



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of July 28, 2021

ITEM 13.C

TO: Planning Commission

FROM: Heather Ferris
Planning Manager

DATE: July 27, 2021

SUBJECT: SUB-2021-0211 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map for a development known as East Nye Lane to create 61 single family residential lots on a 17.0+/- acre parcel zoned Mobilehome 12,000 (MH12), located east of Otha Street and west of Debbie Way between E Nye Lane and College Parkway, APN 008-192-71.

Since the release of the packet staff has received comments from the Interim Airport Manager requesting a modification to condition 21 as well as a new condition. Additionally, in condition 18, staff would like to take this opportunity to specify the screening required along the north side of the subdivision. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. **Screening along East College Parkway shall consist of a sound wall consistent with the adjacent sound wall.**
21. As part of the site improvement permit, the applicant must provide a landscape and irrigation plan demonstrating compliance with the applicable sections of the Development Standards in Division 3. **Due to the proximity to the Carson City Airport, the types of trees allowed to be planted on-site shall be limited to those with a mature height of 35 feet or less. This limitation shall be included in the CC&Rs.**
31. **Prior to recordation of the final map, the applicant shall execute and record an avigation and noise easement granting the Carson City Airport and Airport Authority the right of overflight in the airspace above and in the vicinity of the subject property and recognizing the right to create noise or other effects associated with the lawful operation of aircraft in such airspace. The applicant shall coordinate with the Airport Authority regarding the specific language in the document.**

Staff recommends the following motion:

"I move to recommend approval of Tentative Subdivision Map SUB-2021-0211 based on the ability to make the required findings and subject to the conditions of approval and amended in staff's memo dated July 27, 2021."

①
TO: CARSON City
PLANNING Commission

Confidential written public
comment from James Githy,
Landowner adjacent to the
proposed subdivision, East of
Otha and west of Debbie off of
East Nye W.

I am opposed to the zoning
change from 12,000 sq. ft.
lots down to 8,000 sq. ft. lots.

James Githy
3540 E. Nye W.

As you will read, I am as
informed as anyone involved
with the history and many
problems with this property
in respect to developing it into
a subdivision.

There are many safety issues
and success prospects for this
property, that I will point
out and expound upon, none
of them good news, for all
involved except the sub-
contractors.

RECEIVED

JUL 22 2021

LATE MATERIAL

(2)

Issues and descriptions

1.)

The first and foremost issue is the zoning change request from mobile home 12,060 (MH12) down to lot size 8,477 sq. ft.

MH12 has always been the zoning in this subdivision (Mountain Park) and should remain ^{due to} to:

- congestion; sixty + more cars in and out every day.
- at current levels, a dedicated ~~school~~ bus stop infrastructure is not needed in current status of the street, E. Nye

With rezoning will come the need to renovate E. Nye W.

between air port rd and college AFWY.

Even without a zoning change, E. Nye W. will have to be upgraded and brought into the 21st century!

2.) The fact that this property is 100' from the carson city airport runway is enough reason not to approve it.

The part of the runway next to the proposed north entrance is the touch down and take off zone, the riskiest and noisiest part of the runway.

(3)

3.) (FINANCIAL) Any project involving this property, will have high development costs due to:

A.) city codes of paved streets and sidewalks, also drainage, sewer, water, gas and direct burial electric.

B.) Another large expense will be to renovate E. Nye Ln. to handle 40-60 new autos in and out every day.

C.) at airport Rd and E. Nye Ln. it might require a traffic light. Also at that intersection the commercial buildings housing the mini-market and the head shop have next to no parking and require backing out into the street to leave. The delivery trucks arrive everyday for the mini-market and have absolutely no room to unload, so they park in the North traffic lane forcing west bound traffic into the on coming traffic.

Another 60+ cars every morning into that situation? give me a break!

The traffic can't be pushed up to the North exit due to

(4)

fact you will need another traffic light up there risking accidents as people travel 40-60 mph through there 100' from the runway.

4.) 60 new homesites, or 43 will come with 60+ new school children. They will need dedicated infrastructure to handle them loading and unloading buses on the North side of E. Nye W. Buses must travel West on E. Nye W; opposite of what they do now.

5.) A seven or eight foot concrete wall will need to be built around the entire project especially along East College Pkwy. and the airport runway.

6.) Success and sales prospects into this old neighborhood zoned for trailers are poor at best. How much will people pay for Home-sites and send their kids to what school?

I don't see even a break-even on this development. Who is going to lose the money? the developer? the seller? IS the city going to pony up the E. Nye W. renovation and traffic signal? What about the mini market no parking problem FOR customers and deliveries?

(5)

Who is going to do all this work and take this risk?

~~Due diligence is needed here by all parties~~

Will the Carson City airport ever be more than what it is, increasing its traffic with more jet engines?

I'm sorry to all involved that this beautiful 17 acres is not viable for much of any development. Maybe the owners would like to donate it to the city for what ever? abandon the north end and make a walking park out of it? Develop it and give the lots away at a discount to bring buyers? E. Nye W. still needs to be re-done. It's a no-win situation investment-wise. So sad.

James Atchey

(6)

So the planning commission members will know what happened to the cost basis as this property changed hands from Martha Westover to the current owners, examining the "parcel details" sheet included.

2-7-07 - Martha to Peter D + Claire J. Harrison for \$3 mil.

Then a "middle man" (Peter D?) passed it to ALAN AARON LLC. for \$4.45 mil.?

\$1/2 mil was taken out raising the cost basis now to \$4.45 mil.

This is what really kills any development unless someone or two want to take a loss?
any volunteers?



Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created from split of Parcel # 008-192-68, Primary new parcel is Parcel # 008-192-70	MOUNTAIN PARK #11	03	T15N	R20E	
PARCEL B, PM 2631		03	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020	8/20/2020	\$3,102.52	\$0.00	\$0.00	\$3,102.52	\$3,102.52	\$0.00
2	10/5/2020	10/14/2020	\$3,102.17	\$0.00	\$0.00	\$3,102.17	\$3,102.17	\$0.00
3	1/4/2021	1/15/2021	\$3,102.17	\$0.00	\$0.00	\$3,102.17	\$3,102.17	\$0.00
4	3/1/2021	3/12/2021	\$3,102.17	\$0.00	\$0.00	\$3,102.17	\$3,102.17	\$0.00
Total			\$12,409.03	\$0.00	\$0.00	\$12,409.03	\$12,409.03	\$0.00

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$12,409.03	\$12,409.03	\$0.00	3/12/2021
(2019 - 2020)	\$11,977.83	\$11,977.83	\$0.00	3/5/2020
(2018 - 2019)	\$11,429.24	\$11,429.24	\$0.00	3/13/2019

Show 11 More

CURRENT OWNER FOR 2022 (2022 - 2023)		OWNER FOR 2020 (2020 - 2021)	
Name	CUBIX CORPORATION,	Name	CUBIX CORPORATION,
Mailing Address	2800 LOCKHEED WY CARSON CITY, NV, 89706-0000	Mailing Address	2800 LOCKHEED WY CARSON CITY, NV, 89706-0000
Status	Current	Status	Current
Account		Account	

No Structure Information

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2007	364249	GRANT BARGAIN SALE DEED	2/7/2007	ASCEND 2006 LLC	ALANDDON LLC	\$4,468,000
2007	364247	GRANT BARGAIN SALE DEED	2/7/2007	MARTHA WESTOVER	PETER D & CLAIRE J HARRISON	\$3,000,000



PARCEL TA 008-192-70

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created from split of parcel # 008-192-09,008-192-68,98-99, *****Created from split of Parcel # 008-192-68,A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF,THE SOUTHWEST 1/4 OF SECTION 3, THOWNSHIP 15,NORTH, RANGE 20 EAST, M.D.M., MORE PARTICULARLY,DESCRIBED AS FOLLOWS: PARCEL A OF PARCEL MAP NO.,2631 FIR MARTHA WESTOVER FILED IN THE OFFICE OF,THE CARSON CITY RECORDER, STATE OF NEVADA, ON,JANUARY 25, 2007 IN BOOK 10 OF MAPS AT PAGE 2631,AS FILE NO. 363717, OFFICIAL RECORDS.		03	T15N	R20E	
PARCEL A, PM 2631		03	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020	9/2/2020	\$783.59	\$0.00	\$31.34	\$814.93	\$814.93	\$0.00
2	10/5/2020	3/15/2021	\$783.23	\$0.00	\$30.33	\$813.56	\$813.56	\$0.00
3	1/4/2021	3/26/2021	\$783.23	\$0.00	\$77.07	\$860.30	\$860.30	\$0.00
4	3/1/2021	4/26/2021	\$783.23	\$2.00	\$139.48	\$924.71	\$924.71	\$0.00
Total			\$3,133.28	\$2.00	\$278.22	\$3,413.50	\$3,413.50	\$0.00

Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
(2020 - 2021)	\$3,413.50	\$3,413.50	\$0.00	4/26/2021
(2019 - 2020)	\$3,192.28	\$3,192.28	\$0.00	4/15/2020
(2018 - 2019)	\$3,087.08	\$3,087.08	\$0.00	4/26/2019

Show 22 More

CURRENT OWNER FOR 2022 (2022 - 2023)		OWNER FOR 2020 (2020 - 2021)	
Name	CLEMENTINE TOPE FAMILY TRUST,	Name	CLEMENTINE TOPE FAMILY TRUST,
Mailing Address	LAURIE MAE TODD, TRUSTEE 3430 E NYE LN CARSON CITY, NV, 89706-0000	Mailing Address	LAURIE MAE TODD, TRUSTEE 3430 E NYE LN CARSON CITY, NV, 89706-0000
Status	Current	Status	Current
Account		Account	

Structure 1 of 2

9



From: [Delane Gilbert](#)
To: [Planning Department](#)
Subject: SUB-2021-0211 (MH12)
Date: Tuesday, July 27, 2021 12:07:00 PM

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

Hello my name is Delane Gilbert and I own property at 3230 Banjo Circle which is right off of Debbie. I DO NOT AGREE with this Tentative Subdivision known as East Nye Lane. I have owned my property at 3230 Banjo Circle for many years now and have witnessed a deterioration of the surrounding properties . Now you want to do the same thing behind my property. I have on my street property that has people sleeping in trailers, running car repairs and other businesses out of there houses. One property has multiple cars that can be seen from Nye Lane and College Park Way. I have in the past have filed complaints against several property owners. The city makes them clean the property up but it never lasts and no continues follow up. Thank you in advanced for your time.
I have provided some pictures for your viewing.
Delane Gilbert

