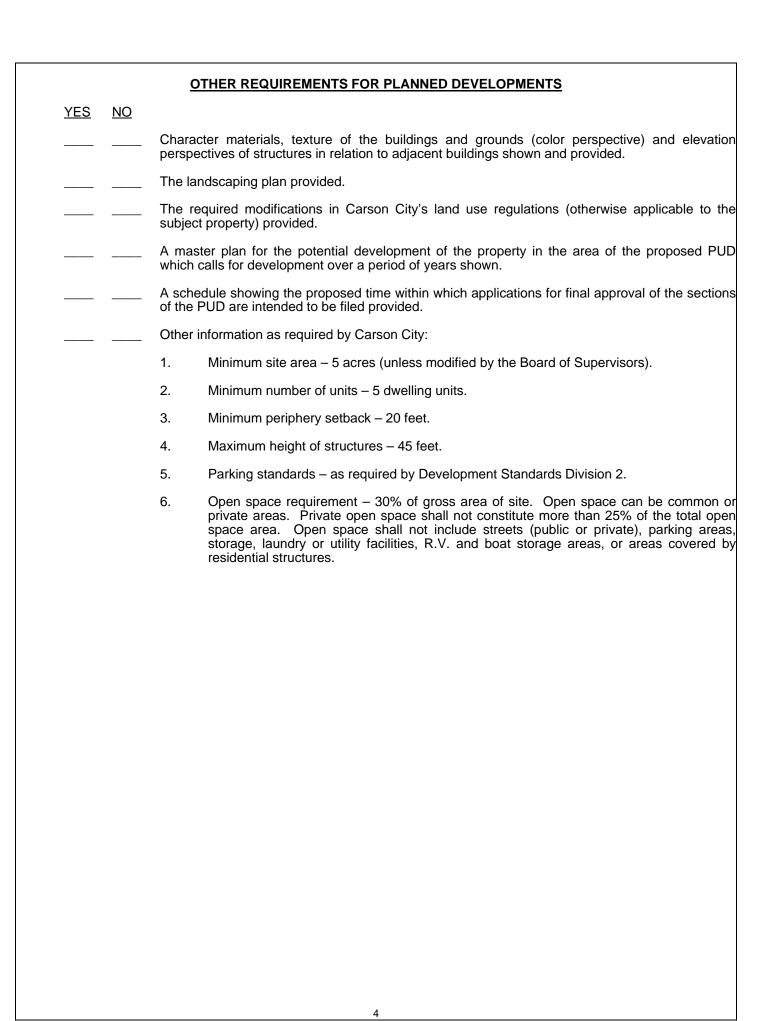
Carson City Planning Division 108 E. Proctor Street• Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org	FOR OFFICE USE ONLY:	
TPUD - 14 -	TENTATIVE MAP FOR A PUD	
APPLICANT PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP	FEE: \$3,450.00 + noticing fee + CD containing application digital data (all to be submitted once the application is deemed complete by staff)	
ENGINEER PHONE #	SUBMITTAL PACKET See checklist (fill out checklist and return to staff with the application packet)	
MAILING ADDRESS, CITY, STATE, ZIP	Application Reviewed and Received By:	
E-MAIL ADDRESS		
PROPERTY ADDRESS, CITY, STATE, ZIP		
PRESENT ZONING APN(S)		
ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregonowledge and belief; (b) I agree to fulfill all conditions established		
Applicant's Signature	 Date	
PROPERTY OWNER'S AFFIDAVIT		
,, being duly deposed, do hereby affirm to consider the filing of this application.	hat <u>I am the record owner</u> of the subject property, and that I have	
Signature Address	Date	
Use additional page(s) if necessary for other names.		
STATE OF NEVADA) COUNTY)		
On,20, personally appeared before me, a known (or proved) to me to be the person whose name is subscribed to the foregoing document.	a notary public,, personally ng document and who acknowledged to me_that he/she executed the	
Notary Public		
NOTE: In order to avoid unnecessary time delays in processing your develop projet checklist is available to assist you and your engineer. If you have further quest		

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775-887-2180.

			PUD Submittal Checklist
<u>Yes</u>	<u>No</u>	4	Consential Manager forms and annuity of the state of the Toutetine DUD annihilation
		1. 2.	Conceptual Map conference held previous to submittal of the Tentative PUD application. 21 copies of Tentative Map (1 Original + 20 Copies)
		۷.	(folded 8½ x 11).
		3.	10 copies of Informational Booklet.
			State fee payment (2 checks).
		5. 6.	Application form completed. 3 wet stamped maps for State offices and Engineering Division.
		0.	3 wet stamped maps for state offices and Engineering Division.
Note:	Digital	data is	required on a CD after the application is deemed complete by staff.
or info Is up make	ormation to the and a prop	n reque applicat er reco	ittal packet <u>must</u> include all of the following information. Packets which do not contain this information ested at the conceptual may not be scheduled on the next available Planning Commission agenda. <u>It not to ensure that all required information is submitted in order for staff and the Planning Commission to immendation.</u> In addition to the brief description of your project and proposed use, provide additional more detailed summary of your project and proposal.
<u>Yes</u>	<u>No</u>		
		1.	The location and size of the site, the lot layout and the lot lines of the proposed development including a legal description of the land and the owners interest in the land proposed to be developed, by an affidavit of ownership.
		2.	The density of land use to be allocated to parts of the site to be developed; a tabulation of the total land area and the percentage designed for the various uses.
		3.	The location, size of any park land or open space, and the form of organization proposed to own and maintain any common open space, and amount of recreational improvements. Provide three copies of proposed C.C.&R.'s.
		4.	The subdivision/PUD name, and name and address of the developer and engineer and date of map.
		5.	The proposed circulation pattern including the design of all public and private streets, name and width of streets and the location of adjoining streets, sidewalks and bikeways.
		6.	Provide a street grading plan.
		7.	Adjacent subdivision, land uses, zoning, and ownership abutting the project.
		8.	Number, size, square footage and use of proposed parcels. Blocks and parcels are to be numbered consecutively and the dimension of all parcels are to be shown.
		9.	A proposed grading plan meeting department of public works standards and requirements showing all cuts and retaining walls to be designated.
		10.	Provide a landscape plan for the development.
		11.	Topographic map with contour intervals of two and one-half feet for slopes of less than 10% and five feet for slopes of greater than 10%.
		12.	A note indicating location of all utility easements proposed and existing.
		13.	The layout of water, sewer, and storm drainage systems.
		14.	A soils report including soil types, seasonal high water table, and percolation rates (if on septic).
		15.	North arrow and scale, all sheets to be numbered.
		16.	Location of existing buildings.
		17.	Building setbacks to be noted on plat. If applying to Planning Commission for staggered setback
		17.	approvals, separate set of 12 plans to be submitted.
		18.	Areas not a part of the subdivision to be designated as "not a part".
		19.	Provide a conceptual drainage study meeting the standards and requirements of the Carson City Development Standards Division 14.8.
		20.	An indication of the type of water system to be used, its water sources and engineering data on fire flows.
		21.	Location of all natural drainage features shown. Yes No

		22.	An erosion control plan including stream protection, road drainage, erosion prevention, prevention of untreated discharge to streams, if applicable.
		23.	Solid waste provision.
		24.	Height, size, location and use of all structures, fences and walls are to be shown.
		25.	An indication of method of sewage disposal to be used and area of disposal.
		26.	A map showing a 100 year flood plan, as determined by recognized methods, for those areas subject to flooding; show earthquake fault lines through the proposed development with building setbacks from fault line as recommended by a geotechnical study.
		27.	The development shall be described by 40 acre subdivision, section, township and range.
		28.	Indicate master plan designation for the project.
		29.	A master plan for potential development of the property under the ownership or control of the developer in the area of the proposed development.
		30.	Location, dimensions of all vehicle parking and/or boat/RV storage areas, if applicable.
		31.	In the case of plans which call for development over a period of years, a schedule showing proposed time within which applications for final approval of all sections of the development are intended to be filed.
		32.	Shall prove that no tax is delinquent by placing a certificate signed by the city treasurer to this effect (NRS.278.349(5)) on the plat.
		33.	Traffic study stating average daily trips generated from the project.
		34.	A written document indicating the benefits of the development to Carson City, any adverse impacts which may arise from the development and the mitigation programs, and how the proposed development will enhance or benefit the surrounding areas and stating how dust will be controlled. Address how your project complies with the attached NRS278.349(3); addressing each section item by item.
		35.	A written document addressing the Master Plan Policy Checklist for a Conceptual Map for a Planned Unit Development of the five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Carson City Public Library on Roop Street, or use our website at www.carson.org .
		36.	Application complete Date
The State Division of Environmental Protection will now require fees for the review of subdivision and planned unit development applications. This fee is in addition to the fees required by State Consumer Health and State Water Resources. They also require wet stamped original maps. To assure the necessary reviews are completed, the Planning Division will require payment of the State fees at the time of the City application submittal. This can be handled by submitting two checks to this office: one payable to NDEP for \$400 per map plus \$3.00 per lot AND \$100 per map plus \$1.00 per lot; the second check payable to STATE WATER RESOURCES in the amount of \$150 per map plus \$1.00 per lot. The checks will be routed to the State offices with their copy of the application packet. The alternative method is to pay the State offices directly and submit the receipts with your City application. The State Division of Environmental Protection will also require a non-refundable fee of \$50 for each review of final subdivision and planned unit development maps.			
NOTE:			ubject to change. It is applicant's responsibility to ensure their checks are submitted for current
	requ	ired fe	es.



UTILITIES

Are all utilities underground? Is water required and provided? Is water available to site? Is sewer required and provided? Is sewer available to site? Are wells to be utilized? Are septic tanks to be utilized?

FIRE PROTECTION

Are hydrants required and provided? Are turning radii acceptable to Fire Department? Are two sources of ingress-egress provided?

ENVIRONMENTAL

Soils
Erosion potential
Runoff potential
Septic tank limitations
Ground water table
Permeability
Hardpan – rock depth
Potential earthquake faults
Agricultural zone
Archeological significance
Historical significance
Is open space provided?

STREET IMPROVEMENTS

Are paved streets to be required and provided?
Do street grades meet city standards?
Are curb-gutters to be required and provided?
Is gutter (only) to be required and provided?
Are sidewalks to be required and provided?
Does cul-de-sac design meet city standards?
Is cut and fill grading required?
Are retaining walls required?
Are slope stabilization programs to be required and provided

FLOOD PROTECTION

Is project located in flood-prone area?
Is project located in sheet-flow area?
Has a drainage plan meeting city standards been submitted?
Are drainage easements required and provided?
Are storm sewers required and provided?

TRAFFIC

Main access road to site Average daily traffic trips from development

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name:	
Reviewed By:	
Date of Review:	

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, \mathfrak{f})?
Located in a priority infill development area (1.2a)?
Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?