



Carson City Planning Division

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

★ CLERK ★
FILED
Time 1:50 pm

DEC 03, 2016
By C. Eggert
Deputy
Carson City, Nevada

**BOARD OF SUPERVISORS
DECEMBER 1, 2016**

NOTICE OF DECISION

A request was received, MPA-16-091, to approve a Master Plan Amendment request from Lumos & Associates (property owner Andersen Family Associates) to allow a change in the Master Plan Land Use Designation of a 5.6 acre area as depicted in Figure 3 of the application for a Master Plan Amendment: Vintage at Kings Canyon, dated August 18, 2016, from Medium Density Residential (MDR) to Mixed Use Residential (MUR), located at North Ormsby Boulevard and 1450 Mountain Street, APNs 007-573-06 and 08.

The Board of Supervisors conducted a public hearing on December 1, 2016, in conformance with the City and State legal requirements, and approved MPA-16-091 based on the findings contained in the staff report and with an effective date of the Master Plan Amendment being the effective date of the Planned Unit Development consistent with Carson City Municipal Code 17.09.060.

This decision was made on a vote of 3 ayes and 1 nay, (1 recusal).


Hope Sullivan, AICP
Planning Manager

HS/ec

Mailed: _____ By: _____

**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 Board of Supervisors.


OWNER/APPLICANT SIGNATURE

12-8-2016
DATE

VINCE SCOTT
PLEASE PRINT YOUR NAME HERE

RETURN TO:

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

- Enclosures: 1. Board of Supervisors Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope



Carson City Planning Division

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

Time 2:59 PM

BOARD OF SUPERVISORS
December 1, 2016

DEC 02 2016
By C. Equest
Deputy
Carson City, Nevada

NOTICE OF DECISION

A request from Lumos & Associates (property owner Andersen Family Associates) for a Tentative Planned Unit Development (TPUD-16-092) on 78.2 acres for the proposed Vintage at Kings Canyon development for (1) Tentative Map approval to create 212 single family residential lots ranging in size from 1,690 square feet to 17,000 square feet; (2) a Zoning Map Amendment to rezone 5.6 acres of land as shown in Figure 8 of the application for a Tentative Planned Unit Development: Vintage at Kings Canyon dated August 18, 2016 from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning; and (3) a Special Use Permit for Congregate Care Housing in the Neighborhood Business (NB) zoning district, on property located at North Ormsby Boulevard, 1450 Mountain Street and 1800 Kings Canyon Road, APNs 007-573-06, and -08.

The Board of Supervisors conducted a public hearing on December 1, 2016 in conformance with the City and State legal requirements, and approved TPUD-16-092 based on the findings contained in the staff report.

CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with TPUD plans and application materials reviewed by the Board of Supervisors at its meeting of (date), all on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. Consistent with NRS 278.360 for the recordation of final maps, the applicant must record a final map for the first phase of development within four years after the approval of the PUD by the Board of Supervisors. Final maps for subsequent phases must be recorded within two years of the recordation of the preceding final map. Upon request by the applicant, the Board of Supervisors may approve not more than a two-year extension for the recordation of any final maps for subsequent phases provided such request and justification for the extension is submitted in writing to the Community Development Department at least 45 days prior to the expiration date. All final maps in full compliance with the conditions of approval must be submitted to the Community Development Department with a

Final PUD Map application form and all required materials at least 30 days prior to the expiration date for the applicable final map. If the applicant fails to comply with these provisions, all proceedings concerning the subdivision are terminated.

4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All parcel maps or preferably final maps shall be in substantial accord with the approved tentative map.
6. Prior to submittal of any parcel map or preferably 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.
7. 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.
8. *This is left intentionally blank.*
9. 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 parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.
10. The following note shall be placed on all parcel maps or preferably 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."
11. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.

12. 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 a parcel map or preferably final maps.
13. 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. No construction activity will occur on Sundays. 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.
14. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
15. 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.
16. 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.
17. 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 one hundred fifty percent (150%) 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 ten percent (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 one (1) year of acceptance by the City.
18. 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.
19. The District Attorney shall approve any CC&R's prior to recordation of the first final map. The CC&R's shall be consistent with the application, the conditions of approval, and the handbook.
20. All lot areas and lot widths shall meet the zoning requirements approved as part of this planned unit development with the submittal of any parcel map or preferably final map.
21. The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall

be removed only after approval of the Planning and Community Development Department.

22. The homeowner's association shall maintain all common open space areas including the area devoted to the guest parking.

The following are conditions that must be met prior to review of the first final map by the Community Development Director.

23. *This is left intentionally blank.*

24. The proposed handbook must be modified to include the following.

- a. Clarify that the park and trail maintenance will be the responsibility of the HOA. (3.1.4.a). Section 3.1.4.f shall be modified to recognize both parks "and public trails" in both the first and second sentences.
- b. All buildings are limited to a single story, with no multi-story buildings allowed. The maximum height of single family homes and ancillary buildings is 22 feet and a maximum height of the congregate care buildings is 28 feet. Measurement shall be from existing grade to the highest point on the roof.
- c. The Handbook is to include a date and a table of contents.
- d. The reference in 2.4.8 to 2.3.1 will be corrected to reference 2.4.6.
- e. Handbook 1.2: Add a sentence to the first paragraph stating "The allowable uses identified in this handbook may only be modified by the Board of Supervisors utilizing the Planned Unit Development process identified in CCMC 17.09.040."
- f. Handbook 1.5.2 to be modified to state "Minor deviations of 10 percent or less may be considered by the Community Development Director consistent with the provisions of CCMC 18.02.085.10 (Minor variances)."
- g. Sections 1.4.1.e and f requiring residents to be over 55 years old, and limiting the permanent occupants to two per dwelling are to be removed.
- h. The following grammatical / typographical errors must be corrected in the Handbook prior to Final Map approval.
 - 1.4.2.d: Sentence should read "no more than 25 percent ..."
 - 1.4.1.a: Sentence should read "... residential uses with lots ..."
 - 3.10: remove letter T from after sentence.

The following are general conditions of approval.

25. An updated water main analysis must be provided addressing the system capacity and the water and fire flow demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
26. Plans must be revised to show an isolation valve where the water main for the PUD connects to the water main in N Ormsby Blvd, labeled as "Normally Closed". This valve is required for pressure zone separation.
27. Plans must be revised to show a 20 foot wide public utility easement (PUE) along the north side of Ash Canyon Creek from N Ormsby Blvd to the west boundary of the project. This PUE must also cross the creek on the west side of the project. This PUE must be labeled "public utility easement" This easement will be required per Section 17.01.015.4 of the Carson City Municipal Code for a future water transmission line per the Carson City Water Master Plan. Dedication of this PUE shall be at the time the first final map recordation for TPUD-16-092 or at the time of parcel map recordation, whichever occurs first.
28. Plans must be revised to show a 20 foot wide public utility easement (PUE) along the north side of Ash Canyon Creek from N Ormsby Blvd to the west boundary of the project. This PUE must also cross the creek on the west side of the project. This PUE must be labeled "proposed public utility easement, to be created with Final Map." This easement will be required per Section 17.01.015.4 of the Carson City Municipal Code for a future water transmission line per the Carson City Water Master Plan.
29. Plans must be updated to show water on the south side of Merlot Dr, per Carson City Standard Detail C-1.2.4
30. Approval of new water mains must be obtained from NDEP after Carson City plan review is complete. A sample station will be required, location to be determined.
31. An updated sewer main analysis must be provided, addressing the system capacity and the sanitary sewer demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
32. An updated traffic impact study must be provided if there are any changes that effect traffic counts or flow patterns. If there are no changes that effect traffic counts or flow patterns, a sealed memo must be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. This shall apply to improvement phasing also.
33. Ormsby Blvd. is identified as a Collector and shall meet the standard cross section per Carson City Standard Details along the project frontage. The

pedestrian connections on each side of Ormsby to the North and South must be made by sidewalk or concrete multi use path. Include striping for a cross walk at Washington St. and ADA ramps. Final improvements to be reviewed and approved by the City Engineer.

34. Plans must be updated to show the new public trail outside of the boundary fence.
35. Plans must be updated to show access for maintenance vehicles to detention/retention basins. Ormsby Blvd and Mountain St may not be the only access adjacent to any basins. Any paved walkways along said access must have appropriate thickness to allow for vehicles.
36. Plans must be updated to indicate that common space drainage, storm drains and basins are to be privately maintained by the HOA. The Handbook and the CC&Rs shall reflect this.
37. Plans must be updated to give building pads a minimum of 2 feet of flood freeboard.
38. Several lots have back lot line elevations that are significantly higher than the existing grade. Plans must be updated to clarify how this will work.
39. There is a discrepancy between the drainage report and the plans, calling the basins both detention and retention basins. Please clarify the function of these basins. Retention basins will require additional information about infiltration rates in the Technical Drainage Study.
40. Provide a full Technical Drainage Study per Division 14.9 of the CCDS. This technical drainage study must address the following:
 - a. There is a culvert that exits the southeast corner of the property by the park at Mountain Street. This culvert is known to overtop during 5 year storm events. The inlet to this facility, and storm drain in Mountain Street, must be analyzed to determine what remediation is necessary to accommodate additional flows, if any, from the project.
 - b. There are existing culverts that cross Ormsby Blvd for site runoff and for Ash Canyon Creek. The ability of the subject property to store flood waters may potentially aid in the ability of these structures to handle storm flows. Structural fill for the development may reduce this storage capacity for storm events. The ability of these structures to handle storm events after development must be analyzed.
 - c. The report must address the propagation of irrigation flows to any downstream water rights holders.
 - d. A drainage plan must be provided that shows the flood volume 1:1 balance and shows a clear, free draining, 100 year flow path. Account for on and off site flows on this plan.

- e. Update the report to account for offsite flow coming from the area between Vicee and Ash Canyon, namely areas VC03, AC10, and AC09, and offsite flow from upstream subdivisions such as Long Ranch Estates and Wellington Crescent.
 - f. The offsite flow table shows 12cfs for 10%, 2%, and 1% chance events. There is little to no fluctuation between these values, also these values seem low considering the flows reported for the areas between Vicee and Ash Canyon in the WCR Freeway Analysis. Please address this.
 - g. The pre and post development flow seems low. Please address this.
 - h. The drainage report must state that a CLOMR will be required for the development.
 - i. Show sizing of the culvert crossings at Bolero and at Lexington streets. These culverts must be designed to handle the 100 year storm flows.
41. Plans must show that vertical and horizontal data are tied to the Carson City control network and use the network for all floodplain base flood and structure elevations.
 42. The plans and the drainage study must demonstrate adherence to Flood Protection ordinance 12.09 and erosion and sediment control ordinance 12.12.
 43. The project must get approval of a CLOMR from FEMA and give Carson City funds to process a LOMR once the project is completed.
 44. A stormwater pollution prevention permit, and a dust control permit must be obtained from the Nevada Division of Environmental Protection (NDEP).
 45. Plans must be updated to address street lighting requirements per Division 12.14 of the CCDS.
 46. Plans must be updated to show that trees do not hinder minimum sight distance per Division 12.11 of the CCDS, and to show that trees are not within 10 feet of water or sewer mains.
 47. Plans must be updated to give instructions for identification and removal of on-site perennial pepperweed.
 48. As part of the Final Map, plans must be updated to show a Public Utility Easement per the above requirements.
 49. All roadway gates must provide a minimum of 20' clear width when open.
 50. All roadway gates with electric operators must have a Knox key switch for emergency vehicle access.
 51. All roadway gates that have manual locks must have an approved Knox box or other CCFD approved method of providing a way to unlock the gate.

52. Once more than 30 building permits for dwelling units are applied for there must be a second approved access to the subdivision.
53. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code amendments. Hydrants don't comply with 2012 IFC Appendix C spacing requirements.
54. The assisted living complex needs to provide turn-arounds due to the length of the fire access road to the rear of the parking lot, or provide a connected loop route.
55. Additional hydrants will be required for the assisted living complex.
56. Provide more detail of the assisted living area. Some type of covered patient loading area is preferred.
57. The proposed independent and assisted living buildings will require fire sprinklers and fire alarms. The other proposed commercial buildings may require fire alarms and fire sprinklers depending on the final design.
58. All Building plans need to be submitted to Carson City Building Department for Health and Human Services review.
59. The Assisted Living facilities will need approval from Nevada Division and Public and Behavioral Health Bureau of Health Care Quality and Compliance prior to construction.
60. This project must meet all applicable codes as found in 40 CFR 408, CCMC 12.06., CCMC 12.12, and 2012 UPC.
61. Any commercial facility will be required to install a properly sized grease interceptor if that facility will be engaged in preparing food for the public or its residences i.e.: club house, assisted living facility, deli, and or extended care facilities. Per CCMC 12.06.245, and 2012 UPC.
62. Any new facility that will be engaged in food preparation will also need to connect trash enclosure to a grease interceptor. Per CCMC Appendix 18 Division 15.5.
63. Dependent on the type of facility, amounts and types of chemicals used, commercial facilities may also be required to provide 100% secondary containment for chemicals stored and used at facility. Per CCMC 12.06.248
64. Garbage disposals not allowed in commercial facilities or institutions per CCMC 12.06.226.

65. Please note any facility with a wash pad or the potential to discharge petroleum products or excessive suspended solids shall install an approved sand and oil interceptor in accordance with the Uniform Plumbing Code. Per CCMC 12.06.246.
66. A private Home Owner's Association (HOA) will be formed to provide maintenance for all the following areas in perpetuity: roads, common area landscape and open space areas, buffer areas between the development and neighborhoods, common area path system, landscape medians, street corridors, non-public recreation facilities/amenities (i.e. club house/pool) in perpetuity. The HOA will also be responsible for snow removal on private streets and snow storage. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney. Common area maintenance shall include at a minimum, but not limited to the following:
- Debris, weed, and litter removal
 - Noxious weed management
 - Care and replacement of plant material
 - Plant material irrigation and irrigation system repair
67. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. neighborhood park, linear park, multi-use path system, park and exercise equipment etc.). The maintenance and funding shall be addressed in the development's CC&R's as well as in the Handbook to the satisfaction of the Carson City District Attorney. A separate development agreement regarding maintenance of these facilities shall be entered into between the HOA and the City, and the development agreement shall be referenced in the Handbook. A recorded covenant or deed restriction is recommended on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for the maintenance and upkeep of the public parks and recreation amenities and linear park/multi-use path.
68. The multi-use path will be designed to conform to the standards and policies of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007).
69. The neighborhood park will be designed to conform to the Parks and Recreation Master Plan as adopted by Carson City on April 6, 2006 (as revised March 15, 2007).
70. Paths and sidewalks shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan.

71. Sidewalk connections to the neighborhood park and linear park/multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
72. As part of the Phase 1 improvement plan, the applicant will construct and dedicate to the City the neighborhood park and linear park/multi-use path, as well as implement the improvements at the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation & Open Space Department.
73. The developer shall be required to use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.
74. As phases of the Planned Unit Development are implemented, the plans shall be submitted for review by the City. The applicant shall be required to demonstrate connectivity between the neighborhood park, linear park/multi-use path, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation & Open Space Department.
75. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA and shall be maintained to City Standards.
76. The developer, at their expense, will construct and dedicate the land and all agreed upon improvements for the neighborhood park and linear park/multi-use path to the City upon successful completion, and final project acceptance of said work by the City, through its Parks, Recreation & Open Space Department. As a result, the Residential Construction Tax (RCT) described in CCMC 15.60 - Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwelling units in the project area. A development agreement, or similar instrument, between the applicant and the City regarding RCT, park and trail construction will be required for consideration of the Carson City Board of Supervisors and to the satisfaction of the Carson City District Attorney at the time of Final Map.
77. The applicant will design and construct a 1.2 acre neighborhood park.
78. The park design will be coordinated with the Parks, Recreation, and Open Space Department for review and approval, including construction inspections. The design will be consistent with the department's guidelines and development standards, including water conservation design elements.


79. The park design will incorporate universally accessible components and be compliant with the Americans with Disability Act.
80. The park will be designed to allow for City maintenance vehicles and emergency services to access the site.
81. The proposed project's perimeter fencing will be located on the outside of the park property to ensure public access. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the park will be allowed at locations approved by the Parks, Recreation and Open Space Department.
82. Vineyards will not be incorporated into the design for the neighborhood park.
83. The park's design shall incorporate the existing Mountain Street Trailhead. The applicant shall design and construct, at their expense any design modifications to the trailhead, including but not limited to a restroom facility (including utility connection fees associated with a permanent flush toilet facility), parking lot infrastructure preservation/maintenance (crack sealing, slurry seal, restriping, curb cut for access etc.) and a 10' wide concrete path with an adjacent 3' wide decomposed granite path connecting to the trailhead. It is expected that park design shall be seamless with the existing trailhead and the identified trailhead improvements shall be constructed during Phase I and at the same time as the neighborhood park.
84. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path. It will be constructed from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard.
85. The applicant will design and construct a 1.82 acre (approximate size) linear park/multi-use path that will have various site amenities. They will include but are not limited to universally accessible outdoor exercise components/stations, interpretive signage related to the Anderson Ranch history, park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance, and landscaping. The linear park should offer universally accessible outdoor exercise equipment that incorporates a well-rounded fitness program (aerobic, muscle, core, balance, strength and flexibility) for the benefit of Vintage at Kings Canyon residents and the general public.
86. The linear park/multi-use path shall be located outside the proposed project's perimeter fence for ease of access by the general public. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the path will be

allowed at locations approved by the Parks, Recreation and Open Space Department.

87. The linear park/multi-use path will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree. Also, there will be no vineyards incorporated into the landscape design concept for the linear park/multi-use path.
88. To allow for safe pedestrian and bicycle use along Kings Canyon Road, the applicant shall install a sidewalk and bike lane improvements consistent with the standard collector street section, or an alternative design subject to review and approval by the Public Works Director. Design of this improvement is to be submitted to the Public Works Director prior to the issuance of any improvement or construction permits. Improvement and construction permits shall only be issued upon the Public Works Director finding that the proposed transportation improvements are consistent with the collector street standard or, if an alternative design is proposed, consistent with the intent of providing for safe pedestrian and bicycle use along Kings Canyon Road. The design approved by the Public Works Director must be installed as part of the Phase 1 improvements. If the area of the transportation improvements is intended to be separated from the remainder of the parcel via a parcel map, the owners' certificate on the parcel map shall be modified to include language obligating the owner to the terms of this condition.
89. The Vintage at Kings Canyon's Conceptual Planned Unit Development plan is located on property currently owned by Andersen Ranch LLC. This property is identified in the Open Space Plan as a high priority area for protection due to its irrigated agricultural lands. The current owners have not initiated discussions with the City regarding acquisition. Therefore, additional acquisition outside of the neighborhood park and linear park/multi-use path will not be required at this time.
90. Revise the Master Plan Amendment and the Tentative Planned Unit Development documents to state that all open space references refer to the private common areas required by the City's development standards and not the City's Open Space Program.
91. The Unified Pathways Master Plan (UPMP) identifies bicycle lanes along the street frontage of the proposed project on North Ormsby Boulevard (Exhibit B). This UPMP requirement on North Ormsby Boulevard needs to be coordinated with City Engineering's requirements for the development's half street improvements.
92. The residential parking requirement is as stated in Division 2 of the Carson City Development Standards.

93. To the extent the handbook is in conflict with the Conditions of Approval, the Conditions of Approval take precedence. Prior to approval of the first Final Map, any identified inconsistencies must be corrected in the handbook.

This decision was made on a vote of 3 ayes and 1 nay, (1recusal).



Hope Sullivan, AICP
Planning Manager

HS/ec

Mailed: _____ By: _____

**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 Board of Supervisors.


OWNER/APPLICANT SIGNATURE

12-8-2016
DATE


PLEASE PRINT YOUR NAME HERE

RETURN TO:

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