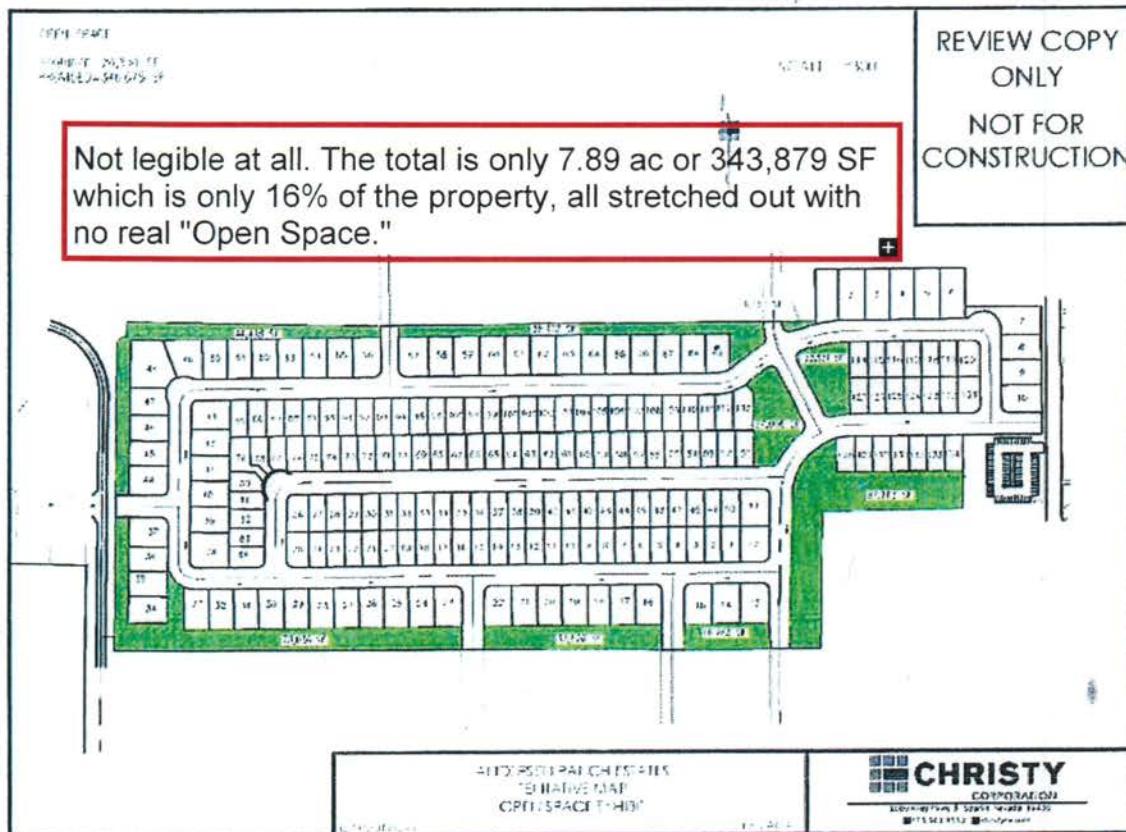


Figure 10 – Open Space Exhibit

## ANDERSEN RANCH ESTATES

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### Tentative Map Findings

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

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

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

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

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

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

3. The availability and accessibility of utilities.

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

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

**All City services and infrastructure already serve the area around the site. Andersen Ranch Estates will also provide a key trail segment connecting the existing trailhead on Mountain Street with Ormsby Boulevard and beyond.**

5. Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

**The project will improve access to public land through a connection to the existing Mountain Street trailhead that currently connects to nothing.**

## ANDERSEN RANCH ESTATES

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

The project is in direct compliance with the existing Master Plan and zoning, including allowed densities. The project promotes the Master Plan policies of providing an enhanced housing mix and promoting infill development. **Not with CCMC Chapter 18.**

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

The project uses existing streets for access and will not result in levels of service that violate Carson City standards.

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

No new offsite streets or highways are needed to serve the project. **Streets internal to the site will provide additional connections for the neighborhood. Traffic leaving the site can easily access collector streets without travelling through neighborhoods.**

**The BOS says there is NO money for Street Maintenance.**

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

The site has a moderate downward slope from west to east. There are no identified faults or soil concerns. The site is partially classified as FEMA zone AO, requiring design and engineering to manage stormwater flow across the site. As detailed in the attached report prepared by House Moran Consulting, recent upstream improvements have benefited the Andersen Ranch Estates site. Additionally, the improvements proposed as part of this tentative map will allow for a LOMR to be processed by FEMA, ensuring all new homes are located within zone X. Developed property that surrounds the site exhibits similar conditions and has proven to function appropriately.

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

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

11. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Fire protection is in place around the site and similar measures will be included in the design of this site. All development will occur in conjunction with review by the Carson City Fire and Engineering Departments.

## ANDERSEN RANCH ESTATES

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### 12. Recreation and trail easements.

The project will allow for legal access across the property, connecting the Mountain Street trailhead with trails and facilities west of the Andersen Ranch Estates site.

#### Master Plan Policy Checklist: Tentative Map

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

#### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to tentative subdivision maps. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name:

Reviewed By:

Date of Review:

#### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN

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

Is or does the proposed amendment:

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

Andersen Ranch Estates is consistent with the Master Plan Land Use map in that it does not exceed the residential density allowed under the current master plan and zoning designations. The proposed density complements existing housing in the area and will not change the overall development style of the neighborhood.

## ANDERSEN RANCH ESTATES

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

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

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

New construction will incorporate green and energy efficient building materials that are consistent with this goal. Additionally, drought tolerant landscaping and drip irrigation will be included within open space areas and individual lots to reduce water consumption.

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

Although the project site is not in an identified priority area, it is an infill project.

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

This project can fulfill a long-standing "missing link" in the Unified Pathways Master Plan by providing an east/west connection across the Andersen Ranch Estates site, connecting with the Mountain Street trailhead.

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

The project clusters development in order to provide an open space buffer between new homes and existing neighborhoods to the north and south. Not on any map I've seen!

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

The site is not located along a county boundary.

- ✓ Located to be adequately served by City services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

As an infill project, Anderson Ranch Estates is located in an area already served by City infrastructure and services. The site is within walking distance of existing schools and promotes neighborhood connectivity for pedestrians.

## ANDERSEN RANCH ESTATES

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In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

The site is not within an identified mixed-use area.

✓ Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context (2.2a, 9.1a)?

The project will provide new single family residential options that properly relate to the existing neighborhoods that adjoin the site. The project is not proposing any modification to existing zoning or densities and reflects the desire of many residents that voiced concern related to the previously approved Vintage project. We have seen NO sample homes. 1 or 2 storey? 3 car garages? McMansions?

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

There are no identified environmentally sensitive areas on the site.

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

The site is not within an urban/wildlife interface area. However, irrigated open space buffers will provide for defensible space for both new and existing homes.

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

Carson City GIS data indicates portions of the site are classified as FEMA zone AO. As detailed in the attached House Moran report, these areas will be engineered to function in a way that properly manages stormwater.

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

The project proposes to provide levels of service consistent with what is seen in the area now. As an infill site, it is possible to coordinate the project design with adjoining development and infrastructure. Roads, sidewalks, and utilities will therefore be commensurate with what the neighborhood enjoys now. Trail connections and open space will be improved.

## ANDERSEN RANCH ESTATES

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

The site is not within a Specific Plan Area.

### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

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

The project will provide substantial open space area that will benefit the neighborhood by creating buffer areas and legal access across the property, connecting with the Mountain Street trailhead.

By whose judgement do you make this statement?

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

This project advances the goals of the Open Space Master Plan by providing a long-needed link to the Mountain Street trailhead.

### CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the project:

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

The project will greatly enhance neighborhood connectivity and will benefit both pedestrians and emergency response times. Additionally, the existing Mountain Street trailhead can now be utilized, with legal access across the Andersen Ranch Estates site, connecting with facilities to the west.

By whose judgement do you make this statement?

Promote revitalization of the Downtown core (5.6a)?

The site is located outside the downtown core but is approximately a 2,000-foot walking distance from North Carson Street. Thus, the project provides housing opportunities within a reasonable walking distance of downtown businesses, services, and employment centers.

## ANDERSEN RANCH ESTATES

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

The project is designed to be consistent with adjoining neighborhoods but will still provide housing opportunities that are within walking distance of downtown.

### CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

Is or does the proposed amendment:

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

Final home design will include a variety of elevations and building materials that will provide visual interest. Also, planned landscape improvements and open space enhancements will result in an aesthetically pleasing project.

Does this mean 2 or 3 storey homes?

- ✓ Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?

Building styles will be varied and will present an appealing streetscape through the use of various architectural detailings.

- ✓ Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

The project will be complementary to surrounding development in terms of height, setbacks, and use and will therefore be directly compatible.

Does this mean 2 or 3 storey homes?

If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

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

# APPENDICES

## ANDERSEN RANCH ESTATES

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If located Downtown:

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

Although the project is not within the identified "Downtown Core," it is on the periphery and serves to expand housing options in the area. Proposed density is comparable to existing neighborhoods and is in direct conformance with existing zoning. Not with CCMC Chapter 18.

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

Not applicable.

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

Not applicable, although the project does include a significant amount of open space that will add aesthetic appeal to the community.

### 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 project:

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

The project is located a short walk from North Carson Street and existing transit stops. This will allow future residents easy access to transit services.

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

The project is accessed by the existing roadway network. It will also fill some existing gaps in the roadway network by providing additional connections with existing neighborhoods.

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

The project will provide a formal trail that crosses the site and provides access to open space to the west. This will serve to implement the Mountain Street trailhead, a key goal of the Unified Pathways Master Plan.

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

**FILE # TSM - -**

**APPLICANT** **PHONE #**  
Christy Corporation, Ltd. (775) 502-8552

**MAILING ADDRESS, CITY, STATE, ZIP**  
1000 Kiley Pkwy. Sparks, NV 89436

**EMAIL**  
[mike@christynv.com](mailto:mike@christynv.com)

**PROPERTY OWNER** **PHONE #**  
Andersen Family Associates (775) 721-3712

**MAILING ADDRESS, CITY, STATE, ZIP**  
PO Box 1746 Carson City, NV 89702

**EMAIL**  
[megkalley@pacbell.net](mailto:megkalley@pacbell.net)

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
Christy Corporation, Ltd. (775) 502-8552

**MAILING ADDRESS, CITY, STATE, ZIP**  
1000 Kiley Pkwy. Sparks, NV 89436

**EMAIL**  
[mike@christynv.com](mailto:mike@christynv.com)

**Project's Assessor Parcel Number(s)**

007-573-09, 10, and 11

**Project's Street Address**  
1450 Mountain Street

**Nearest Major Cross Street(s)**

Mountain Street/Long Street

**Project's Master Plan Designation**

Medium Density Residential

**Project's Current Zoning**

SF6 and SF12

**Project Name**

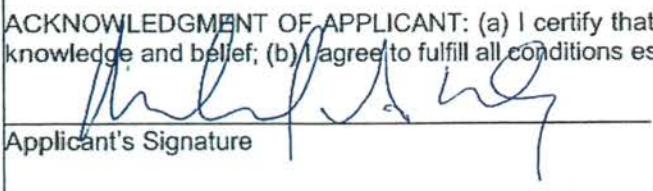
Andersen Ranch Estates

Total Project Area	Number of Lots	Smallest Parcel Size
48.2 acres	203	5,000 square feet

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail. This is a tentative subdivision map to allow for the creation of 203 single family parcels on a 48.2 acre portion of the Andersen Ranch. Please refer to attached report package for a detailed project description.

**NOTE:** If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

  
Applicant's Signature

**FOR OFFICE USE ONLY:**

CCMC 17.06 and 17.07

**TENTATIVE SUBDIVISION MAP**

**FEE\*:** \$3,500.00 + noticing fee

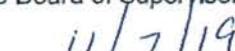
\*Due after application is deemed complete by staff

- SUBMITTAL PACKET – 5 Complete Packets (1 Unbound Original and 4 Copies) including:**
  - Application Form including Applicant's Acknowledgment
  - Properly Owner Affidavit
  - Copy of Conceptual Subdivision Map Letter
  - Detailed Written Project Description
  - Proposed Street Names
  - Master Plan Policy Checklist
  - Wet Stamped Tentative Map (24" x 36")
  - Reduced Tentative Map (11" x 17")
  - Conceptual Drainage Study
  - Geotechnical Report
  - Traffic Study (if applicable)
  - Documentation of Taxes Paid to Date
- CD or USB DRIVE with complete application in PDF**
- STATE AGENCY SUBMITTAL including:**
  - 2 Wet-stamped copies of Tentative Map (24" x 36")
  - Check made out to NDEP for \$400.00 + \$3/lot
  - Check made out to Division of Water Resources for \$180.00 + \$1/lot

Application Reviewed and Received By:

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

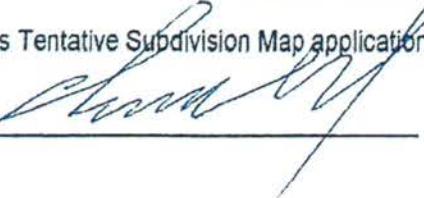
  
Date

PROPERTY OWNER'S AFFIDAVIT

I, Dennis Colard, being duly deposed, do hereby affirm that I am the record owner of the  
(Print Name)

subject property located at APNs: 007-573-06, 007-573-07, 007-573-08, 009-012-21, and that I have knowledge of, and I agree to, the  
(Property Address and APN)  
filing of this Tentative Subdivision Map application.

Signature

  
1800 Kings Canyon Road  
Carson City, NV 89702

Address

10/31/2019  
Date

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

STATE OF NEVADA Oregon )  
COUNTY Multnomah )

On OCTOBER 31<sup>st</sup>, 2019, personally appeared before me, a notary public,  
ARTURO GARCIA ACUNA, 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





Carson City Planning Division  
108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711  
[planning@carson.org](mailto:planning@carson.org)  
[www.carson.org/planning](http://www.carson.org/planning)

Date: July 15, 2019 July 25, 2019 (Revised)

Scott Christy  
Christy Corporation  
1000 Kiley Pkwy  
Sparks, NV 89436

**SITE INFORMATION:**

Location:	Mountain Street
APN:	007-593-09 -10, and -11
Master Plan Designation:	Medium Density Residential (MDR)
Approved Zoning:	Single Family 6000 and Single Family 12,000
Parcel size:	21.32 acres
Subject:	CSM-19-018

**PROJECT DESCRIPTION:** A subdivision of land for the creation of 204 lots, with proposed lot sizes ranging from 5,000 square feet to 13,569 square feet, a street network, and 7.58 acres of open space.

The following is a summary of the comments prepared by City staff regarding the proposed project. The Conceptual Map Review meeting was held on June 18, 2019.

**PLANNING DIVISION – Contact Hope Sullivan, 775-283-7922**

1. The total lot count permitted is 203 rather than the 204 proposed.
2. An open space exhibit demonstrating 100 square feet per unit for recreation uses should be submitted with the tentative map application.
3. On the application for tentative map, call out the building setbacks that are proposed.
4. Consistent with 17.10.035, provide a site analysis with the tentative map application.
5. The street section should accommodate on street parking and a sidewalk on both sides.

**FIRE DEPARTMENT – Contact Dave Ruben, Fire Marshall, 283-7153**

1. Project must comply with the currently adopted International Fire Code (IFC) and the northern Nevada fire code amendments.

PARKS AND RECREATION- Contact Vern Krahn, Senior Park Planner, 283-7343

1. A private Home Owner's Association (HOA) will be formed to provide maintenance for all the following areas in perpetuity: common area landscape and open space areas, buffer areas between the development and neighborhoods, common area path system, landscape medians, street corridors, recreation facilities/amenities in perpetuity. The HOA will also be responsible for snow removal on path system(s) and snow storage. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City Parks and Recreation Director. Common area maintenance shall include at a minimum, but not limited to the following:
  - Debris, weed, and litter removal
  - Noxious weed management
  - Care and replacement of plant material
  - Plant material irrigation and irrigation system repair
2. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. multi-use path system and trailhead improvements). The maintenance and funding shall be addressed in the development's CC&R's as well as in the Handbook to the satisfaction of the Carson City District Attorney. A separate development agreement regarding maintenance of these facilities shall be entered into between the HOA and the City, and the development agreement shall be referenced in the Handbook. A recorded covenant or deed restriction is recommended on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for the maintenance and upkeep of the public park/trailhead, recreation amenities, and multi-use path.
3. A multi-use path shall required along the southern property. The multi-use path will be designed to conform to the standards and policies of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2018).
4. Paths and sidewalks shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan.
5. Sidewalk connections to the trailhead/neighborhood park and multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
6. As part of the improvement plan, the applicant will construct and dedicate to the City the multi-use path, as well as implement the neighborhood park improvements at the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation & Open Space Department. The applicant shall provide a 30' wide (min.) easement for the path. Easement shall be a public access trail easement.

7. The developer shall be required to use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.
8. The applicant shall demonstrate connectivity between the trailhead/ multi-use path and the development's sidewalk/path system. This shall be done to the satisfaction of the Parks, Recreation & Open Space Department.
9. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA and shall be maintained to City Standards.
10. The developer, at their expense, will construct and dedicate the land and all agreed upon improvements for the multi-use path to the City upon successful completion, and final project acceptance of said work by the City, through its Parks, Recreation & Open Space Department. As a result, the Residential Construction Tax (RCT) described in CCMC 15.60 - Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwelling units in the project area. A development agreement, or similar instrument, between the applicant and the City regarding RCT, neighborhood park improvements to the trailhead and trail construction will be required for consideration of the Carson City Board of Supervisors.
11. The park neighborhood's design shall be incorporated into the existing Mountain Street Trailhead. The applicant shall design and construct, at its expense any design modifications to the trailhead, including but not limited to a picnic shelter, signage, restroom facility (including utility connection fees associated with a permanent flush toilet facility), parking lot infrastructure preservation/maintenance (crack sealing, slurry seal, restriping, curb cut for access etc.) and a 10' wide concrete multi-use path with an adjacent 3' wide decomposed granite path connecting to the trailhead. It is expected identified trailhead improvements shall be constructed during Phase I and at the same time as the neighborhood park components.
12. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path, including interpretive /wayfinding signage, pet waste stations, and related amenities . It will be constructed from the City's Mountain Street Trailhead to Ormsby Blvd, and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard.
13. The multi-use path shall be located outside the proposed project's perimeter fence for ease of access by the general public. Gate(s)/fence openings providing pedestrian/ADA access for the development's residents to the path will be allowed at locations approved by the Parks, Recreation & Open Space Department.

14. The multi-use path will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree.
15. ~~To allow for safe pedestrian and bicycle use along Kings Canyon Road, the applicant shall install a sidewalk and bike lane improvements consistent with the standard collector street section, or an alternative design subject to review and approval by the Public Works Director. Design of this improvement is to be submitted to the Public Works Director prior to the issuance of any improvement or construction permits. Improvement or construction permits shall only be issued upon the Public Works Director's finding that the proposed transportation improvements are consistent with the collector street standard or, if an alternative design is proposed, consistent with the intent of providing for safe pedestrian and bicycle use along Kings Canyon Road. The design approved by the Public Works Director must be installed as part of the Phase 1 improvements. If the area of the transportation improvements is intended to be separated from the remainder of the parcel via a parcel map, the owner's certificate on the parcel map shall be modified to include language obligating the owner to the terms of this condition.~~
16. The development's Conceptual Subdivision Map is located on property currently owned by Andersen Ranch LLC. This property is identified in the Open Space Plan as a high priority area for protection due to its irrigated agricultural lands. The current owners have not initiated discussions with the City regarding acquisition. Therefore, additional acquisition outside of the multi-use path is not proposed at this time.
17. Revise the proposed development's documents to state all open space references refer to private common areas that are required by the City's development standards and not the City's Open Space Program.
18. The Unified Pathways Master Plan (UPMP) identifies on-street bike lanes along the street frontage of the proposed development on North Ormsby Boulevard. This UPMP requirement needs to be coordinated with Development Engineering's requirements for the development's street frontage design and improvements.
19. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.
20. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required common landscaping areas/open space on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

ENGINEERING AND UTILITIES – Contact Stephen Pottey, Project Manager

Based on our review, the following comments are offered:

1. Carson City's Chief Stormwater Engineer must approve the conceptual flood conveyance design prior to tentative map review by the Planning Commission.
2. A wetland delineation report must be submitted with the tentative map application.
3. A geotechnical report must be submitted with the tentative map application. This report may be a preliminary report but must give the estimated groundwater level.
4. In addition to the street connections shown, N Richmond Av must also connect to the project. Why??
5. Street asphalt thickness must be 4 inches on local streets, or per the geotechnical engineer's recommendations, whichever is thicker. This must be called out in the tentative map.
6. All interior streets must meet Carson City Standard Detail C-5.1.8.
7. For the site improvements if soils are to be exported or imported to the site, the haul route must be approved by the transportation manager prior to issuing a site improvement permit.
8. Water mains must connect through all new street connections.
9. Half street improvements are required along the frontage of the development to increase the width of N Ormsby Bl to meet the standard for an urban collector with bike lanes.
10. Mountain Street must be striped with bike lanes on each side, along the frontage of the project, with parking on the east side of the street, and "No Parking Bike Lane" signs on the west side of the street. Why??
11. A sealed conceptual drainage study meeting the requirements of section 14 of the Carson City Development Standards must be submitted with the tentative map.
12. A sealed traffic impact study must be provided, meeting the requirements of CCDS 12.13. Please contact Dirk Goering for traffic impact study scoping at 775-283-7431.
13. A sealed water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
14. A sealed sewer main analysis must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS.
15. A sampling tap is requested to be included in a common area of the project near one of the entrances. Our standard for sampling taps is the Kupferle Eclipse #88 or approved equal.
16. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.

Currently the site is below the grade of surrounding homes. We need to know what elevation you will be building at? Will you fill the property up to our elevations?

17. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
18. Addresses for units will be provided during the building permit review process.
19. Fresh water must be used for Dust control. Contact Rit Palmer at Public Works at 283-7382 for more information.
20. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
21. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
22. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
23. New electrical service must be underground.
24. Please show gas and electric connections for this project.
25. Any work performed in the street right of way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
26. A Construction Stormwater Permit from the Nevada Division of Environmental Protection (NDEP) will be required for construction.
27. A Dust Control Permit from NDEP will also be required.

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

Thank you for the opportunity to comment on your project. Please be advised that the comments presented in this letter may not include all the requirements or conditions which may be placed on the project at the time of final review by the Planning Commission and Board of Supervisors.

You may also note comments provided by various city staff at the conceptual review meeting that may not have been included in any written comments. If you have any questions, please feel free to contact this office at 775-283-7922.

Sincerely,

Hope Sullivan  
Planning Manager



## Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org

## Carson City Road Name Reservation/Approval Application

<b>Request Date:</b> November 7, 2019	<b>Requested By:</b> Christy Corporation
<b>Phone Number:</b> (775) 502-8552	<b>Email:</b> mike@christynv.com
<b>Total Number of Roads:</b> 5	<b>Subdivision Name:</b> Andersen Ranch Estates

This application is not complete without the road layout map with the proposed street names shown.



# CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)**Secured Tax Inquiry Detail for Parcel # 007-573-09**

Property Location: N ORMSBY BLVD  
Billed to: ANDERSEN FAMILY ASSOCIATES  
P O BOX 1746  
CARSON CITY, NV 89702-0000

Tax Year: 2019-20  
Roll #: 000535  
District: 2.4  
Tax Service:  
Land Use Code: 600

[Code Table](#)

**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

**Current Year**

08/19/19	26.73	1.07	27.80	27.80	.00
10/07/19					
01/06/20					
03/02/20					

[History](#)**Additional Information**

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount			.58	.02	18.92

They are still taxed at Agricultural rates. How much do you think they owe the city in back taxes???



# CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

## Secured Tax Inquiry Detail for Parcel # 007-573-10

Property Location: N ORMSBY BLVD  
Billed to: ANDERSEN FAMILY ASSOCIATES  
P O BOX 1746  
CARSON CITY, NV 89702-0000

Tax Year: 2019-20  
Roll #: 000536  
District: 2.4  
Tax Service:  
Land Use Code: 600

[Code Table](#)

### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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### Current Year

08/19/19	43.34	1.73	45.07	45.07	.00
10/07/19					
01/06/20					
03/02/20					

[History](#)

### Additional Information

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount	17.16	19.27	17.57	15.90	28.24

They are still taxed at Agricultural rates. How much do you think they owe the city in back taxes???



# CARSON CITY

Capital of Nevada

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## Secured Tax Inquiry Detail for Parcel # 007-573-11

Property Location: 1450 MOUNTAIN ST  
 Billed to: ANDERSEN FAMILY ASSOCIATES  
 P O BOX 1746  
 CARSON CITY, NV 89702-0000

Tax Year: 2019-20  
 Roll #: 000537  
 District: 1.0  
 Tax Service:  
 Land Use Code: 695

[Code Table](#)

### Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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### Current Year

08/19/19	14.38	.58	14.96	14.96	.00
10/07/19					
01/06/20					
03/02/20					

[History](#)

### Additional Information

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abalement Amount	100.85	100.74	93.06	89.37	44.24

They are still taxed at Agricultural rates. How much do you think they owe the city in back taxes???