



April 25, 2016

Hope Sullivan, AICP
Carson City Planning Department
108 E. Proctor Street
Carson City, Nevada 89701

Re: Bella Lago SUP and Variance (SUP 16-021 and VAR 16-022)

Dear Hope,

Thank you for your ongoing assistance with the Bella Lago project. We are in receipt of your Planning Commission staff report and were hoping that a few clarifications could be made for the record at the April 27, 2016 public hearing. First, the project applicant would like it clarified that condition #'s 2 (variance and SUP), 8, 11, 14, 20, 21, 22, and 23 pertain only to the new buildings proposed and that the existing onsite structures are not subject to these conditions. In other words, can we please clarify that no changes to the existing buildings are required. Also, condition 17 states that a pedestrian "ramp" must be provided for pedestrian access. It is assumed that this can be achieved with a standard sidewalk connection. Can you please verify?

Lastly, condition 5 requires that the new clubhouse be constructed with Phase 1 and that a certificate of occupancy (CO) be issued prior to any of the other buildings receiving a CO. The applicant intends to complete the clubhouse with Phase 1 that is anticipated to include 33± units. However, it is requested that the condition be reworded to read as follows:

"The new clubhouse shall be constructed in Phase 1 and shall have building permits issued and construction commenced prior to the issuance of a certificate of occupancy for any new unit." An alternative to this would be: "The new clubhouse shall be constructed in Phase 1. No final certificate of occupancy for new units shall be issued until a certificate of occupancy is issued for the clubhouse."

This would allow some flexibility in terms of accommodating existing demands for new units which may be completed prior to the opening of the clubhouse. Please advise if you are agreeable to this change which we can introduce at the hearing on Wednesday evening.

Thank you again for your assistance. Please do not hesitate to contact me at (775) 250-3455 or mrailey@rubicondesigngroup.com with any questions or concerns.

Sincerely,

Mike Railey
Partner

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