



2. Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the fire department of all hydrant locations.
6. The following note shall be placed on all final maps stating:  
*"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."*
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.
8. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.
11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety

in the amount of 150 percent 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 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.

14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The district attorney shall approve any CC&R's prior to recordation of the first final map.

**Other Conditions of Approval:**

16. The water main must be looped to Retail Court. The water main must be in a minimum 20' wide easement, centered on the main, with additional width as necessary per Carson City Development Standards. No trees, structures, or parking will be permitted within the water main easement.
17. A water sampling tap must be installed on the new water main in a common area.
18. The Carson City Unified Pathways Master Plan calls for on-street bike lanes on Emerson Drive. The project must stripe bike lanes from the College Parkway to the northern boundary of the project, and transition into the multi-use path adjacent to the freeway.
19. The partial abandonment of the NV Energy easement located in the northern and eastern portions of the site must be completed prior to issuing a site improvement permit. The abandonment shall result in an easement width satisfactory to NV Energy. No portion of the resulting easement shall be located within any of the residential lots.
20. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:
  - Half-street improvements are required along the project frontage per CCMC 11.12.081, including sidewalk, curb, gutter, striping, and paving from the existing edge of pavement to the proposed gutter. The resultant street section must match the width of the Emerson Drive just north of the project at the underpass.
21. As part of the site improvement permit, the applicant must provide a landscape plan demonstrating compliance with the Development Standards in Division 3.
22. Carson City is a nationally recognized Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. A recommended tree and shrub species list has been provided. Any remaining landscape plant material selection must be consistent with the City's approved tree species list or other tree species, as approved by the City.
23. An exhibit demonstrating compliance with the open space requirements (Carson City Development Standards 1.18.6) shall be included in the application for site improvement permit.
24. The applicant is 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 as needed.

25. The applicant shall provide the Community Development Department with a deed restriction for recordation at the time the final map is submitted for recordation. The document shall state the following:
- Variance (VAR-2019-0003) has been approved placing the homes along the southern boundary of the project site 10 feet closer to the existing church on APN 002-751-06, than is required by Carson City Development Standards 1.18. There may be inconvenience or discomfort, including but not limited to noise, glare, or physical activity, associated with the proximity to such a commercial use.
26. At the time of recordation of the final map, a private Homeowner's Association (HOA) or similar entity must be formed to **provide maintenance for all of the following areas in perpetuity:**
- ~~Internal streets must be privately owned and maintained, and the maintenance must be described in the CC&R's. The City will not perform maintenance on this roadway. The roads must have public access easements for residents and public utility easements for sewer, water, and storm drain improvements.~~
  - One-hundred percent funding and maintenance for all common areas, open space, amenities, fences and vegetative screening. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Community Development Director. A separate development agreement regarding maintenance of these facilities shall be entered into between the association and the City. A recorded covenant or deed restriction shall be placed on all properties included in the development agreement to ensure maintenance of these amenities are funded in perpetuity. The restrictions will provide that should the homeowners association ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for 100% of the maintenance.
27. The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the following concurrent applications:
- 2019-00000166- A Special Use Permit for a residential use in a non-residential district.
  - LU-2019-0080- A Special Use Permit for tandem parking in a single-family residential development.
  - VAR-2019-0003- A Variance from Division 1.18.4(b) requiring a minimum of a 20-foot setback plus 10 feet for each story above one-story if adjacent to a single-family zoning district.
28. The required internal setbacks shall be a front setback of 10 feet to the house and 20 feet to the garage; side setback of 0 feet on one side and 5 feet on the other side; and a rear setback of 5 feet. Lots 14 through 22 shall have a rear yard setback of no less than 20 feet. These setbacks shall be stated on the final map as well as the CC&Rs.
- 29. As volunteered by the applicant, prior to recordation of the final subdivision map, the applicant shall provide to the City, payment in the amount of the cost to slurry seal the internal public road (based upon the square footage of the asphalt section of such road multiplied by the per square foot price negotiated by Carson City with its seasonal provider), as approved by the City Public Works Director.**
- 30. All common areas must have public utility easements.**

**LEGAL REQUIREMENTS:** CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); NRS 278.330

**MASTER PLAN DESIGNATION:** Community/Regional Commercial  
**ZONING DISTRICT:** Neighborhood Business

**KEY ISSUES:** Does the proposal meet the Tentative map requirements and other applicable requirements?

**SURROUNDING ZONING AND LAND USE INFORMATION**

**NORTH:** Single Family 6,000/I-580

**SOUTH:** Single Family 6,000 and Tourist Commercial/Church and Veterinary Hospital

**WEST:** Single Family 6,000/Single Family Residences

**EAST:** Single Family 6,000 and Tourist Commercial/Energy substation and hotel under construction.

**ENVIRONMENTAL INFORMATION:**

**FLOOD ZONE:** Zone X (Area of minimal flooding)

**SLOPE/DRAINAGE:** Generally flat draining to the southeast.

**SEISMIC ZONE:** Zone II (moderate)

**FAULT:** Beyond 500 feet

**SITE DEVELOPMENT INFORMATION:**

**SUBJECT SITE AREA:** 5.5 acres

**EXISTING LAND USE:** Vacant

**SITE HISTORY:**

MPR-04-011: Major Project Review for a Self-storage facility

MPR-05-236: Major Project Review for a Self-storage facility

ZMA-15-178: Zoning Map Amendment from Single Family-6000 to Neighborhood Business

CSM-19-115: Conceptual Subdivision Map for 40 lot single family attached development

SUP-2019-00000166: Special Use Permit for a 37-unit single family residential development on property zoned Neighborhood Business.

LU-2019-0080: Special Use Permit to allow for tandem parking for a 37-unit residential development on property zoned Neighborhood Business.

VAR-2019-0003: Variance to reduce the rear yard setback for the homes abutting the south property line on property for a 37-unit single family residential development on property zoned Neighborhood Business.

TSM-2019-00000165: Tentative Subdivision Map to create 37 single family lots on a 5.5-acre parcel zoned Neighborhood Business.

## **DISCUSSION:**

On January 29, 2020 the Planning Commission recommended to the Board of Supervisors approval of a Tentative Subdivision Map known as Emerson Drive Cottages, and approved the associated Special Use Permit for a 37 unit single family residential development on property zoned Neighborhood Business; Special Use Permit to allow for tandem parking; and Variance to reduce the rear yard setback for the homes abutting the southern-most property line.

On February 20, 2020 the Board of Supervisors approved TSM-2019-00000165 a tentative subdivision map known as Emerson Drive Cottages, consisting of 37 single family residential lots on 5.5 acres. The approval was subject to 28 conditions of approval.

The applicant is seeking to modify Condition of Approval 26(a). Condition of Approval 26(a) states:

“Internal streets must be privately owned and maintained, and the maintenance must be described in the CC&R’s. The City will not perform maintenance on this roadway. The roads must have public access easements for residents and public utility easements for sewer, water, and storm drain improvements.”

The request follows a recent decision by the Board of Supervisors to approve public roads for the Silverview Townhomes (SUB-2020-0001). During the Board of Supervisors meeting, the applicant volunteered a condition, wherein prior to approval of the final map, he would submit to the City a check equal to the cost of a slurry seal of the internal public roads (square footage of the asphalt section of the road multiplied by the price per square foot that Carson City has negotiated with its seasonal provider) to the satisfaction of the P Works Director.

The applicant has come forward with a request to remove the requirement for the internal roads to be privately owned and maintained. Alternatively, the applicant has offered the following condition of approval:

“Prior to recordation of the final subdivision map, the applicant shall deliver to the City payment in the amount of the cost to slurry seal the internal public road (based upon the square footage of the asphalt section of such road multiplied by the per square foot price negotiated by Carson City with its seasonal provider), as approved by the City Public Works Director.”

In order to accomplish this, staff is recommending modifications to Condition 26 and the addition of Condition 29 and 30. As recommended, Condition 26 would be modified to remove the requirement for the internal road to be privately owned and maintained. Condition 29 reflects the condition offered by the applicant; and Condition 30 was added to address the need for public utility easements on the common areas as previously required in Condition 26(a).

CCMC 17.05 identifies the approval process for tentative maps. The Planning Commission reviews tentative maps and makes a recommendation to the Board of Supervisors. The Board has the authority to approve a tentative map. Similarly, the Planning Commission reviews modifications to tentative maps, and makes a recommendation to the Board. The Board has the authority to approve the modification.

**PUBLIC COMMENTS:** Public notices were mailed on July 9, 2020 to 64 property owners within 600 feet of the subject site pursuant to the provisions of NRS and CCMC for the Tentative Subdivision Map application. As of the completion of this staff report, no public comments have been received. Any written comments that are received after this report is completed will be

submitted prior to or at the Planning Commission meeting on July 29, 2020 depending upon their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:** The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval, where applicable.

**Engineering Division:**

The Engineering Division has no preference or objection to the tentative map revision and is in favor of accepting the condition of approval that has been offered by the applicant.

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 17.07.005. The following Tentative Map Findings by the Engineering Division are based on approval of the above conditions of approval:

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 change in conditions of approval has no impact on this finding.

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

The change in conditions of approval has no impact on this finding.

3. *The availability and accessibility of utilities.*

The change in conditions of approval has no impact on this finding.

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

The change in conditions of approval has no impact on this finding.

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.*

Development engineering has no comment on this finding.

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

Development engineering has no comment on this finding.

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

The change in conditions of approval has no impact on this finding.

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

The proposed revision will increase the cost to the City to maintain local streets.

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

The change in conditions of approval has no impact on this finding.

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

Development engineering has no comment on this finding.

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.*

The change in conditions of approval has no impact on this finding.

12. *Recreation and trail easements.*

Development engineering has no comment on this finding.

These comments are based on the tentative map plans and reports submitted. All applicable code requirements will apply whether mentioned in this letter or not.

**TENTATIVE MAP FINDINGS:** Staff recommends approval of the modification to the Tentative Subdivision Map based on the findings below, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

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 proposed modification will not change the ability to make this finding. The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

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

The proposed modification will not change the ability to make this finding. Water supplied to the development will meet applicable health standards. The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. ***The availability and accessibility of utilities.***

The proposed modification will not change the ability to make this finding. All utilities are available in the area to serve this development.

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

The proposed modification will not change the ability to make this finding. The project is located adjacent to existing single family and commercial developments which are served by the existing public services including schools, sheriff, transportation facilities, and parks. The modification will not impact the existing public services.

**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 proposed modification will not change the ability to make this finding. The proposed subdivision is adjacent to a multi-use trail, located along the northern property boundary. Residents will be able to access the trail via the sidewalk system along Emerson Drive.

**6. Conformity with the zoning ordinance and land use element of the City's Master Plan.**

The proposed modification will not change the ability to make this finding. The Master Plan land use designation is Community/Regional Commercial. This designation is described as providing a mix of retail service in a concentrated setting that serves the local community but may also include larger retail centers with unique stores or characteristics that provide a regional draw. The requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1). Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost-effective manner.

Guiding Principal 7 discusses compact, mixed use activity centers, stating “Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context and level of priority.”

Given the existing surrounding neighborhood context, staff finds this proposal to be consistent with the master plan.

The zoning designation is Neighborhood Business. Residential uses are permitted in this zoning district subject to first obtaining approval of a Special Use Permit for residential uses in a commercial zoning district. The applicant received approval for a Special Use Permit (2019-00000166) on January 29, 2020 and the Tentative Subdivision Map is reliant upon approval of the SUP. The Tentative Subdivision Map is also dependent upon the approved Special Use Permit for tandem parking (LU-2019-0080) and a Variance from the required 30-foot setback along the southern-most property line (VAR-2019-0003).

**7. General conformity with the City's Master plan for streets and highways.**

The proposed modification will not change the ability to make this finding. The proposed subdivision is in conformance with the City's master plan for streets and highways. Emerson Drive is a local road. The recommended conditions of approval include improvements consistent with local road standards.

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

The proposed modification will not change the ability to make this finding. As proposed and conditioned, the project will have little or no detrimental effect on vehicular or pedestrian traffic. The applicant has provided a traffic memo outlining the estimated trips, based on the ITE Trip Generation Manual (9<sup>th</sup> edition). The proposed single-family residential project will generate approximately 352 daily trips with an AM peak of 28 trips and a PM peak of 37 trips. This is below the threshold for a full traffic analysis. The transportation department has reviewed the project and has no concerns regarding adjacent signalized intersection. The project will include improvements such as sidewalks, curb, gutter, striping and half-street paving along Emerson Drive. These sidewalks will complete a connection on the east side of Emerson Drive between College Parkway and the multi-use path located along the northern boundary of the project. Additionally, the Carson City Unified Pathways Master Plan calls for on-street bike lanes on Emerson Drive; therefore, the applicant will be required to stripe bike lanes from College Parkway to the northern boundary of the project, and transition into the multi-use path adjacent to the freeway. Although public roads will increase costs for the City to maintain local streets, the costs will be mitigated with the condition offered by the applicant to pay for the cost of a slurry seal prior to recording the final map.

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

The proposed modification will not change the ability to make this finding. The site is relatively flat, and there are no faults near the site. The property is not located in a FEMA flood zone that requires special flood damage prevention considerations.

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

The proposed modification will not change the ability to make this finding. The proposed tentative map has been routed to the Nevada Department of Environmental Protection (NDEP) and the Nevada Division of Water Resources. Public Works has indicated sufficient water and sewer capacity to meet the demands of this project.

**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.***

The proposed modification will not change the ability to make this finding. The Public Works Department reviewed the project in conjunction with the Fire Department. Modifying the conditions to allow for the roads to be publicly maintained will not impact the availability and accessibility of fire protection.

**12. *Recreation and trail easements.***

The proposed modification will not change the ability to make this finding. The project abuts an existing multi-use path. The applicant will be required to construct curb, gutter, and sidewalk which will complete the connection between the trail and College Parkway on the east side of Emerson Drive.

Attachments

Applicant's Voluntary Condition (7/20/2020 email)  
Application SUB-2020-0006

## Heather Ferris

---

**From:** John Krmpotic <johnk@klsdesigngroup.com>  
**Sent:** Monday, July 20, 2020 5:19 PM  
**To:** Heather Ferris  
**Cc:** Hope Sullivan; Winkel, Robert A.; John Foley - Durastone (jfoley@paradisonv.com)  
**Subject:** Emerson Cottages (Condition Amendment app) - Voluntary Condition of Approval

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

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Heather, here is a Volunteer Condition on behalf of the applicant to be Included in Condition Amendment staff report:

**“Prior to recordation of the final subdivision map, the Applicant shall deliver to the City payment in the amount of the cost to slurry seal the internal public road (based upon the square footage of the asphalt section of such road multiplied by the per square foot price negotiated by Carson City with its seasonal provider), as approved by the City Public Works Director.”**

Please let me know if you have any questions or further requests.

Thank you  
John

John F. Krmpotic, AICP  
KLS Planning & Design  
775 857 7710 (cell)



1 East 1st Street, Suite 1400  
Reno, NV 89501 | 775-852-7606

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# Emerson Drive Cottages

Application to City of Carson City for a:

## ***Condition Amendment for approved Tentative Subdivision Map***

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design Group  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, Nevada 89501

Michael Vicks, P.E.  
775.636.7905  
[mike@montevistaconsulting.com](mailto:mike@montevistaconsulting.com)  
720 Tahoe Street, Suite 1  
Reno, NV 89509



Prepared for:

Jean M Rottman Trust  
Attn: Troy Browning  
265 Brunswick Mill Road  
Reno, NV 89511

**Submitted on July 7, 2020**

**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)

**FOR OFFICE USE ONLY:**

CCMC 17.06 and 17.07

**FILE # TSM - -**

**TENTATIVE SUBDIVISION MAP**

**APPLICANT** **PHONE #**  
 Jean M Rottman Trust - Troy Browning 775-232-4509

**FEE\*: \$3,500.00 + noticing fee**  
 \*Due after application is deemed complete by staff

**MAILING ADDRESS, CITY, STATE, ZIP**  
 265 Brunswick Mill road, Reno NV 89511

**EMAIL**  
 Renosundevil@gmail.com – Troy Browning

**SUBMITTAL PACKET – 5 Complete Packets (1 Unbound Original and 4 Copies) including:**

- Application Form including Applicant's Acknowledgment
- Property 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

**PROPERTY OWNER** **PHONE #**  
 Jean M Rottman Trust 775-232-4509

**MAILING ADDRESS, CITY, STATE, ZIP**  
 450 Anitra Drive, Reno, NV 89511

**EMAIL**  
 Renosundevil@gmail.com – Troy Browning

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
 John Krmpotic, AICP - KLS Planning 857-7710

**CD or USB DRIVE with complete application in PDF**

**MAILING ADDRESS, CITY, STATE, ZIP**  
 1 East 1st Street, Suite 1400 – Reno, NV 89501

**EMAIL**  
 Johnk@klsdesigngroup.com

- 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

**Project's Assessor Parcel Number(s)**  
 002-751-07

**Application Reviewed and Received By:**

---

**Project's Street Address**  
 None – Just noted as Emerson Drive on GIS website

**Submittal Deadline: Refer to the Planning Commission application submittal [schedule](#).**

**Nearest Major Cross Street(s)**  
 College Parkway & N. Roop

**Project's Master Plan Designation**  
 Community/Regional Commercial

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

**Project's Current Zoning**  
 Neighborhood Business (NB)

**Project Name**  
 Emerson Cottages

<b>Total Project Area</b>	<b>Number of Lots</b>	<b>Smallest Parcel Size</b>
5.5 acres	42	2,524 sf

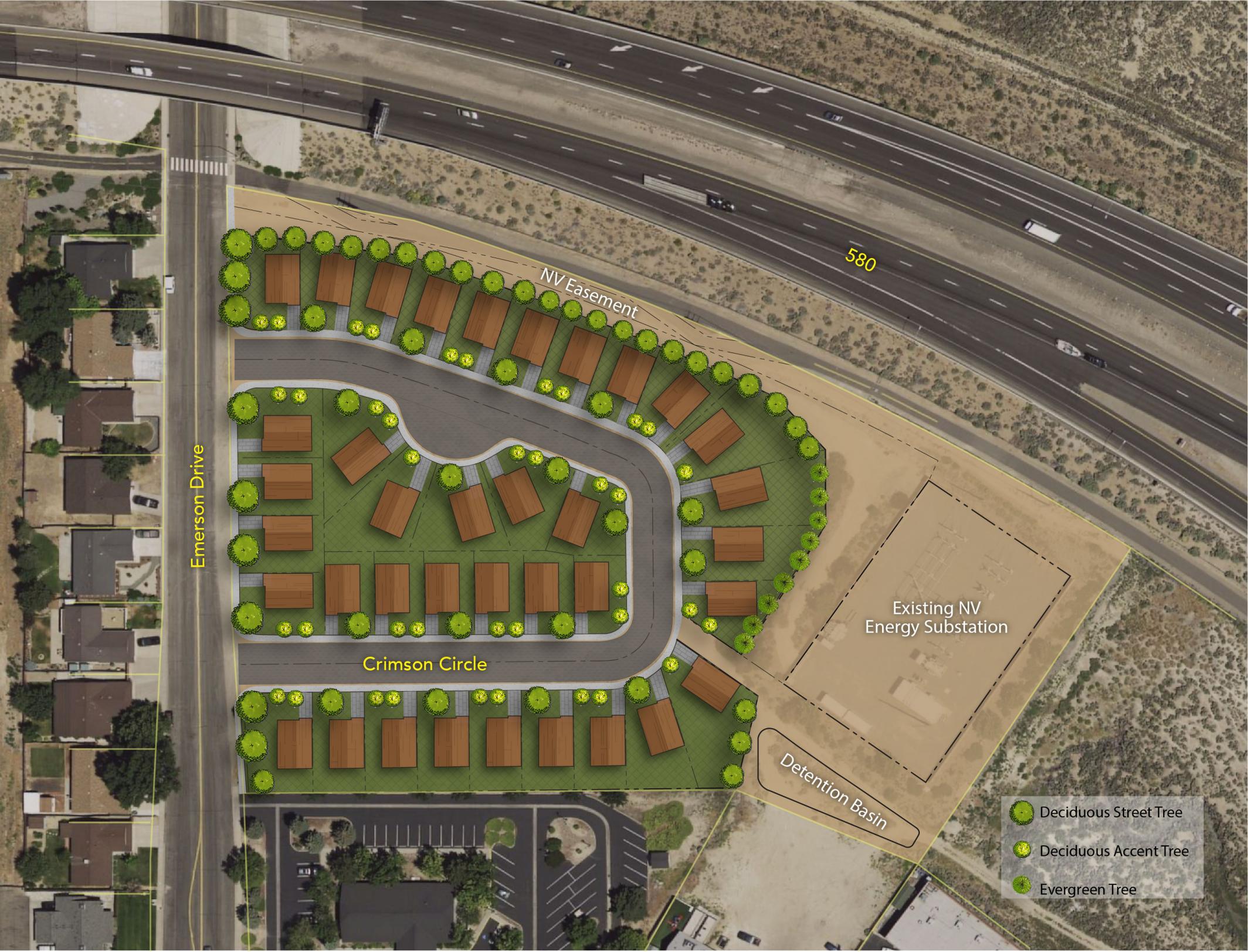
Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.  
 This is a request to amend Condition #26 (a). from the NOD for TSM-19-165 as approved by the Board of Supervisors on 2/20/20. This is to delete Condition 26 (a). and offer the street for public dedication as a street designed to city standards. Supporting analysis is included in the application.

**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

July 7, 2020  
 \_\_\_\_\_  
 Date



Emerson Drive

580

NV Easement

Crimson Circle

Existing NV Energy Substation

Detention Basin

-  Deciduous Street Tree
-  Deciduous Accent Tree
-  Evergreen Tree

## **Emerson Cottages – Public Street Dedication Rationale**

Emerson Cottages is a needed infill pocket neighborhood project providing attainable housing to the valued “missing middle” of our local residents. The City “is already in the neighborhood”.

Attached is a fiscal analysis prepared by Ekay Consulting which provides that the public dedication is fiscally accretive to the City. Property tax revenue generated from Emerson Cottages covers more than the costs to be incurred for maintenance of the street. The fiscal analysis assumes only \$11,100,000 of incremental tax value added. It will likely be significantly larger.

In addition to the fiscal benefit, following are other supporting points:

- There is no road maintenance burden until 10 years after dedication. This is typical for a public street built to Carson City standards.
- The single street is being built to the Urban Street Standard in the Carson City Public Works Design Manual. The interior street and community sidewalk and street improvements will be matched into Emerson Street, a public street.
- Emerson Cottages adds only 850 feet of new street in the context of 41 miles of public streets in Carson City today. All adjacent streets are public.
- The City has the system in place, including assigned and budgeted manpower and resources, to maintain the neighborhood street. Public dedication avoids the risk of a City eyesore caused by private maintenance from an unqualified or underfunded Association. That is significant to avoid a “mom and pop” operation that does not have the resources and expertise to manage these issues.
- “Micro HOA’s” are an issue in managing the street maintenance. If the HOA doesn’t manage it properly and the street crumbles, is this a concern for the city?
- Not all development is the same when considering public versus private streets. Think of a large-scale master-planned community, on the outskirts of a city where it extends city services. That is a very different scenario that may involve private streets proposed by a developer to reduce street standards, have gated access, etc. Also, a large-scale master planned community will be required to have a substantial, fully staffed Association in place with paid professionals to manage community improvements. Such a large-scale project located outside or on the outskirts of a city poses a different scenario (fiscally and practically) versus a small infill neighborhood in the heart of the city when evaluating street maintenance.
- Adding an additional monthly Association cost to maintain a private road will have a material adverse impact of the affordability of homes within Emerson Cottages. Homes are planned for our local residents and work force working to attain the American dream at a price far below the local average and median amounts.

September 19, 2019

John F. Krmptic, AICP  
KLS Planning & Design  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, NV 89501

**Re: Fiscal Impact Analysis of Public Streets for Emerson Estates Project**

Mr. Krmptic:

Per your request, I estimated the fiscal impact on Carson City of the public streets expected to be added by the Emerson Estates project. It is my understanding the 42-unit Emerson Estates development is expected to construct 850 linear feet of streets and dedicate these streets to Carson City for maintenance. Street maintenance in Carson City is primarily funded through the Streets Maintenance Fund. The revenue and expenditure impact of Emerson Estates streets on this fund is estimated in this analysis.

It should be noted that this analysis differs from our typical fiscal impact analyses in its limited scope. We typically include the impact of a proposed residential, commercial, industrial, or mixed-use project on all impacted funds, including General Fund, any additional funds receiving property tax revenue, and any funds that may be uniquely impacted by the project. As the scope of this analysis was to focus on street maintenance impacts only, the analysis includes only the impacts on the Streets Maintenance Fund. Additionally, due to the limited scope and time available for this analysis, we did not meet with any Carson City representatives to discuss and obtain their approval of our fiscal impact methodology. However, this analysis is based on fiscal impact methodologies used for multiple jurisdictions across Nevada.

It is our understanding the Emerson Estates is expected to include 42 townhome units located off Emerson Drive in Carson City, Nevada. The project is expected to have an average sales value of its units of \$300,000, which is consistent with sales prices of existing townhomes in Carson City. Our fiscal impact analysis is based on this information, along with current market data for Carson City (Carson City Assessor's Office website). Calculations, methodology, and assumptions for the analysis are summarized in the appendices attached to this report. These appendices are as follows:

### ***Appendix 1-Buildout Assumptions***

This appendix outlines project buildout information, including number of residential units constructed by year, estimated land and improvement values for the project, and resulting construction materials costs.

### ***Appendix 2-Estimated Number of Residents***

Based on the buildout information in Appendix 1, Appendix 2 estimates the number occupied units (assuming existing vacancy rates in Carson City) and resulting number of residents added to Carson City by the project.

### ***Appendix 3-Estimated Real Property Tax Revenue***

Based on buildout information shown in Appendix 1, this appendix estimates assessed valuation of the project over a 20-year analysis period and resulting property tax revenue for the Carson City General and Special Revenue funds. Though the Streets Maintenance Fund does not receive any property tax revenue, this Appendix is included to show the significant property tax revenue generated by the project for the City's various funds.

### ***Appendix 4-Estimated Sales Tax Revenue***

Based on the construction materials cost estimated in Appendix 1 and occupied households estimated in Appendix 2, the analysis estimates sales tax revenue generated by the project from all Carson City sales tax rates. This includes the City County Relief Tax (CCRT), Public Transportation, Infrastructure, Railway Commission, and Open Space rates. Of these, the Public Transportation rate is used to fund services in the Streets Maintenance Fund. Revenues from other rates are included to show a larger scope of the project's revenue impacts.

### ***Appendix 5-Comparison of Estimated Revenue to Estimated Costs***

This appendix uses the same layout as budget documents for the Streets Maintenance Fund, including all revenue and expenditure sources for the Fund. Sales tax and gas tax revenue is estimated for the fund, as well as street maintenance expenditures using the average per mile cost for Carson City. Detailed assumptions and calculations used to estimate these revenues and expenditures are outlined in the Appendix. The analysis is conservative as it assumes only 50% of all gas tax revenue is generated by residents, does not estimate revenues from all Fund sources, and potentially overestimates expenditures by estimating maintenance costs based on existing paved streets only.

Table 1 provides a summary of estimated Streets Maintenance Fund revenues and expenditures associated with the 850 linear feet of streets constructed by the Emerson Estates project and dedicated to Carson City for maintenance, over the 20-year analysis period. The table shows the Emerson Estates project is estimated to generate revenues for the Carson City Streets Maintenance Fund of \$89,200 over the 20-year analysis period. Costs for the Fund to maintain project-related streets are estimated at \$75,100 over the same period. This results in a net surplus for the Fund of \$14,100. The table shows a

positive surplus exists in every year of the analysis period. **This indicates that the revenue generated by the project for the Fund is expected to exceed costs of project street maintenance, generating a positive net fiscal impact on Carson City.**

**Table 1. Summary of Carson City Streets Maintenance Fund Impacts**

<b>Year</b>	<b>Total Project Revenue</b>	<b>Total Project Costs</b>	<b>Annual Revenue Surplus</b>	<b>Cumulative Revenue Surplus</b>
2019	\$ -	\$ -	\$ -	\$ -
2020	7,383	2,990	4,393	4,393
2021	3,493	3,080	414	4,806
2022	3,598	3,172	426	5,233
2023	3,706	3,267	439	5,671
2024	3,817	3,365	452	6,124
2025	3,932	3,466	466	6,589
2026	4,050	3,570	480	7,069
2027	4,171	3,677	494	7,563
2028	4,296	3,787	509	8,072
2029	4,425	3,901	524	8,596
2030	4,558	4,018	540	9,136
2031	4,695	4,139	556	9,692
2032	4,836	4,263	573	10,264
2033	4,981	4,391	590	10,854
2034	5,130	4,522	608	11,462
2035	5,284	4,658	626	12,088
2036	5,442	4,798	645	12,732
2037	5,606	4,942	664	13,396
2038	5,774	5,090	684	14,080
<b>Total</b>	<b>\$ 89,176</b>	<b>\$ 75,096</b>	<b>\$ 14,080</b>	

Furthermore, the project will generate other benefits for Carson City. As shown in Appendix 3, the project is expected to generate over \$1.2 million in property tax revenue for Carson City General and Special Revenue funds over the 20-year analysis period. Appendix 4 shows the project is expected to generate over \$500,000 over the 20-year analysis period for Carson City through various sales tax rates (excluding the Public Transportation rate). Given the project’s in-fill location and relatively small size, the project is not expected to require significant infrastructure and public safety expenditures

John F. Krmpotic, AICP

September 19, 2019

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(such as a new fire station), creating a positive net fiscal impact for Carson City's General and other impacted funds, creating additional funding for Carson City to spend elsewhere.

Additionally, given the housing shortage in the region, providing affordable housing helps house new employees to the area, making the area more attractive to employers who are having a difficult time filling jobs. As such, the project is not only expected to pay for itself in term of public services, but benefit existing and future residents of Carson City.

Please contact me with any questions regarding this analysis.

Sincerely,

A handwritten signature in cursive script that reads "Eugenia Larmore".

Eugenia Larmore, PhD, MBA, CMA, CVA, MAFF

**APPENDIX 1  
BULDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>ACRES DEVELOPED</u>	<u># OF UNITS BUILT</u>	<u>ADDED LAND VALUE</u>	<u>ADDED IMPROVEMENT VALUE</u>	<u>CONSTRUCTION MATERIALS COST</u>
2019	Townhomes	5.50	-	\$ 1,252,364	\$ -	\$ -
2020	Townhomes	-	42	-	6,011,211	3,005,606
<b>TOTAL</b>		<b>5.50</b>	<b>42</b>	<b>\$ 1,252,364</b>	<b>\$ 6,011,211</b>	<b>\$ 3,005,606</b>

**APPENDIX 1, ASSUMPTIONS:**

1. The following buildout information represents the Developer's best estimate in 2019.

	<u># Of Acres</u>	<u># of Units</u>	<u>Land Value/Unit</u>	<u>Improv. Value/Unit</u>
Townhomes	5.50	42	\$ 29,818	\$ 143,124

Source: Number of units built by year and associated square footage from Developer. Land and improvement values from existing multi-family developments in Carson City. Carson City Assessor's website.

2. Construction Materials Cost is estimated at **50%** of Added Improvement Value. Source: Discussions with contractors.

**APPENDIX 2  
CARSON CITY  
ESTIMATED NUMBER OF RESIDENTS**

<u>YEAR</u>	<u>USE TYPE</u>	<u># OF UNITS BUILT</u>	<u>CUMUL. # OF OCCUPIED UNITS</u>	<u>CUMUL. NO. OF RESIDENTS</u>	<u>% OF CARSON CITY POPULATION</u>
2019	Townhomes	-	-	-	
2020	Townhomes	42	-	-	
2021	Townhomes	-	41	95	0.2%
<b>TOTAL</b>		<b>42</b>		<b>95</b>	

**APPENDIX 2, ASSUMPTIONS:**

- Number of residential units from Appendix 1.
- Occupied residential units are estimated using a vacancy rate of **2.5%**  
Source: Owner occupied vacancy information from American Community Survey. Units are assumed occupied in the year after construction.
- Residents are estimated using a ratio of **2.31**  
Source: "Average Household Size of Occupied Units by Tenure." 2017 American Community Survey 5-Year Estimates, Carson City, NV, US Census Bureau.
- Carson City FY 2018-19 population is estimated at **55,438** This is used to estimate certain per capita revenues in Appendix 5.

**APPENDIX 3  
CARSON CITY  
ESTIMATED REAL PROPERTY TAX REVENUE**

<b>YEAR</b>	<b>USE TYPE</b>	<b>TAXABLE LAND VALUE (\$)</b>	<b>TAXABLE IMPROVEMENT VALUE (\$)</b>	<b>CUMULATIVE TOTAL TAX. VALUE (\$)</b>	<b>CUMULATIVE ASSESSED VALUE (\$)</b>	<b>GENERAL FUND REVENUE</b>	<b>SPECIAL REVENUE FUNDS</b>
2019	Townhomes	\$ 567,164	\$ -	\$ 567,164	\$ 198,507	\$ 3,895	\$ 452
2020	Townhomes	-	6,011,211	584,179	204,462	4,012	466
2021	Townhomes	-	-	6,793,252	2,377,638	46,654	5,416
2022	Townhomes	-	-	6,997,049	2,448,967	48,054	5,579
2023	Townhomes	-	-	7,206,961	2,522,436	49,495	5,746
2024	Townhomes	-	-	7,423,169	2,598,109	50,980	5,918
2025	Townhomes	-	-	7,645,865	2,676,053	52,510	6,096
2026	Townhomes	-	-	7,875,241	2,756,334	54,085	6,279
2027	Townhomes	-	-	8,111,498	2,839,024	55,707	6,467
2028	Townhomes	-	-	8,354,843	2,924,195	57,379	6,661
2029	Townhomes	-	-	8,605,488	3,011,921	59,100	6,861
2030	Townhomes	-	-	8,863,653	3,102,278	60,873	7,067
2031	Townhomes	-	-	9,129,562	3,195,347	62,699	7,279
2032	Townhomes	-	-	9,403,449	3,291,207	64,580	7,497
2033	Townhomes	-	-	9,685,553	3,389,943	66,517	7,722
2034	Townhomes	-	-	9,976,119	3,491,642	68,513	7,954
2035	Townhomes	-	-	10,275,403	3,596,391	70,568	8,193
2036	Townhomes	-	-	10,583,665	3,704,283	72,685	8,438
2037	Townhomes	-	-	10,901,175	3,815,411	74,866	8,692
2038	Townhomes	-	-	11,228,210	3,929,873	77,112	8,952
<b>TOTAL</b>		<b>\$ 567,164</b>	<b>\$ 6,011,211</b>			<b>\$ 1,100,284</b>	<b>\$ 127,737</b>

**APPENDIX 3, ASSUMPTIONS:**

- The project is currently generating some property tax revenue for Carson City. To arrive at the incremental impact of the project, existing taxable value of \$ **685,200** is subtracted from estimated taxable value of the project in 2019.
- Taxable value of land and improvements is estimated in Appendix 1.
- Land and improvement taxable values are inflated by **3.0%** annually, the maximum allowed increase for owner-occupied residential properties. This may be conservative for renter-occupied homes, which can increase up to 8% per year. This increase is net of depreciation.
- Property tax calculation: Taxable Value X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.  
Analysis assumes improvements will generate property tax revenue in the year after improvements are made to account for work-in-progress.  
Land values will generate property tax in the year improvements are made.
- Carson City General Fund operating tax rate is assumed to remain constant at FY 2019-20 rate of \$ **1.9622** per \$100 of value and Special Revenue funds rate at \$ **0.2278** per \$100 of value. Source: Carson City Budget, FY 2019-20.

**APPENDIX 4  
CARSON CITY  
ESTIMATED SALES TAX REVENUE**

<u>YEAR</u>	<u>USE TYPE</u>	<u>CONSTR. MATERIALS COST</u>	<u>HOUSEHOLD EXPENDITURES</u>	<u>TOTAL TAXABLE SALES</u>	<u>CCRT SALES TAX REVENUE</u>	<u>PUBLIC TRANSPORT REVENUE</u>	<u>INFRA-STRUCTURE REVENUE</u>	<u>RAILWAY COMMISSION REVENUE</u>	<u>OPEN SPACE REVENUE</u>
2019	Townhomes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020	Townhomes	3,005,606	-	3,005,606	66,358	7,383	3,691	3,691	7,383
2021	Townhomes	-	741,094	741,094	16,362	1,820	910	910	1,820
2022	Townhomes	-	763,327	763,327	16,853	1,875	937	937	1,875
2023	Townhomes	-	786,227	786,227	17,358	1,931	966	966	1,931
2024	Townhomes	-	809,814	809,814	17,879	1,989	995	995	1,989
2025	Townhomes	-	834,108	834,108	18,415	2,049	1,024	1,024	2,049
2026	Townhomes	-	859,131	859,131	18,968	2,110	1,055	1,055	2,110
2027	Townhomes	-	884,905	884,905	19,537	2,174	1,087	1,087	2,174
2028	Townhomes	-	911,453	911,453	20,123	2,239	1,119	1,119	2,239
2029	Townhomes	-	938,796	938,796	20,727	2,306	1,153	1,153	2,306
2030	Townhomes	-	966,960	966,960	21,348	2,375	1,188	1,188	2,375
2031	Townhomes	-	995,969	995,969	21,989	2,446	1,223	1,223	2,446
2032	Townhomes	-	1,025,848	1,025,848	22,649	2,520	1,260	1,260	2,520
2033	Townhomes	-	1,056,623	1,056,623	23,328	2,595	1,298	1,298	2,595
2034	Townhomes	-	1,088,322	1,088,322	24,028	2,673	1,337	1,337	2,673
2035	Townhomes	-	1,120,972	1,120,972	24,749	2,753	1,377	1,377	2,753
2036	Townhomes	-	1,154,601	1,154,601	25,491	2,836	1,418	1,418	2,836
2037	Townhomes	-	1,189,239	1,189,239	26,256	2,921	1,461	1,461	2,921
2038	Townhomes	-	1,224,916	1,224,916	27,044	3,009	1,504	1,504	3,009
<b>TOTAL</b>		<b>\$ 3,005,606</b>	<b>\$ 17,352,305</b>	<b>\$ 20,357,911</b>	<b>\$ 449,460</b>	<b>\$ 50,004</b>	<b>\$ 25,002</b>	<b>\$ 25,002</b>	<b>\$ 50,004</b>

**APPENDIX 4, ASSUMPTIONS:**

- Construction Materials Cost is estimated in Appendix 1.
- Household Taxable Sales-estimated based on the number of occupied households (Appendix 2), estimated household income, and expenditure information. Household incomes and percent of income spent on taxable items are estimated as follows:

	<b>Household Income</b>	<b>% Spent on Taxable Items</b>
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Townhomes	<b>\$ 60,784</b>	<b>28.1%</b>	Based on average sales price of \$300,000 per unit. Source: Developer.
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Household income estimated using affordability calculator created by EEC and Center for Regional Studies, UNR. Percent of household income spent on taxable item from Consumer Expenditure Survey, 2018, Bureau of Labor Statistics, data by corresponding household income range. Estimates are inflated 3% annually.

- Relevant tax rates for Carson City are as follows:

<b>0.500%</b>	Basic City County Relief Tax (BCCRT)
<b>1.750%</b>	Supplemental City County Relief Tax (SCCRT)
<b>0.250%</b>	Public Transportation
<b>0.125%</b>	Infrastructure
<b>0.125%</b>	Railway Commission
<b>0.250%</b>	Open Space

Distribution of BCCRT and SCCRT sales tax revenue to Carson City is calculated at **99.87%** of all Carson City CCRT revenue.

Source: Distribution based on average percentage share of Washoe County C-Tax distribution from FY 2016-17 to FY 2018-19. Data from Nevada Department of Taxation. "Consolidated Tax Distribution: Revenue Summary by County."

- A State administrative fee of **1.75%** of all sales tax revenue is subtracted for State uses. Source: AB 552.

**APPENDIX 5  
CARSON CITY  
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

<b>STREETS MAINENANCE FUND</b>	<b>Base Year FY 18-19</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>1ST 10-YEAR SUBTOTAL</b>
<b>REVENUE</b>												
<u>Taxes</u>												
County Option Sales and Use Tax <sup>1</sup>	Appendix 4	\$ -	\$ 7,383	\$ 1,820	\$ 1,875	\$ 1,931	\$ 1,989	\$ 2,049	\$ 2,110	\$ 2,174	\$ 2,239	\$ 23,569
County Option MV Fuel Tax <sup>2</sup>	\$ 439,584	-	-	398	410	422	435	448	461	475	490	3,539
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ 7,383</b>	<b>\$ 2,218</b>	<b>\$ 2,285</b>	<b>\$ 2,353</b>	<b>\$ 2,424</b>	<b>\$ 2,497</b>	<b>\$ 2,572</b>	<b>\$ 2,649</b>	<b>\$ 2,728</b>	<b>\$ 27,109</b>
<u>Intergovernmental Revenues</u>												
Federal/State/Local Grants <sup>3</sup>	\$ 63,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax <sup>2</sup>	1,408,123	-	-	1,275	1,313	1,353	1,393	1,435	1,478	1,522	1,568	11,337
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,275</b>	<b>\$ 1,313</b>	<b>\$ 1,353</b>	<b>\$ 1,393</b>	<b>\$ 1,435</b>	<b>\$ 1,478</b>	<b>\$ 1,522</b>	<b>\$ 1,568</b>	<b>\$ 11,337</b>
<u>Charges for Services</u>												
Street Repairs <sup>2</sup>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<u>Miscellaneous</u>												
Miscellaneous <sup>3</sup>	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUE TOTAL</b>		<b>\$ -</b>	<b>\$ 7,383</b>	<b>\$ 3,493</b>	<b>\$ 3,598</b>	<b>\$ 3,706</b>	<b>\$ 3,817</b>	<b>\$ 3,932</b>	<b>\$ 4,050</b>	<b>\$ 4,171</b>	<b>\$ 4,296</b>	<b>\$ 38,446</b>
<b>EXPENDITURES</b>												
Public Works <sup>4</sup>	\$ 5,218,843	\$ -	\$ 2,990	\$ 3,080	\$ 3,172	\$ 3,267	\$ 3,365	\$ 3,466	\$ 3,570	\$ 3,677	\$ 3,787	\$ 30,374
<b>EXPENDITURES TOTAL</b>		<b>\$ -</b>	<b>\$ 2,990</b>	<b>\$ 3,080</b>	<b>\$ 3,172</b>	<b>\$ 3,267</b>	<b>\$ 3,365</b>	<b>\$ 3,466</b>	<b>\$ 3,570</b>	<b>\$ 3,677</b>	<b>\$ 3,787</b>	<b>\$ 30,374</b>
<b>ROAD FUND SURPLUS/(DEFICIT)</b>		<b>\$ -</b>	<b>\$ 4,393</b>	<b>\$ 414</b>	<b>\$ 426</b>	<b>\$ 439</b>	<b>\$ 452</b>	<b>\$ 466</b>	<b>\$ 480</b>	<b>\$ 494</b>	<b>\$ 509</b>	<b>\$ 8,072</b>

<b>STREETS MAINENANCE FUND</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2ND 10-YEAR SUBTOTAL</b>	<b>20-YEAR TOTAL</b>
<b>REVENUE</b>												
<u>Taxes</u>												
County Option Sales and Use Tax <sup>1</sup>	\$ 2,306	\$ 2,375	\$ 2,446	\$ 2,520	\$ 2,595	\$ 2,673	\$ 2,753	\$ 2,836	\$ 2,921	\$ 3,009	\$ 26,435	\$ 50,004
County Option MV Fuel Tax <sup>2</sup>	504	519	535	551	567	584	602	620	639	658	5,780	9,319
<b>Subtotal</b>	<b>\$ 2,810</b>	<b>\$ 2,894</b>	<b>\$ 2,981</b>	<b>\$ 3,071</b>	<b>\$ 3,163</b>	<b>\$ 3,258</b>	<b>\$ 3,355</b>	<b>\$ 3,456</b>	<b>\$ 3,560</b>	<b>\$ 3,667</b>	<b>\$ 32,215</b>	<b>\$ 59,323</b>
<u>Intergovernmental Revenues</u>												
Federal/State/Local Grants <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax <sup>2</sup>	1,615	1,664	1,713	1,765	1,818	1,872	1,929	1,986	2,046	2,107	18,515	29,853
<b>Subtotal</b>	<b>\$ 1,615</b>	<b>\$ 1,664</b>	<b>\$ 1,713</b>	<b>\$ 1,765</b>	<b>\$ 1,818</b>	<b>\$ 1,872</b>	<b>\$ 1,929</b>	<b>\$ 1,986</b>	<b>\$ 2,046</b>	<b>\$ 2,107</b>	<b>\$ 18,515</b>	<b>\$ 29,853</b>

**APPENDIX 5  
CARSON CITY  
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

STREETS MAINEANCE FUND	Base Year FY 18-19	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	1ST 10-YEAR SUBTOTAL
<u>Charges for Services</u>												
Street Repairs <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<u>Miscellaneous</u>												
Miscellaneous <sup>3</sup>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUE TOTAL</b>	<b>\$ 4,425</b>	<b>\$ 4,558</b>	<b>\$ 4,695</b>	<b>\$ 4,836</b>	<b>\$ 4,981</b>	<b>\$ 5,130</b>	<b>\$ 5,284</b>	<b>\$ 5,442</b>	<b>\$ 5,606</b>	<b>\$ 5,774</b>	<b>\$ 50,730</b>	<b>\$ 89,176</b>
<u>EXPENDITURES</u>												
Public Works <sup>4</sup>	\$ 3,901	\$ 4,018	\$ 4,139	\$ 4,263	\$ 4,391	\$ 4,522	\$ 4,658	\$ 4,798	\$ 4,942	\$ 5,090	\$ 44,722	\$ 75,096
<b>EXPENDITURES TOTAL</b>	<b>\$ 3,901</b>	<b>\$ 4,018</b>	<b>\$ 4,139</b>	<b>\$ 4,263</b>	<b>\$ 4,391</b>	<b>\$ 4,522</b>	<b>\$ 4,658</b>	<b>\$ 4,798</b>	<b>\$ 4,942</b>	<b>\$ 5,090</b>	<b>\$ 44,722</b>	<b>\$ 75,096</b>
<b>ROAD FUND SURPLUS/(DEFICIT)</b>	<b>\$ 524</b>	<b>\$ 540</b>	<b>\$ 556</b>	<b>\$ 573</b>	<b>\$ 590</b>	<b>\$ 608</b>	<b>\$ 626</b>	<b>\$ 645</b>	<b>\$ 664</b>	<b>\$ 684</b>	<b>\$ 6,008</b>	<b>\$ 14,080</b>

**APPENDIX 5, ASSUMPTIONS:**

Unless otherwise indicated, the analysis uses Estimated Current Year Ending 6/30/2019 (Fiscal Year 2018-2019) revenue and expenditure data from the Carson City Budget, FY 2019-20.

1 See Appendix 4 for sales tax revenue calculations.

2 ACM: Revenues are calculated based on estimated FY 2018-19 Carson City per capita revenues inflated **3%** annually and applied to the estimated annual population of the Project. Per capita revenue is calculated by dividing FY 2018-19 revenue for each source by Carson City FY 2018-19 population of **55,438** Source: Carson City Budget FY 2019-20.

As gas taxes in Carson City are generated by both residents and visitors, the analysis is conservative in including only 50% of gas tax revenue in the analysis.

3 It is difficult to determine whether and how the project will impact revenues from these sources, as a result, the analysis is conservative in not estimating these revenues.

4 Costs associated with street maintenance services are estimated by dividing total expenditures for this Fund of **\$ 5,218,843** by total miles of paved Carson City streets of **281** and applying this amount to the number of miles added by the development of **0.2** (850 linear feet), inflated 3% annually.

Source: FY 2018-19 expenditures from Carson City budget FY 2019-20, miles inventory from Carson City CAFR, FY 2017-18, project miles built by project and dedicated to Carson City for maintenance from Developer.



# Carson City Planning Division

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

★ CLERK ★  
**FILED**  
Time 4:45pm

PLANNING COMMISSION  
January 29, 2020

FEB 24 2020

By Lena E. Resack  
Deputy  
Carson City, Nevada

## NOTICE OF DECISION – 2019-00000166/ VAR-2019-0003/LU-2019-0080

**SUP-2019-00000166:** An application was received regarding a request for a Special Use Permit for a 37-unit single family residential development on property zoned Neighborhood Business (NB), located on Emerson Drive, north of College Parkway, APN 002-751-07.

**VAR-2019-0003:** An application was received regarding a request for a Variance to reduce the rear yard setback for the homes abutting the south property line on property zoned Neighborhood Business (NB), located at Emerson Drive, APN 002-751-07.

**LU-2019-0080:** An application was received regarding a request for a Special Use Permit for tandem parking on property zoned Neighborhood Business (NB), located at Emerson Drive, APN 002-751-07.

The Planning Commission conducted a public hearing on January 29, 2020, in conformance with City and State legal requirements and approved 2019-00000166/VAR-2019-0003/LU-2019-0080 based on the findings contained in the staff report and subject to the following conditions of approval.

### CONDITIONS OF APPROVAL: Special Use Permits (2019-00000166 & LU-2019-0080)

1. All development shall be substantially in accordance with the plans presented to the Planning Commission.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.

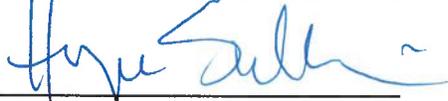
This decision was made on a vote of 6 ayes, 0 nays, 0 absent.

### CONDITIONS OF APPROVAL: Variance (VAR-2019-0003)

1. All development shall be substantially in accordance with the plans presented to the Planning Commission.
2. All on and off-site improvements shall conform to city standards and requirements.

3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

This decision was made on a vote of 4 ayes, 2 nays, 0 absent.



Hope Sullivan, AICP  
Planning Manager

Emailed on: 2/24/20

By: le

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN  
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.

\_\_\_\_\_  
OWNER/APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLEASE PRINT YOUR NAME HERE

**RETURN VIA:**

Email to: [lreseck@carson.org](mailto:lreseck@carson.org)

Fax to: (775) 887-2278

Mail to: Carson City Planning Division  
108 E. Proctor St.  
Carson City, NV 89701



## Carson City Planning Division

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

★ CLERK ★  
**FILED**  
Time 4:45pm

BOARD OF SUPERVISORS  
February 20, 2020

FEB 24 2020

By Lena E. Biseck  
Deputy  
Carson City, Nevada

### NOTICE OF DECISION – TSM-19-165

A request for a Tentative Subdivision Map (2019-00000165) to subdivide 5.5 acres into 37 single family lots with a minimum lot size of 2,933 square feet and an average lot size of 3,811 square feet. The project will also include 0.9 acres of common area and an internal roadway. At its meeting of January 29, 2020, the Planning Commission reviewed the request and voted 5-1 (1 vacant) to recommend approval. The Board of Supervisors is authorized to approve a Tentative Subdivision Map.

The Board of Supervisors considered the request on February 20, 2020 in conformance with the City and State legal requirements and approved TSM-19-165 based on the findings contained in the staff report and subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps, and shall include approval by the fire department of all hydrant locations.
6. The following note shall be placed on all final maps stating:  
*"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."*
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.

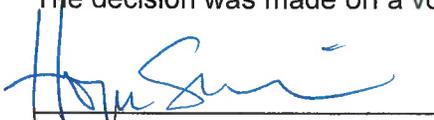
8. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.
11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent 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 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.
14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The district attorney shall approve any CC&R's prior to recordation of the first final map.

**Other Conditions of Approval:**

16. The water main must be looped to Retail Court. The water main must be in a minimum 20' wide easement, centered on the main, with additional width as necessary per Carson City Development Standards. No trees, structures, or parking will be permitted within the water main easement.
17. A water sampling tap must be installed on the new water main in a common area.
18. The Carson City Unified Pathways Master Plan calls for on-street bike lanes on Emerson Drive. The project must stripe bike lanes from the College Parkway to the northern boundary of the project, and transition into the multi-use path adjacent to the freeway.
19. The partial abandonment of the NV Energy easement located in the northern and eastern portions of the site must be completed prior to issuing a site improvement permit. The abandonment shall result in an easement width satisfactory to NV Energy. No portion of the resulting easement shall be located within any of the residential lots.
20. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:
  - Half-street improvements are required along the project frontage per CCMC 11.12.081, including sidewalk, curb, gutter, striping, and paving from the existing edge of pavement to the proposed gutter. The resultant street section must match the width of the Emerson Drive just north of the project at the underpass.
21. As part of the site improvement permit, the applicant must provide a landscape plan demonstrating compliance with the Development Standards in Division 3.

22. Carson City is a nationally recognized Bee City USA. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. A recommended tree and shrub species list has been provided. Any remaining landscape plant material selection must be consistent with the City's approved tree species list or other tree species, as approved by the City.
23. An exhibit demonstrating compliance with the open space requirements (Carson City Development Standards 1.18.6) shall be included in the application for site improvement permit.
24. The applicant is 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 as needed.
25. The applicant shall provide the Community Development Department with a deed restriction for recordation at the time the final map is submitted for recordation. The document shall state the following:
  - Variance (VAR-2019-0003) has been approved placing the homes along the southern boundary of the project site 10 feet closer to the existing church on APN 002-751-06, than is required by Carson City Development Standards 1.18. There may be inconvenience or discomfort, including but not limited to noise, glare, or physical activity, associated with the proximity to such a commercial use.
26. At the time of recordation of the final map, a private Home Owner's Association (HOA) or similar entity must be formed to provide maintenance for all of the following areas in perpetuity:
  - a. Internal streets must be privately owned and maintained, and the maintenance must be described in the CC&R's. The City will not perform maintenance on this roadway. The roads must have public access easements for residents and public utility easements for sewer, water, and storm drain improvements.
  - b. One-hundred percent funding and maintenance for all common areas, open space, amenities, fences and vegetative screening. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney and Community Development Director. A separate development agreement regarding maintenance of these facilities shall be entered into between the association and the City. A recorded covenant or deed restriction shall be placed on all properties included in the development agreement to ensure maintenance of these amenities are funded in perpetuity. The restrictions will provide that should the homeowners association ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for 100% of the maintenance.
27. The Tentative Subdivision Map is only approved if the applicant obtains approval from the Planning Commission for the following concurrent applications:
  - a. 2019-00000166- A Special Use Permit for a residential use in a non-residential district.
  - b. LU-2019-0080- A Special Use Permit for tandem parking in a single family residential development.
  - c. VAR-2019-0003- A Variance from Division 1.18.4(b) requiring a minimum of a 20 foot setback plus 10 feet for each story above one-story if adjacent to a single-family zoning district.
28. The required internal setbacks shall be a front setback of 10 feet to the house and 20 feet to the garage; side setbacks of 0 feet on one side and 5 feet on the other side; and a rear setback of 5 feet. Lots 14 through 22 shall have a rear yard setback of no less than 20 feet. These setbacks shall be stated on the final map as well as the CC&Rs.

The decision was made on a vote of 4 ayes, 1 nays, 0 absent.



Hope Sullivan, AICP  
Planning Manager

Emailed on: 2/24/20 By: LReseck

**Please sign and return this notice of decision with 10 days of receipt.**

I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors.

\_\_\_\_\_  
APPLICANT and/or OWNER SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
(Applicant/Owner Printed Name)

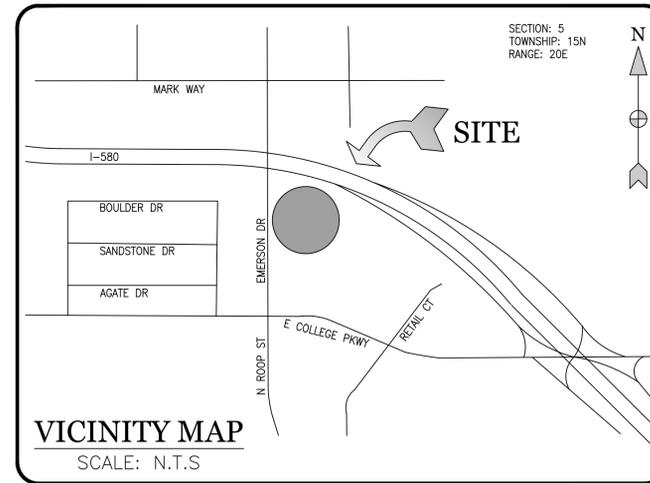
**RETURN VIA:**

Email to: [lreseck@carson.org](mailto:lreseck@carson.org)  
Mail to: Carson City Planning Division  
108 E. Proctor St.  
Carson City, NV 89701

# TENTATIVE MAP FOR EMERSON DRIVE COTTAGES



575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
775.636.7905  
montevistaconsulting.com



UTILITY PROVIDERS	
DOMESTIC WATER	CARSON CITY PUBLIC WORKS
IRRIGATION WATER	CARSON CITY PUBLIC WORKS
SANITARY SEWER	CARSON CITY PUBLIC WORKS
STORM DRAIN	CARSON CITY PUBLIC WORKS
NATURAL GAS	SOUTHWEST GAS
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	AT&T / CHARTER COMMUNICATIONS
FIRE	CARSON CITY FIRE DEPARTMENT
POLICE	CARSON CITY SHERIFF'S OFFICE

### OWNER/DEVELOPER INFORMATION

ROTTMAN JEAN M TRUST 4/12/18  
450 ANITA DR  
C/O: JEAN M ROTTMAN, TRUSTEE  
RENO, NV 89511

**CIVIL ENGINEER**  
MONTE VISTA CONSULTING, LTD.  
575 E. PLUMB LANE, SUITE 101  
RENO, NV 89502  
775.636.7905

**GEOTECHNICAL ENGINEER**  
AXION GEOTECHNICAL, LLC  
681 EDISON WAY  
RENO, NV 89502  
775.771.2388

**SURVEYOR**  
MST SURVEYING  
10650 SANTA FE ROAD  
RENO, NV 89508  
775.544.7817

SITE ANALYSIS	
TOTAL SITE AREA	5.5 AC
ZONING	NEIGHBORHOOD BUSINESS(NB)
MASTER PLAN	COMMUNITY/REGIONAL COMMERCIAL
RIGHT-OF-WAY	1.4 AC (25%)
COMMON AREA	0.9 AC (16%)
LOT AREA	3.2 AC (58%)
NUMBER OF LOTS	37
DENSITY	6.7 UNITS/AC
LARGEST	6,189 S.F. (0.14 AC)
SMALLEST	2,933 S.F. (0.07 AC)
AVERAGE	3,811 S.F. (0.09 AC)

### ABBREVIATIONS

AC - ASPHALT CONCRETE	GB - GRADE BREAK	PUE - PUBLIC UTILITY EASEMENT
AGG - AGGREGATE	GF - GARAGE FLOOR ELEVATION	PVC - POLYVINYL CHLORIDE
BC - BEGIN CURVE	GV - GATE VALVE	PVI - POINT OF VERTICAL INTERSECTION
BFC - BACK FACE OF CURB	HC - HANDICAPPED	Q <sub>5</sub> - FIVE YEAR FLOW RATE
BVC - BEGIN VERTICAL CURVE	HP - HIGH POINT	Q <sub>100</sub> - ONE HUNDRED YEAR FLOW RATE
BW - BOTTOM OF WALL	IE - INVERT ELEVATION	Q <sub>cap</sub> - CAPACITY FLOW RATE
CL <sub>c</sub> - CENTERLINE	IN - INCH	R - RADIUS
CB - CATCH BASIN	INT - INTERSECTION	REF - REFERENCE
CFS - CUBIC FEET PER SECOND	IRR - IRRIGATION	RJ - RESTRAINED JOINT
CO - CLEAN OUT	L - LENGTH	RP - RADIUS POINT
CONC - CONCRETE	LAT - LATERAL	RT - RIGHT
CONSTR - CONSTRUCT	LF - LINEAR FEET	RW - RIGHT-OF-WAY
COORD - COORDINATE	LP - LOW POINT	S - SLOPE
DET - DETAIL	LT - LEFT	SCH - SCHEDULE
DI - DROP INLET	MAX - MAXIMUM	SD - STORM DRAIN
DIP - DUCTILE IRON PIPE	MDD - MAXIMUM DRY DENSITY	SF - SQUARE FOOT
DOM - DOMESTIC	MH - MANHOLE	SS - SANITARY SEWER
E - EXISTING	MIN - MINIMUM	STA - STATION
EC - END CURVE	MISC - MISCELLANEOUS	STD - STANDARD
EG - EXISTING GRADE	NPWL - NON POTABLE WATER LINE	SW - SIDEWALK
ELEV - ELEVATION	NTS - NOT TO SCALE	T - TANGENT
EVC - END VERTICAL CURVE	OD - OUTSIDE DIAMETER	TB - THRUST BLOCK
FD - FIRE DEPARTMENT CONNECTION	P - PROPOSED	TC - TOP OF CURB
FF - FINISHED FLOOR ELEVATION	PAD - PAO GRADE	TOE - TOP OF SLOPE
FG - FRONT FACE OF CURB	PCC - PORTLAND CEMENT CONCRETE	TOP - TOP OF SLOPE
FL <sub>e</sub> - FINISHED GRADE	PI - POINT OF INTERSECTION	TW - TOP OF WALL
FL <sub>h</sub> - FIRE HYDRANT	PIV - POST INDICATOR VALVE	TYP - TYPICAL
FL <sub>r</sub> - FLOW LINE	PL <sub>r</sub> - PROPERTY LINE	V - VELOCITY
FLG - FLANGE	PO - PUSH ON	W - WATER
FT - FOOT	PRC - POINT OF REVERSE CURVATURE	YD - YARD DRAIN

### GENERAL NOTES

- THESE PLANS ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
- UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
- ALL CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE OWNER, CARSON CITY AND/OR ENGINEER OF RECORD SO THAT THE QUALITY OF WORK CAN BE CHECKED FOR APPROVAL.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY CARSON CITY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
- ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR ENTITLEMENT PURPOSES ONLY.
- CONSTRUCTION OF IMPROVEMENTS MUST ALLOW FOR THE PERPETUATION OF ALL EXISTING LEGAL ACCESSES AND EXISTING DRIVEWAYS.
- ALL NEW TRAFFIC CONTROL IMPROVEMENTS TO MEET CURRENT MUTCD REQUIREMENTS.

### BASIS OF BEARING

THE BASIS OF BEARINGS IS PARCEL MAP NUMBER 1788 RECORDED MARCH 9TH, 1990 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

### BASIS OF ELEVATION

BASIS OF ELEVATION ESTABLISHED FROM THE CARSON CITY BENCH MARK CC055, BEING AN ELEVATION OF 4716.42' (NAVD88).

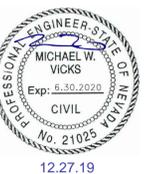
### SHEET INDEX

- C1.0 - TITLE SHEET
- C2.0 - GEOMETRIC SITE PLAN
- C3.0 - SITE & UTILITY PLAN
- C4.0 - GRADING PLAN
- C5.0 - DRAINAGE & EROSION CONTROL PLAN

## Emerson Drive Cottages Tentative Subdivision Map

Emerson Dr. | APN: 002-751-07 | Carson City | Nevada

FOR TENTATIVE MAP ONLY  
NOT FOR CONSTRUCTION



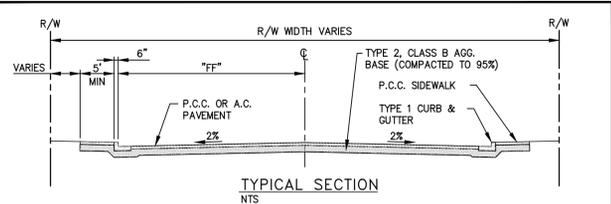
Revisions	
Date	Description
12.19.19	12.19.19
12.19.19	MWV
19.023	19.023

Title Sheet

C1.0  
1 of 5







MINIMUM STRUCTURAL SECTION

ARTERIAL (MIN. 6" A.C. W/ MIN. 12" AGG. BASE)
COLLECTOR (MIN. 4" A.C. W/ 8" AGG. BASE)
LOCAL (MIN. 3" A.C. W/6" AGG. BASE)

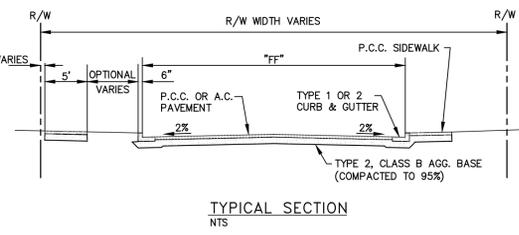
FUNCTIONAL CLASSIFICATION	NUMBER OF LANES	WITHOUT BIKE LANES			
		NO PARKING	PARKING ONE SIDE	PARKING BOTH SIDES	SIDEWALK
ARTERIAL	5	32'	N/A	N/A	5'
COLLECTOR	3	18.5'	23'	30.5'	5'
LOCAL	2	15.5'	19.5'	23.5'	5'

FUNCTIONAL CLASSIFICATION	NUMBER OF LANES	WITH BIKE LANES			
		NO PARKING	PARKING ONE SIDE	PARKING BOTH SIDES	SIDEWALK
ARTERIAL	5	36'	N/A	N/A	5'
COLLECTOR	3	23'	27.5'	32'	5'
LOCAL	2	17'	21.5'	25'	5'

- NOTES:
- DISTANCE "FF" IS MEASURED TO FRONT FACE OF CURB.
  - STRUCTURAL SECTION BY ENGINEERING DESIGN, BUT NOT LESS THAN THE MINIMUM SHOWN.
  - ASPHALT MIX SHALL BE PG 64-28 NV WITH LINE TREATED TYPE 2 AGGREGATE. MAXIMUM 15% RECLAIMED ASPHALT PAVEMENT, 50 BLOW. ALL A.C. SURFACES SHALL BE COMPACTED TO 96% (MINIMUM) MARSHALL MAXIMUM DENSITY. NON-POLYMER OIL SURFACES SHALL RECEIVE A NON-POLYMER FOG SEAL.
  - COLLECTOR STREETS SHALL INCLUDE CENTER STRIPING.
  - COLLECTOR STREETS WITH BIKE LANES SHALL INCLUDE BICYCLE PAVEMENT MARKINGS AND SIGNS PER M.U.T.C.D.
  - BITUMINOUS PAVING MACHINES SHALL BE SELF CONTAINED, POWER-PROPELLED UNITS, WITH AN ACTIVATED SCREED OR STRIKE-OFF ASSEMBLY, HEATED IF NECESSARY, MINIMUM HOPPER CAPACITY OF 10 TONS AND CAPABLE OF SPREADING AND FINISHING COURSES OF BITUMINOUS MIXTURE IN LANE AND SHOULDER WIDTHS APPLICABLE TO THE SPECIFIED TYPICAL SECTION AND THICKNESS SHOWN ON PLANS.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	DWG# NOTE 3	9/17		CARSON CITY
2	NOTE 3-RAP	2/18		DRAWING NO. C-5.1.8
APPROVED BY: [Signature]				DATE: FEB 2018



FUNCTIONAL CLASSIFICATION SPECIAL URBAN

NO PARKING (SEE NOTE 6)	PARKING ONE SIDE (SEE NOTE 6)	PARKING BOTH SIDES	SIDEWALK
"FF"	"FF"	"FF"	MIN.
LOCAL - 25 MPH	23'	28'	36'
LOCAL - 15-20 MPH	20'	28'	36'

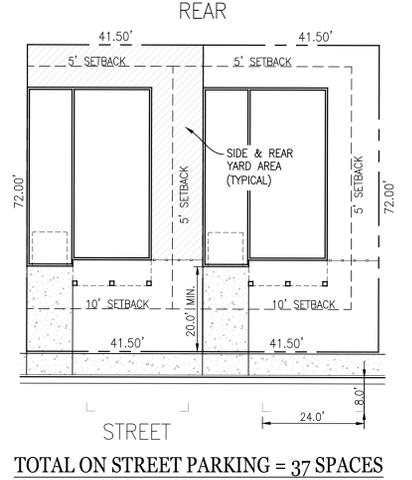
- APPLICABILITY: THE SPECIAL URBAN STREET SECTION IS INTENDED FOR USE PRIMARILY IN DENSE RESIDENTIAL PLANNED UNIT DEVELOPMENTS. USE OF THE SPECIAL URBAN STREET SECTION REQUIRES SPECIFIC APPROVAL FROM THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR.
- NOTES:
- DISTANCE "FF" IS MEASURED TO FRONT FACE OF CURB.
  - STRUCTURAL SECTION BY ENGINEERING DESIGN, BUT NOT LESS THAN THE MINIMUM 3 INCHES OF A.C. W/6 INCHES OF AGG. BASE.
  - ASPHALT MIX SHALL BE PG 64-28 NV WITH LINE TREATED TYPE 2 AGGREGATE. MAXIMUM 15% RECLAIMED ASPHALT PAVEMENT, 50 BLOW. ALL A.C. SURFACES SHALL BE COMPACTED TO 96% (MINIMUM) MARSHALL MAXIMUM DENSITY. NON-POLYMER OIL SURFACES SHALL RECEIVE A NON-POLYMER FOG SEAL.
  - STREET LENGTH CENTERLINE TO CENTERLINE IS TYPICALLY 440 FEET TO 600 FEET.
  - BITUMINOUS PAVING MACHINES SHALL BE SELF CONTAINED, POWER-PROPELLED UNITS, WITH AN ACTIVATED SCREED OR STRIKE-OFF ASSEMBLY, HEATED IF NECESSARY, MINIMUM HOPPER CAPACITY OF 10 TONS AND CAPABLE OF SPREADING AND FINISHING COURSES OF BITUMINOUS MIXTURE IN LANE AND SHOULDER WIDTHS APPLICABLE TO THE SPECIFIED TYPICAL SECTION AND THICKNESS SHOWN ON PLANS.
  - "NO PARKING" SIGNS SHALL BE PLACED IN RESTRICTED AREAS PER MUTCD SECTION 2B.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTE 3 & 6	9/17		CARSON CITY
2	& LANE WIDTH	9/17		DRAWING NO. C-5.1.8.1
3	NOTE 3-RAP	2/18		DATE: FEB 2018
APPROVED BY: [Signature]				

SITE & UTILITY NOTES

- THIS TENTATIVE DEVELOPMENT PLAN IS NOT INTENDED FOR CONSTRUCTION, IT IS FOR PRELIMINARY REVIEW ONLY.
- THE FIELD SURVEY PREPARED BY MST SURVEYING IS THE BASIS OF THIS DESIGN. MVC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
- UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
- UNLESS SPECIFICALLY NOTED FOR REMOVAL/MODIFICATION, ALL EXISTING UTILITIES & IMPROVEMENTS SHALL REMAIN IN PLACE. SHOULD ANY QUESTION ARISE REGARDING THE REMOVAL/MODIFICATION OF ANY EXISTING UTILITY OR IMPROVEMENT, THE CONTRACTOR SHALL CONTACT MVC AS WELL AS THE UTILITY PROVIDER FOR FURTHER GUIDANCE PRIOR TO PROCEEDING WITH WORK.
- AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY.
- ALL WORK WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
- ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) REQUIREMENTS.
- MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
- MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
- ALL PROPOSED SEWER AND STORM DRAIN IMPROVEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
- THE PROPOSED DETENTION POND IS PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- NO LOCATION FOR TELEPHONE, CABLE TV OR ANY OTHER LOW VOLTAGE IMPROVEMENT IS SHOWN. THE CONTRACTOR SHALL COORDINATE THE DESIGN & CONSTRUCTION OF THESE UTILITIES DIRECTLY WITH THE SERVICE PROVIDER.
- ADD 4600' TO ALL SPOT ELEVATIONS.

TYPICAL LOT DETAIL



TOTAL ON STREET PARKING = 37 SPACES

Side & Rear Yard Area Table

Parcel #	Area
1	1402
2	893
3	941
4	948
5	948
6	948
7	937
8	966
9	1760
10	4114
11	3405
12	2299
13	1504
14	3939
15	2247
16	1443
17	1443
18	1443
19	1443
20	1443

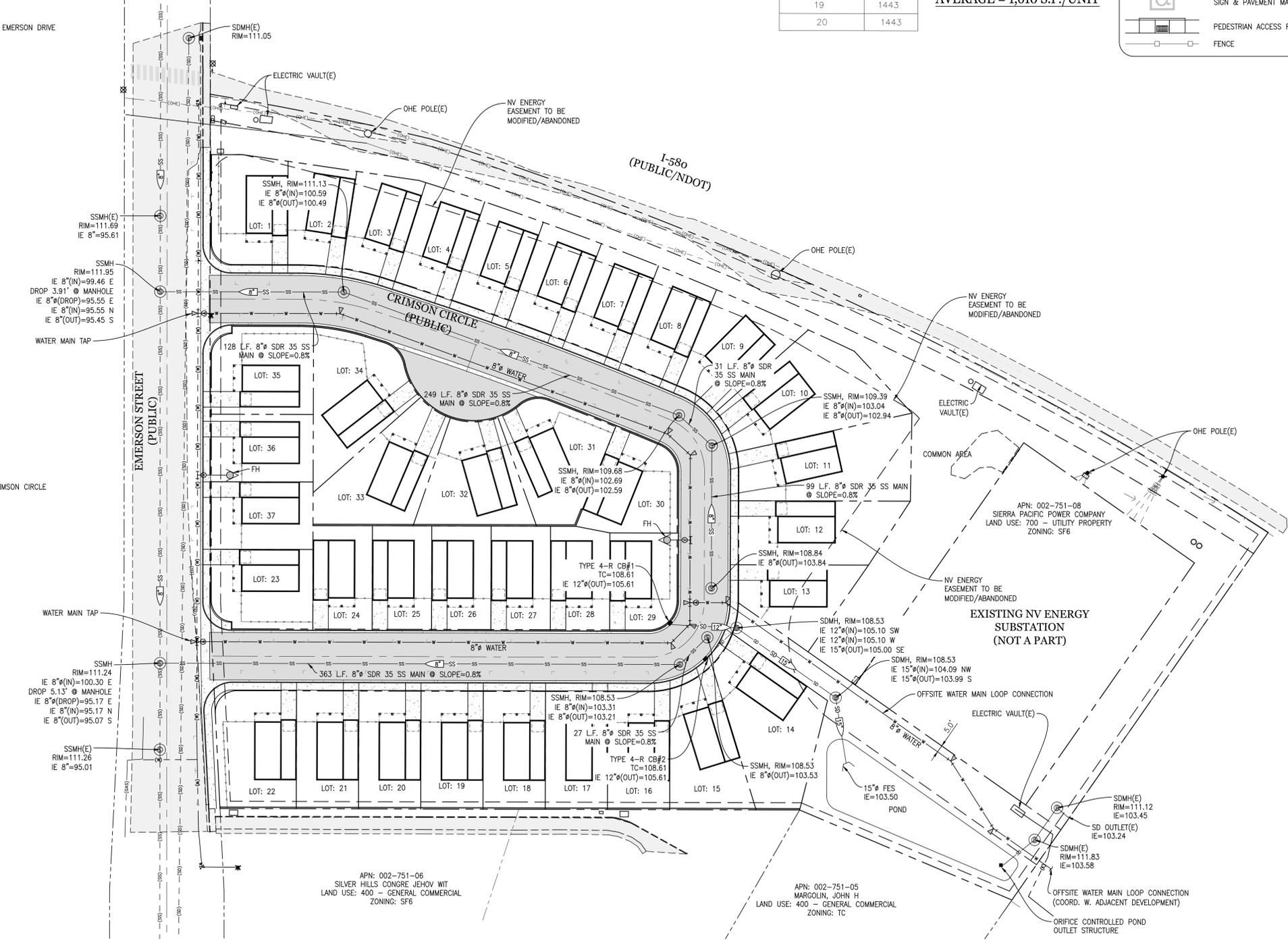
Side & Rear Yard Area Table

Parcel #	Area
21	1443
22	1823
23	1328
24	907
25	907
26	907
27	907
28	853
29	743
30	1471
31	2389
32	2245
33	2582
34	2655
35	1627
36	1169
37	1162

AVERAGE = 1,610 S.F./UNIT

SITE & UTILITY LEGEND

	A.C. PAVEMENT AREA
	CONCRETE AREA
	PROPOSED UTILITY LINE W. DESCRIPTION
	EXISTING UTILITY LINE W. DESCRIPTION
	FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
	FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
	DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
	AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
	WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
	BACKFLOW PREVENTION ASSEMBLY
	ELBOW W. THRUST BLOCK
	MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
	CLEANOUT (EXISTING/PROPOSED)
	SANITARY SEWER LATERAL
	CATCH BASIN/DROP INLET
	YARD DRAIN
	ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
	PEDESTRIAN ACCESS RAMP
	FENCE



MONTE VISTA CONSULTING

575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
775.636.7905  
montevistaconsulting.com

Emerson Drive Cottages  
Tentative Subdivision Map

FOR TENTATIVE MAP ONLY  
NOT FOR CONSTRUCTION

12.27.19

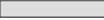
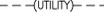
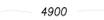
Revisions	Date	By

Date: 12.19.19  
Drawn: MWV  
Checked: MWV  
Project No.: 19.023

Site & Utility Plan  
C3.0  
3 of 5



**GRADING LEGEND**

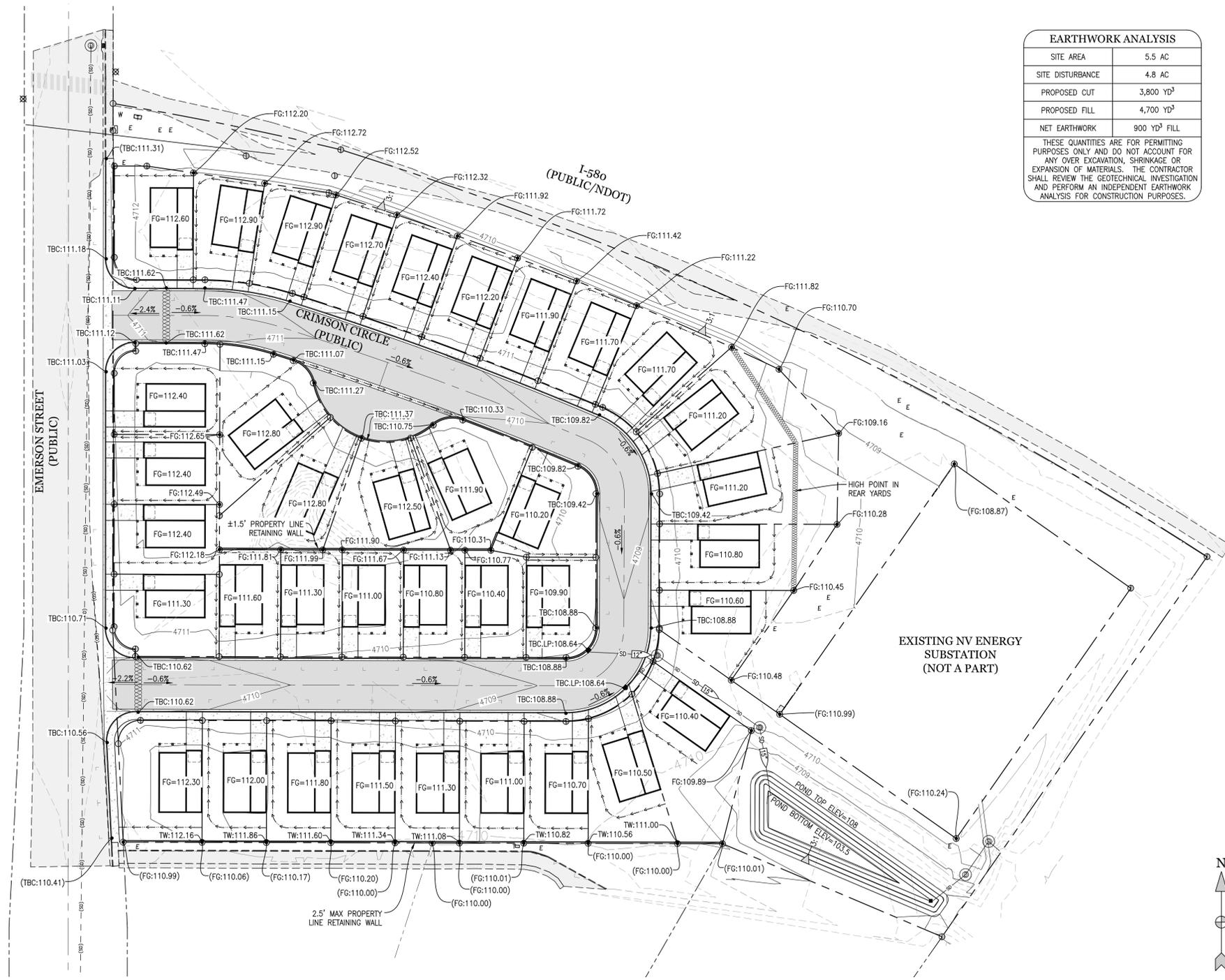
-  A.C. PAVEMENT AREA
-  CONCRETE AREA
-  UTILITY PROPOSED UTILITY LINE W. DESCRIPTION
-  (UTILITY) EXISTING UTILITY LINE W. DESCRIPTION
-  MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)
-  CLEANOUT (EXISTING/PROPOSED)
-  CATCH BASIN/DROP INLET
-  YARD DRAIN
-  DIRECTIONAL FLOW LINE
-  GRADE BREAK
-  4900 PROPOSED CONTOUR LINE
-  4900 EXISTING CONTOUR LINE
-  (FG:XX.XX) SPOT ELEVATION (EXISTING) ~ PROPOSED

**GRADING NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, GRADES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MONTE VISTA CONSULTING, LTD. OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
2. SLOPES STEEPER THAN 3H:1V SHALL BE MECHANICALLY STABILIZED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY AXION GEOTECHNICAL. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
3. BACKFILL MAINTAINING 8" (6" MIN.) BETWEEN FINISHED GRADE AND SIDING UNLESS OTHERWISE NOTED.
4. THIS SITE LIES IN FEMA FLOOD ZONE X (320010084F). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
5. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
6. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL OBTAIN & REVIEW THE SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS PREPARED BY AXION GEOTECHNICAL.
8. PRIOR TO THE START OF ANY GRADING OPERATIONS, THE AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH APPROPRIATE FENCING. SHOULD THE PROPOSED GRADING IMPACT MORE THAN 1 ACRE, A NOTICE OF INTENT SHALL BE FILED WITH THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
9. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. GRADING SHALL BE DONE IN A MANNER TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
10. ALL GRADING WITHIN STRUCTURAL AREAS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
11. AREAS TO BE GRADED SHALL BE CLEARED OF ALL SURFACE VEGETATION AND DEBRIS TO BE DISPOSED OF IN CONFORMANCE WITH NEVADA DIVISION OF ENVIRONMENTAL PROTECTION AGENCY (BMP'S) REGULATIONS OR PLACED IN APPROVED NON-STRUCTURAL FILL AREAS IF SHOWN ON GRADING PLANS OR APPROVED BY THE PROJECT MANAGER.
12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. NO FENCE OR OTHER OBSTRUCTION WHICH INTERFERES WITH DISCHARGE SHALL BE CONSTRUCTED WITHIN THE DRAINAGE OR STORM DRAIN EASEMENTS. STORM RUNOFF FROM THE CONSTRUCTION AREA SHALL BE CONTROLLED AT ALL TIMES TO PREVENT THE TRANSPORT OF SEDIMENT.
13. IT IS RECOMMENDED THAT ALL DRAINAGE IMPROVEMENTS BE INSTALLED AS EARLY IN THE CONSTRUCTION PROCESS AS FEASIBLE IN ORDER TO PROTECT THE PROJECT THROUGHOUT THE CONSTRUCTION PROCESS.
14. THE CONTRACTOR SHALL ELIMINATE ALL AREAS SUBJECT TO MOSQUITO BREEDING WITHIN THE DISTURBED AREA.
15. REFERENCE CIVIL DETAIL SHEETS (CD) FOR ADDITIONAL NOTES AND DETAILS RELATING TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. ADD 4600' TO ALL ELEVATIONS.

EARTHWORK ANALYSIS	
SITE AREA	5.5 AC
SITE DISTURBANCE	4.8 AC
PROPOSED CUT	3,800 YD <sup>3</sup>
PROPOSED FILL	4,700 YD <sup>3</sup>
NET EARTHWORK	900 YD <sup>3</sup> FILL

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.



575 E. Plumb Lane, Suite 101  
Reno, NV 89502  
775.636.7905  
montevistaconsulting.com

**Emerson Drive Cottages  
Tentative Subdivision Map**

Emerson Dr. | APN: 002-751-07 | Carson City | Nevada



Revisions	
Date	12.19.19
Drawn	MWV
Checked	MWV
Project No.	19.023

Grading Plan  
**C4.0**  
4 of 5

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Carson City Property Inquiry

Property Information

<b>Parcel ID</b>	002-751-07	<b>Parcel Acreage</b>	5.5000
<b>Tax Year</b>	2020 <input type="button" value="v"/>	<b>Assessed Value</b>	239,820
<b>Land Use Group</b>	VAC	<b>Tax Rate</b>	0.0000
<b>Land Use</b>	120 - Vacant - Single	<b>Total Tax</b>	\$0.00
	Family Residential	<b>Fiscal Year (2020 - 2021)</b>	
<b>Zoning</b>	NB	<b>Total Unpaid All Years</b>	\$0.00
<b>Tax District</b>	024		
<b>Site Address</b>	EMERSON DR		

Pay Taxes

No Sketches or Photos

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	685,199	0	0	685,199
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>685,199</b>	<b>0</b>	<b>0</b>	<b>685,199</b>

Assessed Value	Land	Building	Per. Property	Totals
Residential	239,820	0	0	239,820
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>239,820</b>	<b>0</b>	<b>0</b>	<b>239,820</b>

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Assessor Descriptions

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block	Lot
Created from split of Parcel # 008-123-16, Changed from Parcel # 008-123-30		05	T15N	R20E		
PARCEL D MAP #1778		05	T15N	R20E		

No Personal Exemptions

No Billing Information

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
+	(2019 - 2020)	\$1,293.51	\$1,293.51	\$0.00	7/26/2019
+	(2018 - 2019)	\$1,234.29	\$1,234.29	\$0.00	7/31/2018
+	(2017 - 2018)	\$1,184.57	\$1,184.57	\$0.00	7/27/2017

Show 22 More

Related Names

**CURRENT OWNER AS OF 2020**

**OWNER** JEAN M ROTTMAN TRUST  
4/12/18,  
**Mailing Address** JEAN M ROTTMAN,  
TRUSTEE  
450 ANITA DR  
RENO, NV 89511-0000  
**Status Account** Current

No Structure Information

No Sales History Information

No Genealogy Information

No Taxing Entity Information