

Douglas County Community Development Department  
1594 Esmeralda Avenue  
Post Office Box 218  
Minden, Nevada 89423  
(775) 782-6217

FOR STAFF USE ONLY	
PD 04-008-6	
File Number	Receipt Number
LRA	761/14
Received By	Date
Ch	AI 166 U

## MIXED USE COMMERCIAL DEVELOPMENT/ PLANNED DEVELOPMENT APPLICATION

### INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit for a **Mixed Use Commercial Development** or a **Planned Development**. The submittal must be in conformance with Douglas County Code, Chapter 20.676. *For applicants proposing a MUC project, the submittal must also be in conformance with Code Section 20.664.125 (MUC Specific Standards), and where there is a conflict between the provisions of 20.676 and 20.664.125, the provisions of 20.664.125 govern.*

As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements and Douglas County Code, before the application is accepted for processing by the Community Development Department.

\*\*\*\*\*

#### A. Project Location

Street Address (if available): \_\_\_\_\_ Community: Minden-Gardenerville

Assessor's Parcel Number(s): 1320-33-210-069

Approximately 0 -Feet North or South of Heybourne Road  
(Circle one) (Street Name)

Approximately 0 -Feet East or West of Gilman Avenue  
(Circle one) (Street Name)

\*\*\*\*\*

#### B. Project Description

Request to develop a total of 2.91 acres into 43 parcels and 42 total units.

Types of proposed uses (please check all applicable):

Single-Family Residential \_\_\_\_\_ Commercial (retail, office, medical, restaurant)

X Multi-Family Residential \_\_\_\_\_ Industrial (manufacturing, warehousing)

Current Zoning designation(s): SFR-8000/MFR PD Current Master Plan designation(s): RA

Proposed Zoning designation(s): SFR-8000/MFR PD Proposed Master Plan designation(s): RA

Floodplain designation(s) (from FIRM maps): X-UN FIRM #: \_\_\_\_\_ FIRM Date: \_\_\_\_\_

List any previous applications which have been filed on this site: PD 04-008, DA 08-040, DA 09-052

**APPLICANT:**

Contact Name: Ken Hendrix, Manager Company: Jenuane Communities The Ranch LLC  
 Address: 18124 Wedge Parkway City/State/Zip: Reno, Nevada 89511  
 Telephone No: (775 ) 473-4215 Fax No: (775 ) 657-8902  
 E-mail: khendrix@kdhbuilders.net

**OWNER:**

Contact Name: Same as above Company: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Telephone No: ( ) Fax No: ( )  
 E-mail: \_\_\_\_\_

**ENGINEER/REPRESENTATIVE:**

Contact Name: Jeremy Hutchings, P.E., WRS Company: R.O. Anderson Engineering, Inc.  
 Address: 1603 Esmeralda Avenue City/State/Zip: Minden, Nevada 89423  
 Telephone No: (775 ) 215-5010 Fax No: (775 ) 782-7084  
 E-mail: jhutchings@roanderson.com

\*\*\*\*\*

**LETTER OF AUTHORIZATION**

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my our interest in this application.

I we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof, and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

**OWNER(S) of RECORD:** (Include extra sheets if necessary)

Ken Hendrix, Manager

Printed Name

Signature

Date

6-24-14

Printed Name

Signature

Date

*Note. This application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code Section 20.04.010).*

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1" = 20', 1" = 50', 1" = 100') or architectural scale (e.g., 1/4" = 1', 3/8" = 1') that is appropriate to the project size, and clearly define and identify all of the required information.

**APPLICANT/APPLICANT'S REPRESENTATIVE:**

Jeremy Hutchings, P.E., WRS

Printed Name

Signature

Date

06-30-14

July 24, 2014

**Via Hand Delivery**

Dirk Goering, AICP  
Associate Planner  
DOUGLAS COUNTY COMMUNITY DEVELOPMENT  
Post Office Box 218  
Minden, Nevada 89423

**The Ranch at Gardnerville PD 04-008  
Esplanade at The Ranch  
Description and Statement of Justification**



Dear Dirk:

On behalf of our client, Jenuane Communities The Ranch, LLC, please consider this letter our statement of justification and project description for a modification to The Ranch at Gardnerville Planned Development.

Submitted concurrently with this Planned Development Modification is a Design Review for the development of fourteen (14) triplex condominium buildings containing a total of 42 single ownership units and one remaining common area parcel. The proposal includes a total of 42 building envelopes the smallest being approximately 1,499 square foot in size. The project is located at the intersection of Gilman Avenue and Heybourne Road in the Town of Gardnerville (APN 1320-33-210-069). The project site is part of The Ranch at Gardnerville Planned Development and totals 2.91 acres. The site is zoned SFR-8000 PD and MFR PD and is designated as Receiving Area in the Douglas County Master Plan.

The applicant proposes to modify the Planned Development by increasing the multi-family residential units by one unit to 42 and the overall density for the planned development to a total of 634 dwelling units. Additionally, the proposed project includes the following variances from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks;
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.

**BACKGROUND:**

The Ranch at Gardnerville Planned Development was originally approved on December 2, 2004 (PD 04-008) as the Anker Park Subdivision. The total site area was 201.45 acres in size and included 603 single family lots and 30 multi-family lots for a total of 633 dwelling units. Since the original approval, there have been several modifications to the Planned Development including a modification (PD 04-008-4) approved in November 2012 which allowed the applicant flexibility to increase the multi-family residential units to 41 units and decrease the number of



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single family units proportionally, not to exceed MFR density standards at the time of design review.

The proposed request will result in a density of 14.4 dwelling units per acre, still below the maximum of 16 dwelling units per acre as allowed under MFR. If approved, the application will require transfer of one additional development right as required for the additional density.

## **KEY ISSUES:**

Master Plan & Zoning Consistency: The request is consistent with the master plan designation of Receiving Area and the base zoning district of multi-family which calls for a maximum density of 16 dwelling units per acre. The project proposes 14.4 dwelling units per acre.

Neighborhood Compatibility: The Esplanade at The Ranch project site is located south of Heybourne Road and west of Gilman Avenue within The Ranch at Gardnerville Planned Development. The multifamily residential units are compatible with the existing single family residences to the north and Chichester Estates Subdivision to the southeast.

Phasing: The development of the overall Planned Development will be constructed in up to 24 separate subphases. The Owner is not requesting any amendment to the phasing plan which shows the multi-family component of this planned development to be constructed in Phase VII B by December 31, 2035.

Development Schedule: The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family project will be constructed in a single phase. The applicant anticipates project build-out could occur within 18 to 36 months depending on market demands.

Roads/Traffic: Access to the project will be via private roads at three locations. Two of the connections are off of Lasso Lane and one connection off of Gilman Avenue. On June 12, 2013, Traffic Works prepared an updated traffic study for Phases 4 through 8 of the project, serving as a supplement to the previous traffic analysis dated September 2004.

Drainage/Flood Plain: The Esplanade at the Ranch project site is located in a Zone X, Unshaded flood zone which is an area determined to be outside of the 500-year floodplain. Storm drainage will be collected on site and conveyed to the ditch that will be constructed (by others) south of the site. Onsite catch basins will be equipped with inserts to pre-treat storm water run-off prior to discharge from the site.

Maintenance of Common Area Facilities: Common area within the multi-family development will be maintained by a homeowner's association.



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Trash Receptacles: Trash receptacle will be stored within in each unit's enclosed garage pursuant to Douglas County Code 20.690.030(Q).

Storage Space: 150 cubic feet of storage space will be provided within the garage of each unit.

Variances from Standard Ordinance: The proposed project includes the following variances from the standard ordinance:

- Request for private roads;
- Request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks;
- Allowance of tandem parking for Unit 1 in each building; and,
- Waiver of recreational vehicle storage requirements totaling 5 spaces.

The applicant has made the request for private roads and modifications to the urban local road improvement standards in order to allow the project design to provide for full 20-foot driveways and additional open space. While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association.

The proposed project exceeds the required parking standards by providing 145 parking spaces (70 garage spaces, 65 driveway spaces, and 10 off-street spaces). Each unit must provide two parking spaces, one of which must be covered. However, these spaces for Unit 1 of each building are tandem parking spaces which are not allowed under code without approval.

The applicant requests a waiver of the requirement to construct a recreational vehicle storage facility. A Recreational vehicle storage facility was not a requirement of the overall Ranch at Gardnerville Planned Development. The applicant requests that this be extended to the multi-family component of the project as well.

Open Space: Open space requirements where met through the overall planned development and through the utilization of transferrable development rights. Therefore, the additional open space within the multi-family development is above and beyond what is required. The project includes a total of 43,103 square feet of landscaping area which exceeds the 6,150 square feet (15% of paved area) required per Douglas County Code 20.694.100(A).

The following paragraphs provide our analysis of the required findings for a Planned Development per Douglas County Code §20.676.040:



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**Planned Development Findings:**

1. *The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.*

**Comment:** The stated purpose of a planned development process in Chapter 20.676.010 is to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meet certain criteria. These criteria are as follows:

- i. The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;

**Comment:** The project site is not constrained by physical or environmental features that would otherwise render it subject to the stated criteria. Douglas County requires that a planned development application be filed for this project since the site is located within a designated Receiving Area.

- ii. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;

**Comment:** By carefully planning both the street patterns and connections to the adjoining regional roads, the project meets the objectives of the receiving areas as contained in Douglas County code. The project proposes residential development compatible with the density allowed under the MFR/PD zoning district.

- iii. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;

**Comment:** Adequate public facilities exist to serve the proposed development, including all typical urban services (community sewer, community water, storm drainage) and related key infrastructure. Minden-Gardnerville Sanitation District (MGSD) and the Town of Minden will provide community sewer and community water service to all lots within the proposed development, respectively.

- iv. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval.

**Comment:** Detailed development plans have been submitted with this application, including grading, drainage, utility plans, floor plans, elevations, and project phasing plans.

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- v. Build-out of the planned development project area is contemplated within the scope and duration of the plan.

**Comment:** The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

- vi. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights.

**Comment:** The project is located within a receiving area and will require one additional transfer development right. The transfer of an adequate number of development rights to the site will occur concurrently with or immediately prior to the recordation of the final map.

- 2. *The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use are deemed to be in the public interest.*

**Comment:** The proposed development does not require any variances to the standard subdivision regulations with respect to density, bulk and use and is consistent with the Receiving Area land use density regulations and policies as previously discussed. The applicant is requesting a variance to standard ordinances including a request for private roads; a request for modification of urban local road improvement standards to include the reduction of the private road right-of-way from 60 feet to 32 feet, reduction of the standard road width from 35 to 24 feet, and removal of sidewalks; allowance of tandem parking for Unit 1 in each building; and, a waiver of recreational vehicle storage requirements totaling 5 spaces.

- 3. *The ratio of residential to non-residential use in the planned development is consistent with the master plan.*

**Comment:** This finding is not applicable to this particular application.

- 4. *The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.*



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**Comment:** Common facilities for the overall Planned Development include the regionally significant Martin Slough riparian area parcel and the detention ponds. Perimeter fencing will be privately maintained. Within the multi-family development, additional open space with amenities will be provided to the residents. These areas will be maintained by a homeowners association.

5. *The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.*

**Comment:** All public facility requirements contained within the adopted code are met with the proposed development, including adequate water, sewer, streets, drainage and open space.

6. *The beneficial relationship of the proposed planned development to the neighborhood in which it is proposed to be established, as expressed in the compatibility standards of this code.*

**Comment:** No compatibility standards are specifically expressed in the development code; however this proposal is compatible with adjacent land uses as it provides similar residential land uses as adjacent approved developments.

7. *Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.*

**Comment:** As indicated in previous paragraphs, the overall planned development will be constructed in a series of 24 subphases. The timing and scope of each respective phase will be dependent on market and economic factors within the community. It is anticipated that the multi-family component build-out could be completed within 18 to 36 months of the project approval. However, the applicant is not proposing a change to the current phasing plan which indicates that the multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

8. *That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.*

**Comment:** The accompanying project phasing plan demonstrates that each phase can exist independently with adequate access and utility services being provided to each phase.

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9. *The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.*

**Comment:** The planned development will increase the desirability of the area by promoting a high quality neighborhood that is compatible with surrounding development.

10. *Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.*

**Comment:** While the proposed project is considered multi-family, the desire is for the units to reflect single-family residential components and blend into the existing single-family residential neighborhood. The deviations from the standard ordinances reflect the style and type of housing development proposed, which is more upscale, urban density single-family attached homes. The reduction and modification of the roadway standards is in favor of driveways and landscaped areas which will be maintained by the homeowner's association.

11. *The principles incorporated in the proposed development plan indicate certain unique or unusual features which could not otherwise be achieved under the other zoning districts.*

**Comment:** Development within a receiving area requires a planned development overlay zoning district; there is no other alternative approach for entitling development within these areas.

12. *The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.*

**Comment:** The project is proposed to be developed at land use types and densities that are compatible with adjacent residential developments. Therefore, the proposal will not result in material prejudice or diminution of value of these surrounding properties. There exists no evidence or findings to date that indicate the proposal will endanger the health, safety or general welfare of the community.

13. *The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.*

**Comment:** The proposed subdivision meets the requirements of NRS Chapter 278 and Douglas County Development Code Planned Development standards.



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- 14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.*

**Comment:** The proposal is consistent with the regulations applicable to planned developments within receiving areas in Douglas County's urban areas.

- 15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.*

**Comment:** All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

- 16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.*

**Comment:** Transfer of development rights will occur prior to or concurrent with the recordation each phase of this proposed subdivision development.

- 17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.*

**Comment:** The Planned Development is consistent with the neighborhood development within this area of Minden and Gardnerville.

Tentative Subdivision Map Findings:

- 1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in Part II of this development code;*

**Comment:** With the proposed Planned Development, the proposal conforms to the requirements of Part II of the development code.

- 2. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;*

**Comment:** The tentative map conforms to the planned development regulations.



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3. *The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;*

**Comment:** All adequate public facilities are provided with this development application.

4. *The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;*

**Comment:** All of the proposed improvements conform to Douglas County's design standards consistent with the requested variances.

5. *If applicable, that a phasing plan has been submitted and is deemed acceptable;*

**Comment:** The applicant plans to commence construction of the multi-family component immediately upon receipts of final project approvals and permitting. The multi-family component will be constructed in a single phase. The applicant anticipates project build out could occur within 18 to 36 months depending on market demands. However, the applicant is not proposing a change to the current phasing plan. The overall planned development will be constructed in up to 24 subphases, the timing of which will be determined based upon market conditions then present in the community. The multi-family component of this planned development is to be constructed in Phase VII B by December 31, 2035.

6. *The approval contains terms that plan for the possibility of abandonment or termination of the project;*

**Comment:** The project-phasing plan has been developed so that any phase of the project can stand alone and independent of subsequent phases in case of abandonment or termination of the project.

7. *There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer.*

**Comment:** All taxes are paid current as demonstrated by the receipt from the County Treasurer's office that is attached to this application.

8. *The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.*

**Comment:** The project site is not located in an identified cultural resources study area.

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**NRS 27A380 and 410** The following is a discussion on the criteria prescribed by Nevada Revised Statute (NRS) 278A.380 and 278A.410. Comments to these two sections are below:

In addition to the findings required by Title 20 for planned development approval, NRS 278A.380, (Purposes of provision for enforcement and modification) and NRS 278A.410 Section 2, provides:

"The enforcement and modification of the provision of the plan must be to the further mutual interest of the residents and owners of the planned development and of the public in the preservation and integrity of the plan as finally approved. The enforcement and modification of the provisions must be drawn also to insure that modifications, if any, in the plan will not impair the reasonable reliance of the residents and owners upon the provision of the plan or result in changes that would adversely affect the public interest."

**Comment:** The existing provisions of Title 20 Section 20.676 allow for modifications to a Planned Development, where the review requires the same kind of findings that are required of the initial application.

NRS 278A.410 (2) Modification of the plan by City and County provides as follows:  
"All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

1. No such modification, removal or release of the provisions of the plan by the city or county may affect the rights of the residents of the planned unit residential development to maintain and enforce those provisions.

**Comment:** This request does not change or impact the enforcement or maintenance of the plan under the existing CC&R's.

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:
  - (a) Is consistent with the efficient development and preservation of the entire planned unit development;



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**Comment:** As conditioned, the plan will not impact the residents within and adjacent to the proposed development. Measures to reduce traffic and noise have been addressed by limiting access points, buffering with open space, and compatibility with the surrounding residential character.

(b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

**Comment:** This request will not result in a change of conditions which would adversely affect neighboring properties as described or the public interest.

( c) Is not granted solely to confer private benefit upon any person.

**Comment:** The modification does not seek to confer a private benefit.

Thank you for your consideration regarding this matter. Should you have any further questions, please do not hesitate to call.

Yours faithfully,

R.O. ANDERSON ENGINEERING, INC.



Stephanie A. Hicks, AICP, CFM  
Director of Grants & Hazard Mitigation Planning

cc. Ken Hendrix  
Carrie McAninch  
Tom Dallaire, P.E.  
Jenifer Davidson



## LaCost, Geoffrey

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**From:** Goering, Dirk  
**Sent:** Friday, August 01, 2014 11:55 AM  
**To:** Moss, Mimi; Sullivan, Hope; Eslick, Tami; Jepson, Wendy; Gregory, Cynthia - Courts email  
**Cc:** Resnik, Barbra; Nilssen, Erik; Dallaire, Tom; LaCost, Geoffrey  
**Subject:** FW: The Ranch at Gardnerville

See below...FYI...the Ranch modification is being continued to September PC meeting.

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Dirk Goering, AICP  
Associate Planner  
Douglas County  
ph: (775) 782-6212  
[dgoering@co.douglas.nv.us](mailto:dgoering@co.douglas.nv.us)  
<http://www.douglascountynv.gov>

Public Counter hours: Monday-Thursday: 8a.m. to 3p.m & Friday: 8a.m. to noon.

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**From:** Jeremy J. Hutchings [<mailto:jhutchings@roanderson.com>]  
**Sent:** Friday, August 01, 2014 11:50 AM  
**To:** Goering, Dirk  
**Cc:** Stephanie Hicks; Robert O. Anderson  
**Subject:** Re: The Ranch at Gardnerville

Please continue the application until September.

**RO Anderson**

Jeremy Hutchings, P.E.  
Director of Engineering  
direct line 775.215.5010  
[jhutchings@roanderson.com](mailto:jhutchings@roanderson.com)  
[www.ROAnderson.com](http://www.ROAnderson.com)

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**CALIFORNIA**  
595 Tahoe Keys Blvd, Suite A-2  
South Lake Tahoe, CA 96150  
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f 775.782.7084

**TEXAS**  
PMB 115  
5109 82nd Street, #7  
Lubbock, TX 79424  
p 806.589.0712  
f 806.589.0713

On Aug 1, 2014, at 11:41 AM, "Goering, Dirk" <[DGoering@co.douglas.nv.us](mailto:DGoering@co.douglas.nv.us)> wrote:

Jeremy and Stephanie,

As discussed on the phone, per County Code, Sections 20.500.010 (D), 20.676.020 (D), and 20.676.060 (B3), staff is unable to recommend approval of the modification since the subject parcel is unable to meet the zoning density limitations of the parcel. Since the parcel is split

between MFR and SFR-8,000 zoning, the parcel would not support 42 units. Staff understands that this is clean up item, that is a result of a modification from 2007. However, staff is required to follow code and therefore needs to require a zoning map amendment, shifting the MFR zoning within the PD to the subject parcel.

Exhibit of the Zoning Issue

<image003.jpg>

Since the PC agenda has been published in the paper and can no longer be altered, staff is recommending the applicant continue the item to the September Planning Commission meeting. At which time the notice will include a request for a zoning map amendment.

Personal noticing is being sealed and delivered to the post office at 2:00pm. If staff does not get a concurrence from the applicant prior to 2pm, staff will proceed with sealing and sending the personal stamped noticing.

I will be out of the office starting at noon, please communicate with Mimi Moss in my absence.

Thanks for your attention to this matter.

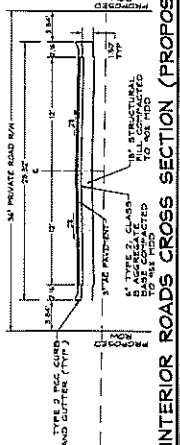
Dirk

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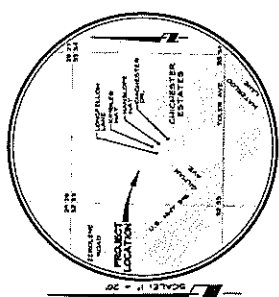
Dirk Goering, AICP  
Associate Planner  
Douglas County  
ph: (775) 782-6212  
[dgoering@co.douglas.nv.us](mailto:dgoering@co.douglas.nv.us)  
<http://www.douglascountynv.gov>

Public Counter hours: Monday-Thursday: 8a.m. to 3p.m & Friday: 8a.m. to noon.

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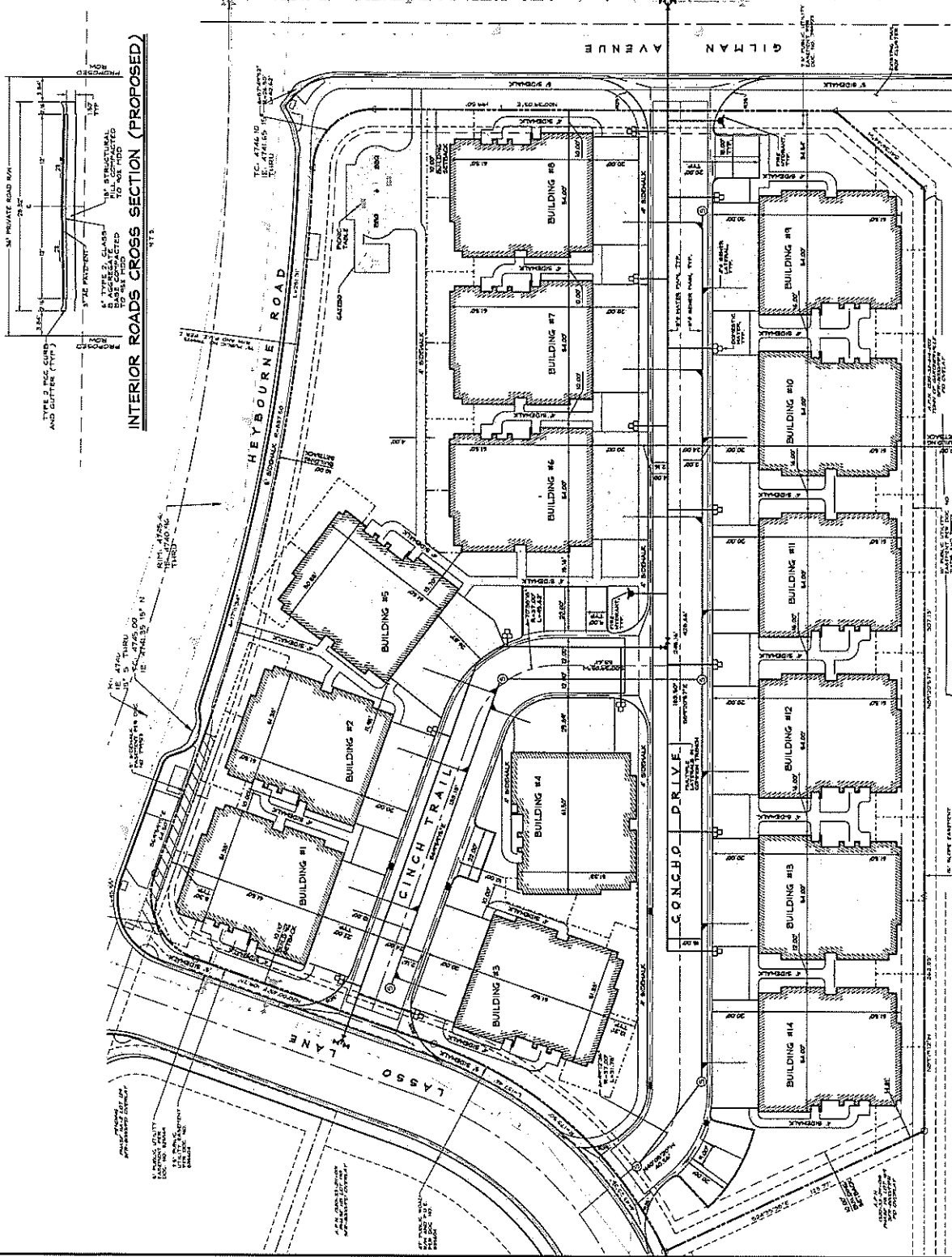
INTERIOR ROADS CROSS SECTION (PROPOSED)



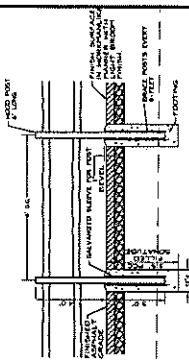
VICINITY MAP  
SCALE: 1" = 2,000'

PROJECT SUMMARY

TITLE: JENUANE COMMUNITIES THE RANCH  
 APPLICATION: CENTRAL EXCHANGE COMPANY LLC  
 PROJECT ADDRESS: THE RANCH AT GARDENVILLE PHASE 2E S  
 A.P.N.: 020-30-70-041  
 SECTION: 20 EAST  
 ZONING: SFR 6,000 SQ FT PER PD  
 PROJECT AREA: 2.9 AC  
 REQUIRED: 17,000 SQ FT  
 FLOOD ZONE: UNIMAGED V PER MAP PANEL  
 PROJECT RETRACTIONS: FRONT 10 FT, REAR 10 FT, SIDE 10 FT, 100 STREET 5 FT  
 TOTAL REQUIRED: 17,000 SQ FT  
 TOTAL PROVIDED: 17,000 SQ FT  
 TOTAL REQUIRED: 17,000 SQ FT  
 TOTAL PROVIDED: 17,000 SQ FT



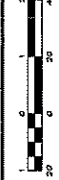
SPLIT RAIL FENCE DETAIL  
ELEVATION



SITE & UTILITY PLAN

JENUANE COMMUNITIES THE RANCH

R.O. Anderson  
 1700 N. 10th St.  
 Suite 100  
 Phoenix, AZ 85016  
 Phone: (602) 944-1111  
 Fax: (602) 944-1112  
 Email: ro@roanderson.com



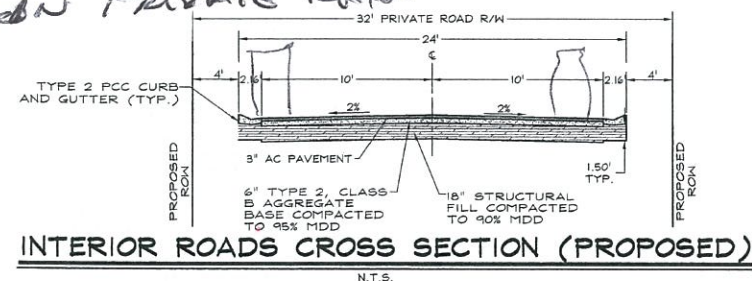
REVISION BLOCK

NO.	DATE	REVISION
1	07/10/14	1.00

SEAL  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF ARIZONA  
 No. 1700  
 EXPIRATION DATE 07/10/14  
 PROJECT NO. 1700  
 SHEET NO. 1  
 OF 2 SHEETS



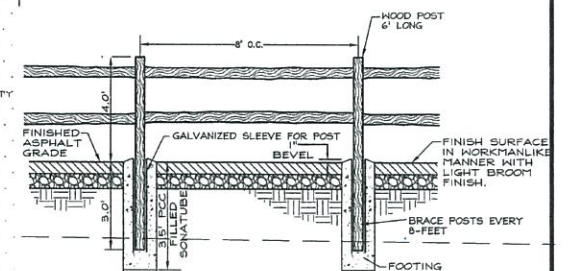
\* ONE WAY STREET WHEN CANS ARE PLACED ON PRIVATE ROAD.  
NEED PUMPSTIONS LARGER TURNING RADII.



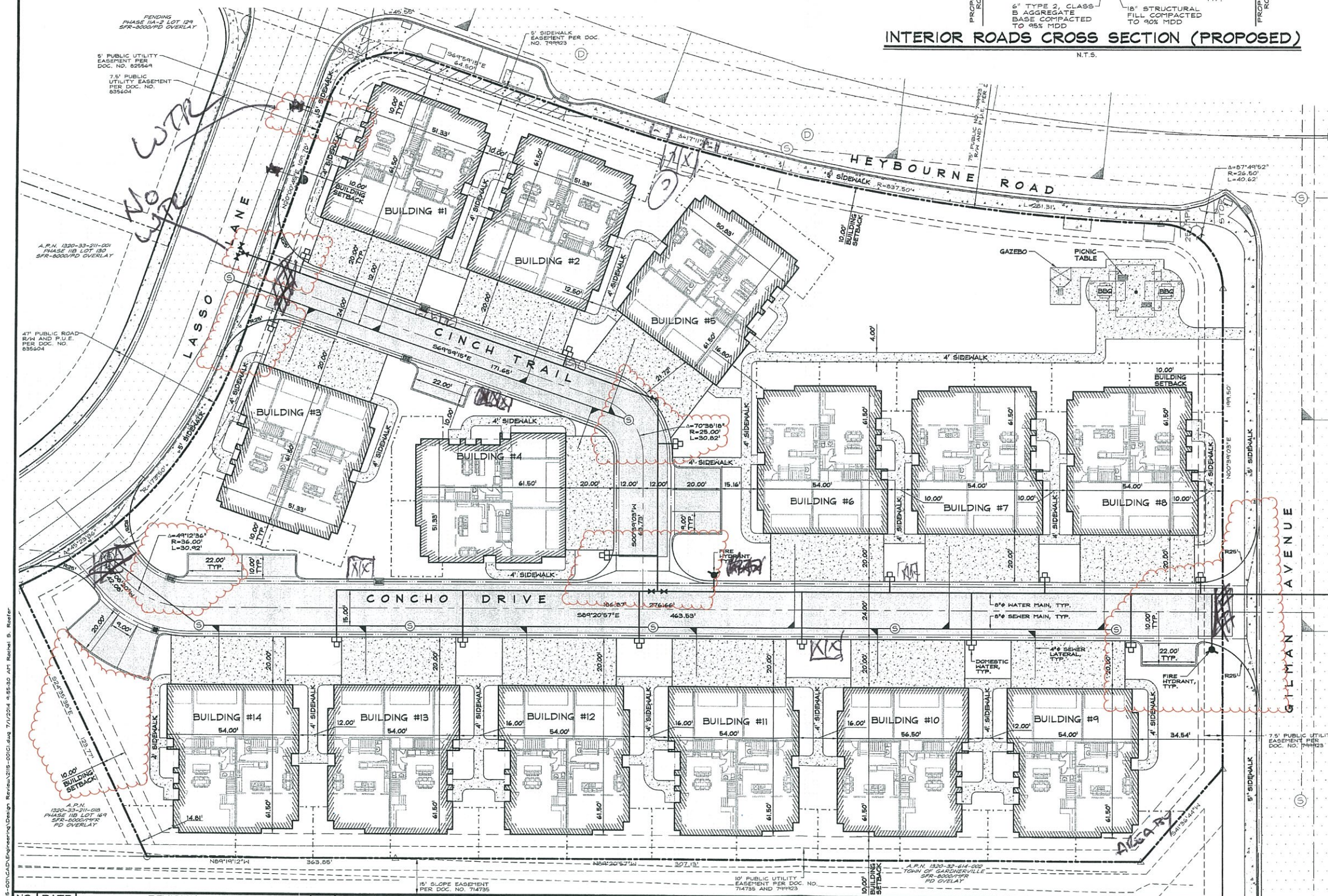
VICINITY MAP  
SCALE: 1" = 2,000'  
PROJECT SUMMARY

TITLE: JENUANE COMMUNITIES THE RANCH  
APPLICANT/OWNER: CENTENIAL EXCHANGE COMPANY LLC  
P.O. BOX 548  
GLENBROOK, NV 89413  
PROJECT ADDRESS: THE RANCH AT GARDNERVILLE PHASE VII B  
A.P.N.: 1320-33-210-069  
SECTION: 33  
TOWNSHIP: 13 NORTH  
RANGE: 20 EAST  
ZONING: SFR 8,000 PD & MFR PD  
MASTER PLAN: RECEIVING AREA  
PROJECT AREA: 2.91 AC  
OPEN SPACE: PROVIDED: 29,963 S.F.  
FLOOD ZONE: UNSHADED 'X' PER MAP PANEL 32005C0255G DATED 01/20/2010  
PROJECT SETBACKS: FRONT 10-FT, REAR 10-FT, SIDE 10-FT, SIDE STREET 10-FT

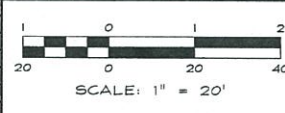
TOTAL REQUIRED:  
(42 UNITS/2) = 84 SPACES  
TOTAL PROVIDED:  
GARAGE = 70 SPACES  
DRIVENWAY = 65 SPACES  
STREET = 10 SPACES  
TOTAL PROVIDED 145 SPACES



ELEVATION  
SPLIT RAIL FENCE DETAIL  
N.T.S.



NO.	DATE	REVISION	BLOCK	BY



**R/O Anderson**  
www.roanderson.com  
NEVADA  
1605 Emerald Ave  
P.O. Box 2274  
Primm, NV 89423  
775.782.7084  
775.782.7084  
CALIFORNIA  
545 Tanager Way Blvd  
Suite A-2  
South Lake Tahoe, CA 96150  
P 530.820.1640  
F 775.782.7084

JENUANE COMMUNITIES THE RANCH

SITE & UTILITY  
PLAN



DRAWN: RSR  
ENGINEER: JJH  
SCALE: 1" = 20'  
DATE: 07/01/14  
JOB: 2115-001  
DRAWING: SEE PLOT STAMP  
SHEET: C1  
OF: 2 SHEETS

07.01.14



RECEIVED  
AUG 05 2014  
BY: .....

**PD 04-008**  
**Planned Development Modification**  
**& Design Review**  
**Esplanade at The Ranch**

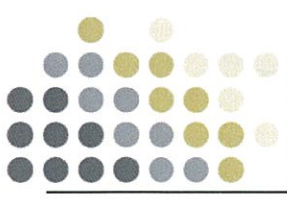
Gardnerville Town Board  
August 5, 2014







- 
- The map displays the following precincts and features:
- Precincts:** I (blue), II A (orange), II B (green), II C (orange), II D (orange), II E (orange), II F (orange), III A (yellow), III B (yellow), III C (yellow), III D (yellow), III E (yellow), III F (yellow), IV A (yellow), IV B (yellow), IV C (yellow), IV D (yellow), IV E (yellow), IV F (yellow), V (green), VI A (purple), VI B (purple), VI C (purple), VI D (purple), VI E (purple), VI F (purple), VII A (orange), VII B (orange), VII C (orange), VII D (orange), VII E (orange), VII F (orange), VIII A (orange), VIII B (orange), VIII C (orange), VIII D (orange), VIII E (orange), VIII F (orange), IX A (orange), IX B (orange), IX C (orange), IX D (orange), IX E (orange), IX F (orange), X A (orange), X B (orange), X C (orange), X D (orange), X E (orange), X F (orange), XI A (orange), XI B (orange), XI C (orange), XI D (orange), XI E (orange), XI F (orange), XII A (orange), XII B (orange), XII C (orange), XII D (orange), XII E (orange), XII F (orange), XIII A (orange), XIII B (orange), XIII C (orange), XIII D (orange), XIII E (orange), XIII F (orange).
  - Geographical Features:**
    - Buckeye Road:** Located on the western boundary.
    - Gilman Ave.:** Located on the eastern boundary.
    - U.S. Highway 308:** Located on the southern boundary.
    - 20' Pedestrian Path Easement:** A narrow strip of land along the southern boundary.
    - Conservation Easement:** A large area of land in the southern part of the town.
    - Maintenance Easement:** A small area of land in the southern part of the town.
    - Town of Holden Public Site:** A large area of land in the southern part of the town.
  - Other Features:**
    - North Arrow:** Located in the upper left corner.
    - Scale Bar:** Located in the upper right corner.

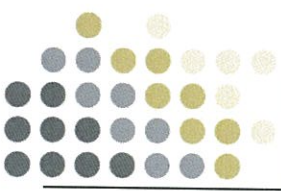


# Request

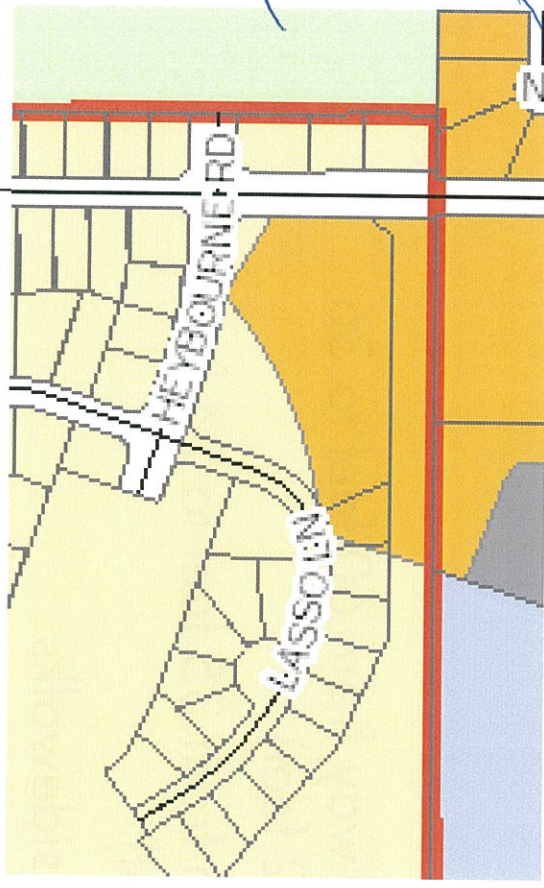
- Planned Development Modification to increase MFR density from 41 to 42.
- Variances
  - Request for private road
  - Reduce private road right-of-way from 60 feet to 36 feet (original request was 32 feet)
  - Reduce standard road width from 35 feet to 24 feet (original request was 20 feet)
  - Remove the requirement for sidewalks
  - Allow random parking for 14 units
  - Waive recreational vehicle storage requirements
- Design Review



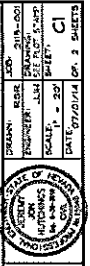
# Zoning Issue



- Results in a density of 14.4 dwelling units per acres.
  - Below the maximum of 16 dwelling units per acre.
- Split zoned parcel
- County staff is requesting a clean up of the zoning as a result of a modification in 2007.
- Planning Commission item has been continued.



*Handwritten notes:*  
Planning Commission  
Approved  
Can Council

[illegible]



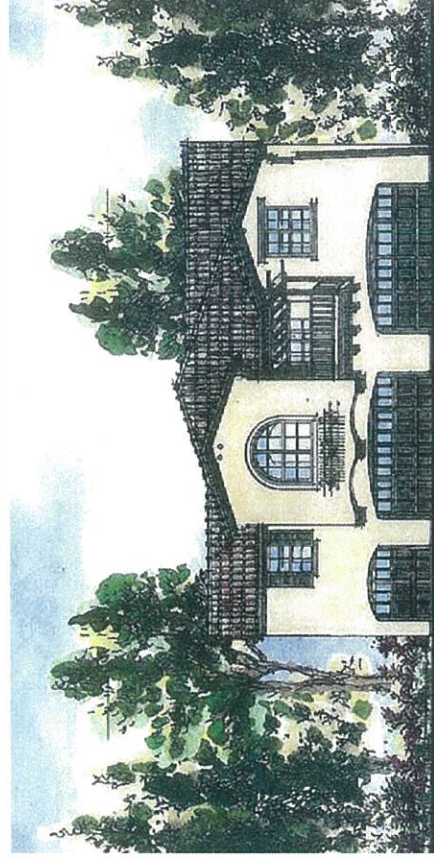




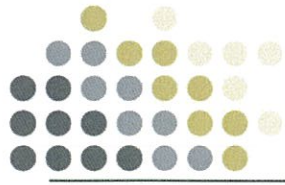
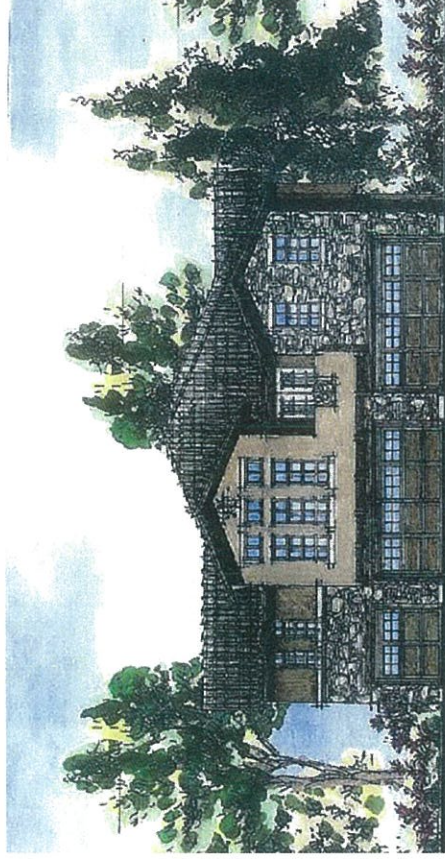
- Territorial



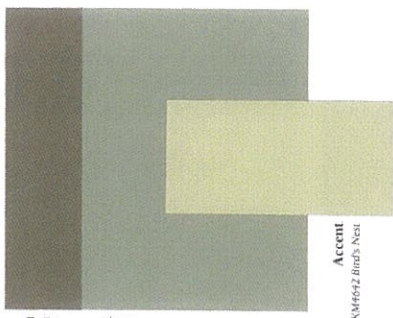
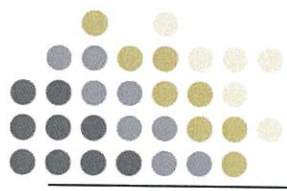
- Spanish



- Tuscan



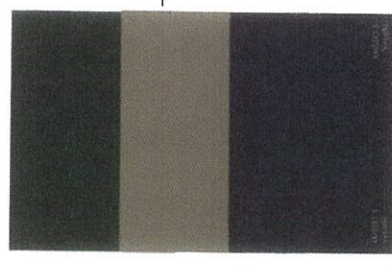




**Trim**  
KM569 Towering Cliffs

**Body**  
KM5771 Apple Hill

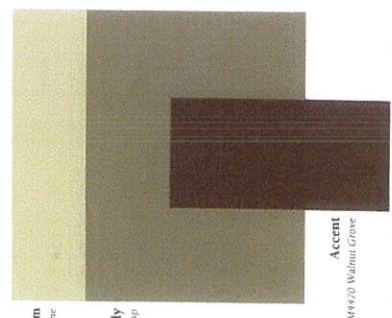
**Accent**  
KM4642 Birds Nest



**Trim**  
KM477 Brown Bear

**Body**  
KM5905 Towering Cliffs

**Accent**  
KM5583 Vincoho

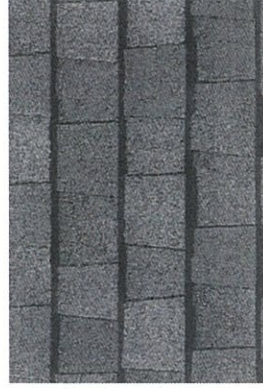
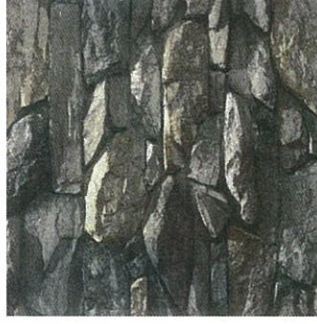
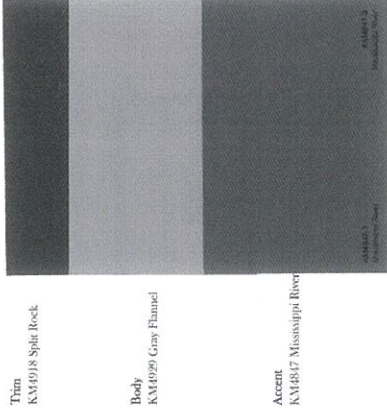
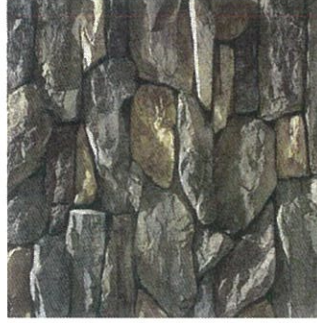
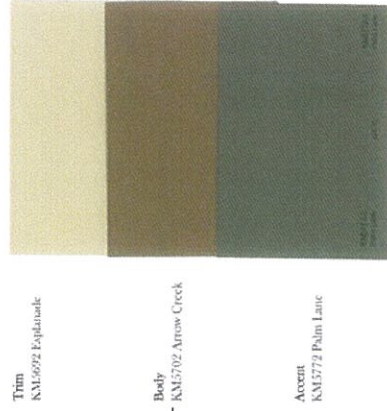
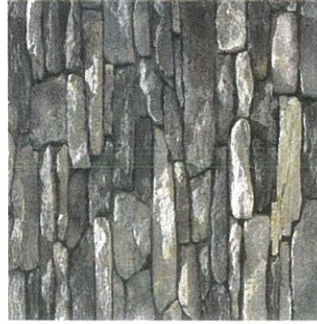
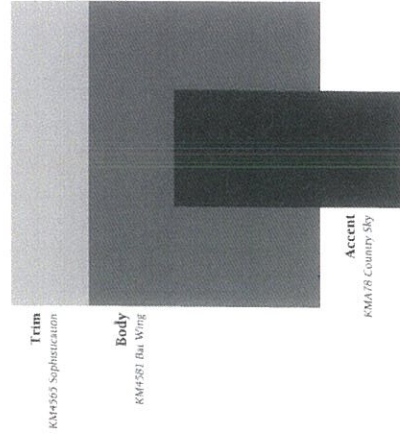
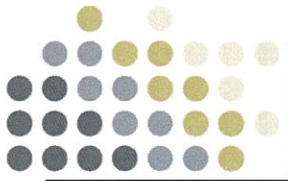


**Trim**  
KM5194 Bluff Stone

**Body**  
KM5726 Lower's Leap

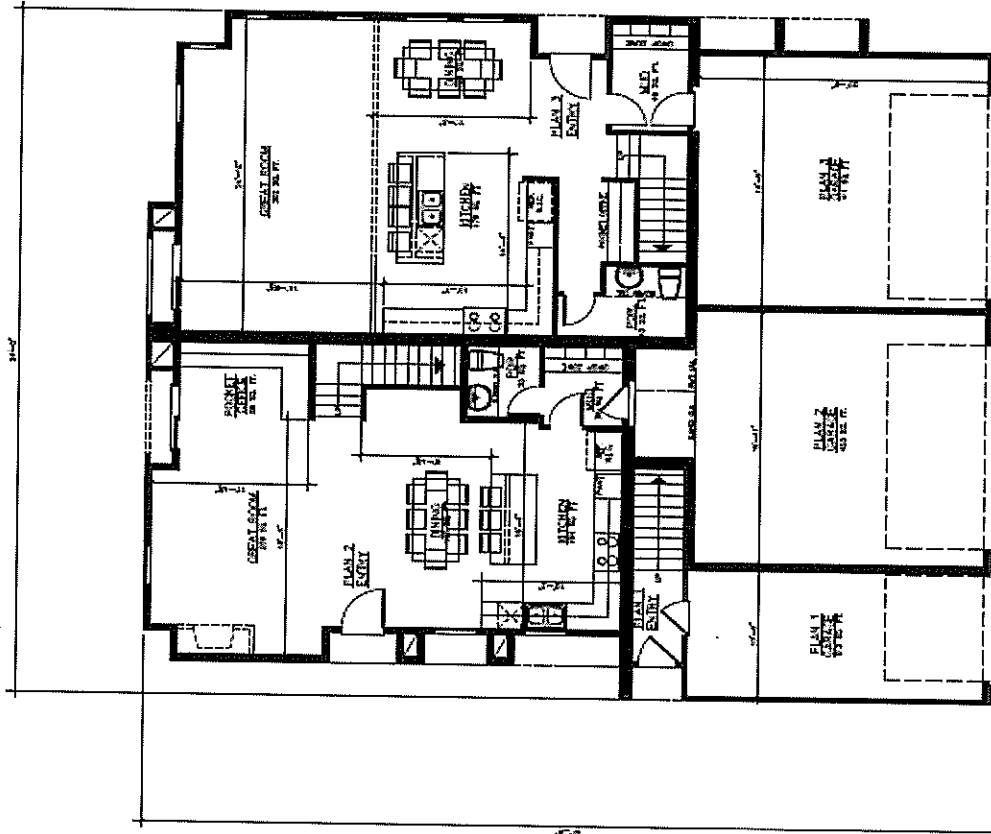
**Accent**  
KM4430 Walnut Grove





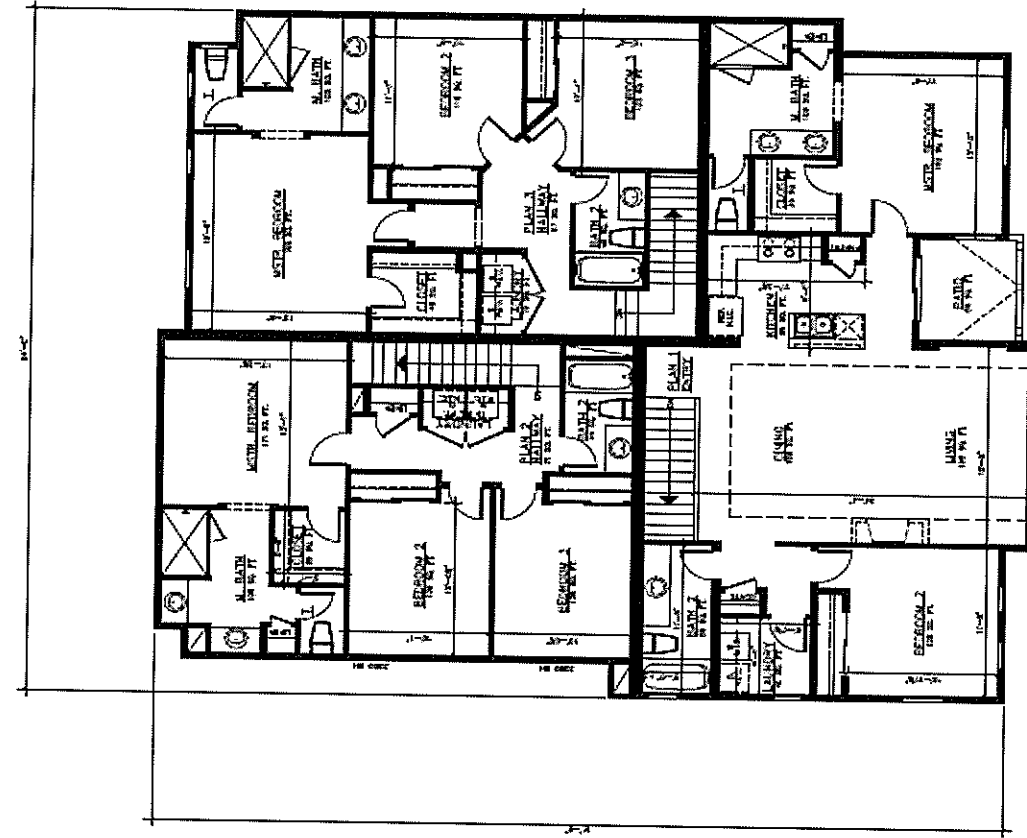
R/O Anderson





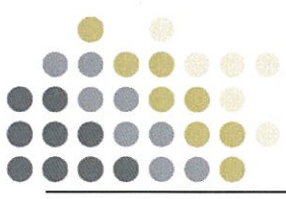
**ESPLANADE AT THE RANCH**  
BUILDING TYPE 4 - MAIN FLOOR PLAN

PLAN 1 1ST FLOOR LIVING AREA - 67.62 SQ. FT.  
PLAN 1 2ND FLOOR LIVING AREA - 1,223.34 SQ. FT.  
PLAN 1 TOTAL LIVING AREA - 1,291.21 SQ. FT.



**ESPLANADE AT THE RANCH**  
BUILDING TYPE 4 - UPPER FLOOR PLAN

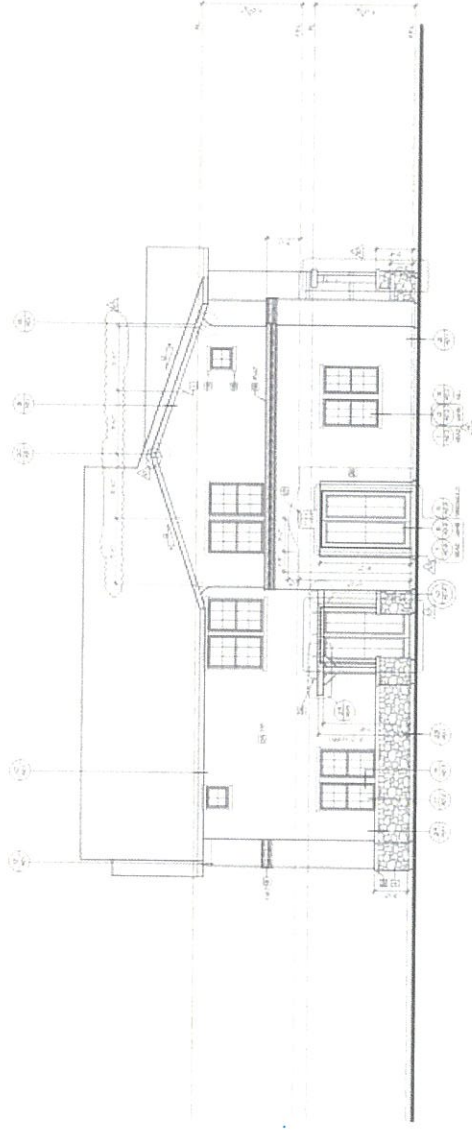
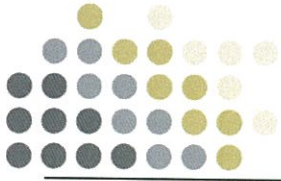
PLAN 2 1ST FLOOR LIVING AREA - 932.85 SQ. FT.  
PLAN 2 2ND FLOOR LIVING AREA - 853.28 SQ. FT.  
PLAN 2 TOTAL LIVING AREA - 1,020.94 SQ. FT.



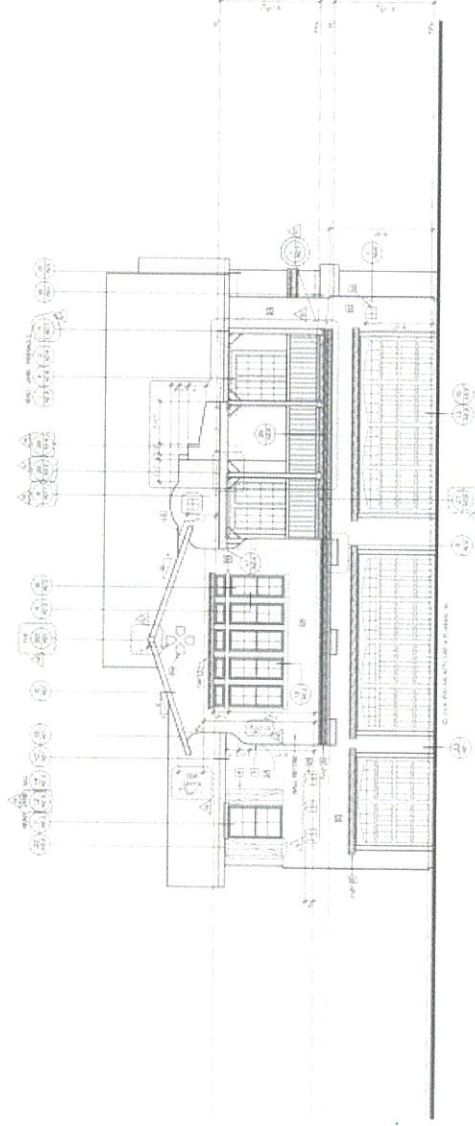
# Closing

- Request approval of the Planned Development Modification to increase MFR density from 41 to 42.
- Request approval of Variances
  - Request for private road
  - Reduce private road right-of-way from 60 feet to 36 feet
  - Reduce standard road width from 35 feet to 24
  - Remove the requirement for sidewalks
  - Allow random parking for 14 units
  - Waive recreational vehicle storage requirements
- Design Review

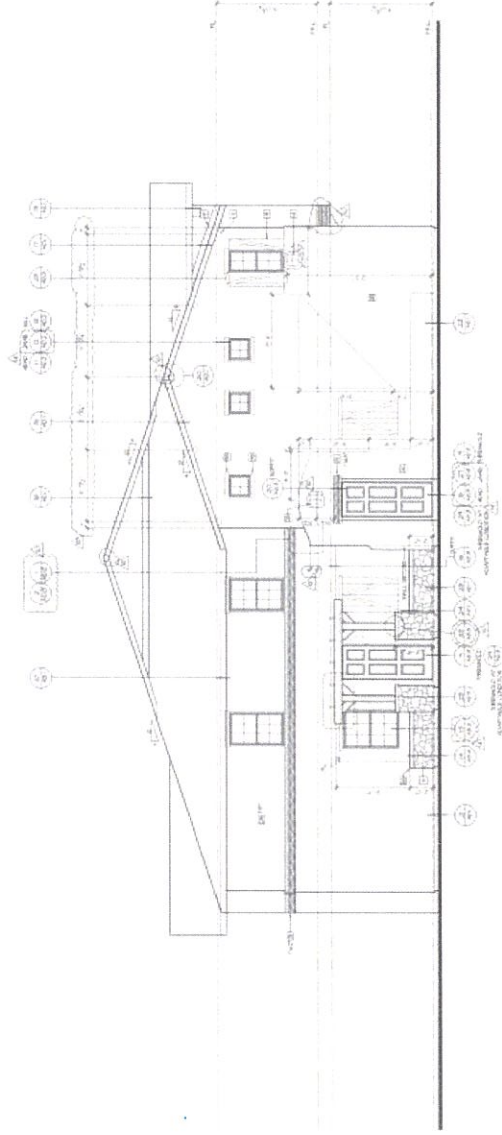
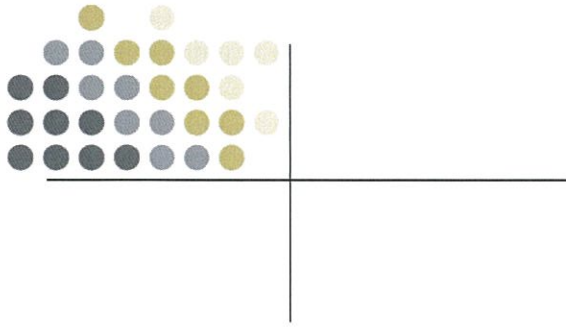




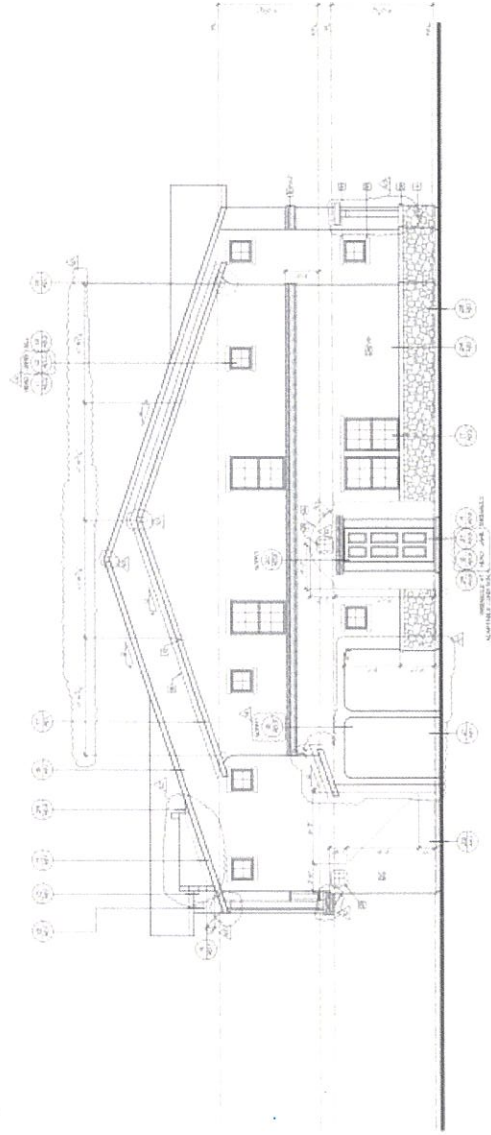
2 Building Type E- Rear Elevation



1 Building Type E- Front Elevation



3 Building Type E- Left Elevation



4 Building Type E- Right Elevation









**COMMERCIAL REFUSE BILLING - SERVICE 6/1/14-6/30/14**

Customer	6"OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Monthly pickup	Trash	Landfill	X Chg	Total
1520 Virginia Ranch Road		4		4			4	12	12	\$159.24	\$109.56	\$0.00	\$268.80
A Sign Shop					1			1	1	\$13.27	\$9.13	\$0.00	\$22.40
Ace Hardware							4	4	4	\$53.08	\$36.52	\$0.00	\$89.60
Ahern Rentals		12			8			20	24	\$265.40	\$182.60	\$0.00	\$448.00
All American Tire					1			1	1	\$13.27	\$9.13	\$0.00	\$22.40
Anderson/Country Carousel					3			3	4	\$39.81	\$27.39	\$0.00	\$67.20
Angelo's Bootery								0	1	\$0.00	\$0.00	\$0.00	\$0.00
Animal Medical Service						2		2	2	\$26.54	\$18.26	\$0.00	\$44.80
Anker Car Wash						4		4	4	\$53.08	\$36.52	\$0.00	\$89.60
Arendes, David & Karen			5					5	4	\$66.35	\$45.65	\$0.00	\$112.00
Armstrong/Scottsdale Plbg					4			4	8	\$53.08	\$36.52	\$0.00	\$89.60
Aspen Park		69		41		46		156	192	\$2,070.12	\$1,424.28	\$0.00	\$3,494.40
Auto Trans						3		3	4	\$39.81	\$27.39	\$0.00	\$67.20
Auto Zone			4			4		8	8	\$106.16	\$73.04	\$0.00	\$179.20
B Jane Lommel				1				1	1	\$13.27	\$9.13	\$0.00	\$22.40
Beres Precision			4					4	4	\$53.08	\$36.52	\$0.00	\$89.60
Beverly Realty Inc.		3						3	4	\$39.81	\$27.39	\$0.00	\$67.20
Bi State Propane			2					2	2	\$26.54	\$18.26	\$0.00	\$44.80
Black's Restoration & Repair				1				1	1	\$13.27	\$9.13	\$0.00	\$22.40
Bob's Performance				2			1	3	4	\$39.81	\$27.39	\$10.00	\$77.20
Bounce & Play new owner from 5/19								0	1	\$0.00	\$0.00	\$0.00	\$0.00
Bradford Place				4				4	4	\$53.08	\$36.52	\$0.00	\$89.60
<b>Buckaroos &amp; NV Ugly</b>		7				4		11	12	\$145.97	\$100.43	\$0.00	\$246.40
Buflo Electric						4		4	4	\$53.08	\$36.52	\$0.00	\$89.60
Burger King		5	4	4	4	4		21	20	\$278.67	\$191.73	\$0.00	\$470.40
<b>Subtotal</b>	<b>0</b>	<b>100</b>	<b>19</b>	<b>57</b>	<b>21</b>	<b>79</b>	<b>1</b>	<b>277</b>	<b>326</b>	<b>3675.79</b>	<b>2529.01</b>	<b>10.00</b>	<b>6214.80</b>



Customer	6"OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
Carson Valley Food Closet			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Carson Valley Heating					5			5	\$66.35	\$45.65	\$0.00	\$112.00
Carson Valley Laundromat = 1 1/2 yd								0	\$0.00	\$0.00	\$0.00	\$0.00
Carson Valley Medical Ctr 1107		25	17	19	15	20		96	\$1,273.92	\$876.48	\$0.00	\$2,150.40
Carson Valley Medical Ctr 1516		4		4		4		12	\$159.24	\$109.56	\$0.00	\$268.80
Carson Valley Schwinn /Big Daddy's						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Carson Valley Transmission			4					4	\$53.08	\$36.52	\$0.00	\$89.60
Carson Valley United Methodist			5			5		10	\$132.70	\$91.30	\$0.00	\$224.00
Centerdowne Apt 1171												
Centerdowne Apt 1172						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Apt 1180						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Apt 1181						8		8	\$106.16	\$73.04	\$0.00	\$179.20
Centerdowne Apt 1184						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Apt 1188						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Apt 1191						6		6	\$79.62	\$54.78	\$0.00	\$134.40
Centerdowne Hm 1516						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Hm 1517						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Centerdowne Hm 1521						15		15	\$199.05	\$136.95	\$0.00	\$336.00
Centerdowne Hm 1532						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Central Systems Electric						3		3	\$39.81	\$27.39	\$0.00	\$67.20
Chalet Apartments			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Charter Communications						2		2	\$26.54	\$18.26	\$0.00	\$44.80
Chelsberry Apts				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Cheshire Antiques						2		2	\$26.54	\$18.26	\$0.00	\$44.80
Christ Presbyterian								0	\$0.00	\$0.00	\$0.00	\$0.00
Christensen Automotive			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Clark Plumbing & Heating				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Conquest West					3			3	\$39.81	\$27.39	\$0.00	\$67.20
Cornerstone Church								0	\$0.00	\$0.00	\$0.00	\$0.00
Cottonwood Village HOA					8			8	\$106.16	\$73.04	\$0.00	\$179.20
Counter Fitters					1			1	\$13.27	\$9.13	\$0.00	\$22.40
Crestmore Village Apt		33				39		72	\$955.44	\$657.36	\$0.00	\$1,612.80
Cripe, Larry						1		1	\$13.27	\$9.13	\$0.00	\$22.40
Curutchet, Josephine			4					4	\$53.08	\$36.52	\$0.00	\$89.60
<b>Subtotal</b>	<b>0</b>	<b>62</b>	<b>42</b>	<b>31</b>	<b>32</b>	<b>157</b>	<b>0</b>	<b>324</b>	<b>4299.48</b>	<b>2958.12</b>	<b>0.00</b>	<b>7257.60</b>



Customer	6 <sup>0</sup> OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
DM Maintenance				1				1	\$13.27	\$9.13	\$0.00	\$22.40
D'Ascoli, Dr.		2						2	\$26.54	\$18.26	\$0.00	\$44.80
Dep Gai Investments/DBL IN WAM			25			1		26	\$345.02	\$237.38	\$0.00	\$582.40
Deter Trust		6		5		4		15	\$199.05	\$136.95	\$0.00	\$336.00
Dino Natali						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Double J Auto				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Douglas County Historical				3				3	\$39.81	\$27.39	\$0.00	\$67.20
Douglas County Parks & Rec		2			5			7	\$92.89	\$63.91	\$0.00	\$156.80
Douglas County Soc Serv #1		3						3	\$39.81	\$27.39	\$0.00	\$67.20
Douglas County Soc Serv #2		3						3	\$39.81	\$27.39	\$0.00	\$67.20
Douglas Court Apts					8			8	\$106.16	\$73.04	\$0.00	\$179.20
Douglas Machine Service			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Douglas Radiator & Auto			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Dragon Dental						3		3	\$39.81	\$27.39	\$0.00	\$67.20
Drange, Stuart S. DDS				3				3	\$39.81	\$27.39	\$0.00	\$67.20
E Sierra Invest/CV Oral Surgery												
Edward & Song/Midtown Plaza		5			4			4	\$53.08	\$36.52	\$0.00	\$89.60
El Aguila Real		5			4			9	\$119.43	\$82.17	\$0.00	\$201.60
El Dorado Homeowners			27					9	\$119.43	\$82.17	\$0.00	\$201.60
Especially For You								27	\$358.29	\$246.51	\$0.00	\$604.80
Evergreen		10	4	8	4	8		2	\$26.54	\$18.26	\$0.00	\$44.80
								34	\$451.18	\$310.42	\$0.00	\$761.60
Fields of Flooring												
Fikkers, John			2			1		1	\$13.27	\$9.13	\$0.00	\$22.40
Fitzhenry's						1	1	2	\$26.54	\$18.26	\$0.00	\$44.80
French Bar & Hotel		3				4		2	\$26.54	\$18.26	\$10.00	\$54.80
Frontier				8				7	\$92.89	\$63.91	\$0.00	\$156.80
								8	\$106.16	\$73.04	\$0.00	\$179.20
G & H Western Corp		5		4		4						
Gardnerville Automotive			4					13	\$172.51	\$118.69	\$0.00	\$291.20
Gardnerville Professional Bldg		3						4	\$53.08	\$36.52	\$0.00	\$89.60
Gardnerville Water Co				3				3	\$39.81	\$27.39	\$0.00	\$67.20
Gilbert, Mike (res bin)					4			3	\$39.81	\$27.39	\$0.00	\$67.20
Golden Gate Petroleum			4					4	\$53.08	\$36.52	\$0.00	\$89.60
Golden Nugget Auto			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Green Meadows Mobile								4	\$53.08	\$36.52	\$0.00	\$89.60
Subtotal	0	47	74	39	33	44	1	238	3158.26	2172.94	10	5341.20



Customer	6"OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
H L R Associates				3				3	\$39.81	\$27.39	\$0.00	\$67.20
Haas Center		6						6	\$79.62	\$54.78	\$0.00	\$134.40
Hairport					1			1	\$13.27	\$9.13	\$0.00	\$22.40
Hamdogs		5				4		9	\$119.43	\$82.17	\$0.00	\$201.60
Hansen, Dave & Tina			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Hart Estate Development			4			2		6	\$79.62	\$54.78	\$0.00	\$134.40
Helping Hands Thrift		5	4	4	4	4		21	\$278.67	\$191.73	\$0.00	\$470.40
Hendricks Automotive			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Heritage Bank						2		2	\$26.54	\$18.26	\$0.00	\$44.80
Heritage Square Homeowners						6		6	\$79.62	\$54.78	\$0.00	\$134.40
Herup Holdings/ASJ			4					4	\$53.08	\$36.52	\$0.00	\$89.60
Historian Inn						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Hot Rod Hegarty						2		2	\$26.54	\$18.26	\$0.00	\$44.80
Hunan Chinese		5				4		9	\$119.43	\$82.17	\$0.00	\$201.60
Italian Hearts Pasta 1425 Indust #C			4					4	\$53.08	\$36.52	\$0.00	\$89.60
J C P Enterprises Inc		4	1	4		4		13	\$172.51	\$118.69	\$0.00	\$291.20
J T Bar & Hotel		5		3		4		12	\$159.24	\$109.56	\$0.00	\$268.80
Jack In The Box		10		8		8		26	\$345.02	\$237.38	\$0.00	\$582.40
Jackrabbitt Plumbing			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Jan Properties				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Jerry's Rod & Custom Upholst					1			1	\$13.27	\$9.13	\$0.00	\$22.40
Jiffy Lube/Griffin			5			8		13	\$172.51	\$118.69	\$0.00	\$291.20
Jobs Peak Vet Hosp						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Joe Benignos Tree Service						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Just Smiles Dental						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Kentucky Fried Chicken		6		4		4		14	\$185.78	\$127.82	\$0.00	\$313.60
Kim Lee's Sushi						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Kingslane HOA-Corn					1			1	\$13.27	\$9.13	\$0.00	\$22.40
L & L Center = 1 1/2 yd						3		3	\$30.15	\$19.59	\$0.00	\$49.74
Las Cal dba Taco Bell		10	5	8	5	8		36	\$477.72	\$328.68	\$0.00	\$806.40
Lentines Italian Restaurant						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Lucky Discount Liquor				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Lynne Cauley = 1 1/2 yd					4			4	\$40.20	\$26.12	\$0.00	\$66.32
Subtotal	0	56	37	42	16	95	0	246	3,241.88	2,227.78	0.00	5,469.66



Customer	6'OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
M & B Enterprises					2							
Maida, Frederick				4				2	\$26.54	\$18.26	\$0.00	\$44.80
Manoukian, Noel				1				4	\$53.08	\$36.52	\$0.00	\$89.60
Marinell Wright								1	\$13.27	\$9.13	\$0.00	\$22.40
Mark Smith/Les Schwab			8					8	\$106.16	\$73.04	\$0.00	\$179.20
Martin Stahl/Summit P1bg 1219			4		3			7	\$92.89	\$63.91	\$0.00	\$156.80
Martin Stahl 1389			8					8	\$106.16	\$73.04	\$0.00	\$179.20
Martin Stahl 1482				6				6	\$79.62	\$54.78	\$0.00	\$134.40
Marlon Inc		5	3	4	5	6		23	\$305.21	\$209.99	\$0.00	\$515.20
Max's Pet Supplies					1			1	\$13.27	\$9.13	\$0.00	\$22.40
McDuffee, Kathy					3			3	\$39.81	\$27.39	\$0.00	\$67.20
Merrill Gardens						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Minden-Gville First Baptist		15		11		12		38	\$504.26	\$346.94	\$0.00	\$851.20
Moran, Timothy						3		3	\$39.81	\$27.39	\$0.00	\$67.20
Mountain View Professional Bldg						16		16	\$212.32	\$146.08	\$0.00	\$358.40
			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
<b>Nevada Ugly - split w/Buckaroos</b>												
Nevada Unique								0	\$0.00	\$0.00	\$0.00	\$0.00
New R & T Cleaners					2			2	\$26.54	\$18.26	\$0.00	\$44.80
New Rancho Grande			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Nicholson Trucking				3				3	\$39.81	\$27.39	\$0.00	\$67.20
Norris Auto Body 2 YD			1					1	\$13.27	\$9.13	\$0.00	\$22.40
<b>Norris Auto Body = 1 1/2Y</b>			4					8	\$106.16	\$73.04	\$0.00	\$179.20
Northwest Martial Arts			2					2	\$20.10	\$13.06	\$0.00	\$33.16
						1		1	\$13.27	\$9.13	\$0.00	\$22.40
Old Town Center		5		1		1		7	\$92.89	\$63.91	\$0.00	\$156.80
Olson Tire/Tires Plus			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
One Way Auto Repair			4					8	\$106.16	\$73.04	\$0.00	\$179.20
O'Reilly Auto Parts		6		2		6		14	\$185.78	\$127.82	\$0.00	\$313.60
Overland Hotel			4					8	\$106.16	\$73.04	\$0.00	\$179.20
Overland - 3 Shops						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Oxoby Mobile Home 1493				8				8	\$106.16	\$73.04	\$0.00	\$179.20
Oxoby Mobile Home 1499				4				4	\$53.08	\$36.52	\$0.00	\$89.60
<b>Subtotal</b>	<b>0</b>	<b>31</b>	<b>48</b>	<b>44</b>	<b>16</b>	<b>73</b>	<b>0</b>	<b>212</b>	<b>2,806.80</b>	<b>1,930.36</b>	<b>0.00</b>	<b>4,737.16</b>



Customer	6"OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
Pacific Gasoline								4	\$53.08	\$36.52	\$0.00	\$89.60
Packages			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Papa Murphy's Take N' Bake					4			4	\$53.08	\$36.52	\$0.00	\$89.60
Park, Erik DDS		4						4	\$53.08	\$36.52	\$0.00	\$89.60
Park Place - AM/PM		10		5	6	5		26	\$345.02	\$237.38	\$0.00	\$582.40
Parkway Vista Senior Comm						8		8	\$106.16	\$73.04	\$0.00	\$179.20
Parts House			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Payless Shoe Source			3			1		4	\$53.08	\$36.52	\$0.00	\$89.60
Pebble Creek Apts					23			23	\$305.21	\$209.99	\$0.00	\$515.20
Pinenut Livestock Supply					3			3	\$39.81	\$27.39	\$0.00	\$67.20
Port of Subs		5			3			8	\$106.16	\$73.04	\$0.00	\$179.20
Public Storage			6					6	\$79.62	\$54.78	\$0.00	\$134.40
Quilt House		1		1				2	\$26.54	\$18.26	\$0.00	\$44.80
Rancho Vista Apts			12					24	\$318.48	\$219.12	\$0.00	\$537.60
Realty Executives = 1 1/2 yd					4	12		4	\$40.20	\$26.12	\$0.00	\$66.32
Record Courier		8		6		4		18	\$238.86	\$164.34	\$0.00	\$403.20
Remax Realty					4			4	\$53.08	\$36.52	\$0.00	\$89.60
Replogle, Katherine					2			2	\$26.54	\$18.26	\$0.00	\$44.80
Ritchford Apts				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Round Table Pizza		10		5		7		22	\$291.94	\$200.86	\$0.00	\$492.80
Sharkey's Casino		16	3	7	5	5		36	\$477.72	\$328.68	\$0.00	\$806.40
Sierra Motel						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Silver Sage Village		10			7			17	\$225.59	\$155.21	\$0.00	\$380.80
Stephen Smith				7				7	\$92.89	\$63.91	\$0.00	\$156.80
St Gall Catholic Church			10			9		19	\$252.13	\$173.47	\$0.00	\$425.60
Stafford Automotive			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Standard Diesel Repair (new)					6			6	\$79.62	\$54.78	\$0.00	\$134.40
Starbucks/DBL IN WAM		10	4	6	4	8		32	\$424.64	\$292.16	\$0.00	\$716.80
Storey, Keith & Elizabeth		5						5	\$66.35	\$45.65	\$0.00	\$112.00
Stratton Center		25						25	\$331.75	\$228.25	\$0.00	\$560.00
Stratton Center North		10				9		19	\$252.13	\$173.47	\$0.00	\$425.60
Studio Vogue				2				2	\$26.54	\$18.26	\$0.00	\$44.80
Subway		5				4		9	\$119.43	\$82.17	\$0.00	\$201.60
Sunflower Learning Center						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Superior Collision					4			4	\$53.08	\$36.52	\$0.00	\$89.60
Subtotal	0	119	46	43	75	88	0	371	4910.29	3376.83	0.00	8287.12



Customer	6"OL	Mon	Tue	Wed	Thur	Fri	X Chg	Total	Trash	Landfill	X Chg	Total
Tab Hunter 1462 Hwy 395								0	\$0.00	\$0.00	\$0.00	\$0.00
Tangles						1		1	\$13.27	\$9.13	\$0.00	\$22.40
That Jasmine						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Thomas 1421					4			4	\$53.08	\$36.52	\$0.00	\$89.60
Thomas/Frito Lay 1292			4			4		8	\$106.16	\$73.04	\$0.00	\$179.20
Trinity Lutheran		5			3			8	\$106.16	\$73.04	\$0.00	\$179.20
U S Bank								0	\$0.00	\$0.00	\$0.00	\$0.00
U S Postal Service				4				4	\$53.08	\$36.52	\$0.00	\$89.60
Upswung Parking Systems					1			1	\$13.27	\$9.13	\$0.00	\$22.40
Valentine, Joseph & Diane					2			2	\$26.54	\$18.26	\$0.00	\$44.80
Valley Christian Fellowship				2				2	\$26.54	\$18.26	\$0.00	\$44.80
Valley Villa II			5					5	\$66.35	\$45.65	\$0.00	\$112.00
Valley Villa Townhouses			24			12		36	\$477.72	\$328.68	\$0.00	\$806.40
Village Motel						2		2	\$26.54	\$18.26	\$0.00	\$44.80
Washoe Tribe of NV						4		4	\$53.08	\$36.52	\$0.00	\$89.60
Waterloo Ctr/JCC+Bod 317640				3				3	\$39.81	\$27.39	\$0.00	\$67.20
Waterloo Ctr/Interno+Pizza 319193		5		4	4	4		17	\$225.59	\$155.21	\$0.00	\$380.80
Waterloo Ctr/VA 324337			2			4		6	\$79.62	\$54.78	\$0.00	\$134.40
Wells Fargo Bank		5						5	\$66.35	\$45.65	\$0.00	\$112.00
Western Precision Machine				2				2	\$26.54	\$18.26	\$0.00	\$44.80
Westerner Motel		5						5	\$66.35	\$45.65	\$0.00	\$112.00
Wireless Store					3			3	\$39.81	\$27.39	\$0.00	\$67.20
World Marketing				2				2	\$26.54	\$18.26	\$0.00	\$44.80
York Plumbing			2					2	\$26.54	\$18.26	\$0.00	\$44.80
Subtotal	0	20	37	17	17	35	0	126	1672.02	1150.38	0.00	2822.40
Total	0	435	303	273	210	571	2	1,794	23,764.52	16,345.42	20.00	40,129.94
June 6/1/14 - 6/30/14												\$40,129.94

Total empties x \$22.40									1,794	x	22.40	\$40,185.60
Less (# of 1-1/2 yd bins) x (-\$5.82 = price difference)									13	x	-5.82	-75.66
Plus x-p/u fees									2	x	10.00	\$20.00
<b>TOTAL DUE</b>												\$40,129.94

1872



Town of Gardnerville  
Health and Sanitation

Projected Summary			Option 1			Option 2			Option 3			Minden's comparison Option 4			Streamline Option 5			
	2014/2015			7% overall increase			3% overall Increase			5% overall increase			Town fee at Minden rates			Stream Lined Compromise		
Customer Type	Fee	Number of Customers	Anticipated Annual Revenue	Fee	Number of Customers	Anticipated Annual Revenue	Fee	Number of Customers	Anticipated Annual Revenue	Fee	Number of Customers	Anticipated Annual Revenue	Fee	Number of Customers	Anticipated Annual Revenue	Fee	Number of Customers	Anticipated Annual Revenue
Customers:				7%	Residential Increase		3%	Increase		5%	Residential Increase		Match Town of Minden Rates			Match Town of Minden Rates		
Single Family (qtr)	\$ 55.10	1583	\$ 87,223	\$ 58.96	1583	\$ 93,329	\$ 56.75	1583	\$ 89,840	\$ 57.86	1583	\$ 91,584	\$ 58.00	1583	\$ 91,814	\$ 58.00	1583	\$ 91,814
Duplex (qtr)	\$ 110.21	17	\$ 1,874	\$ 117.91	17	\$ 2,005	\$ 113.51	17	\$ 1,930	\$ 115.71	17	\$ 1,967	\$ 116.00	17	\$ 1,972	\$ 116.00	17	\$ 1,972
Triplex (qtr)	\$ 165.32	3	\$ 496	\$ 176.87	3	\$ 531	\$ 170.26	3	\$ 511	\$ 173.57	3	\$ 521	\$ 174.00	3	\$ 522	\$ 174.00	3	\$ 522
4 plex (qtr)	\$ 220.42	8	\$ 1,763	\$ 235.83	8	\$ 1,887	\$ 227.01	8	\$ 1,816	\$ 231.42	8	\$ 1,851	\$ 232.00	8	\$ 1,856	\$ 232.00	8	\$ 1,856
6 plex (qtr)	\$ 330.63	1	\$ 331	\$ 353.74	1	\$ 354	\$ 340.52	1	\$ 341	\$ 347.13	1	\$ 347	\$ 348.00	1	\$ 348	\$ 348.00	1	\$ 348
Office-Residential (qtr)	\$ 55.65	36	\$ 2,003	\$ 55.64	36	\$ 2,003	\$ 53.56	36	\$ 1,928	\$ 54.60	36	\$ 1,966	\$ 52.00	36	\$ 1,872	\$ 52.00	36	\$ 1,872
Minimum User (qtr)	\$ 15.00	37	\$ 555	\$ 16.07	37	\$ 595	\$ 15.45	37	\$ 572	\$ 15.75	37	\$ 583	\$ 14.00	37	\$ 518	\$ 15.00	37	\$ 555
Extra Can (qtr)		811	\$ -	\$ -	811	\$ -	\$ -	811	\$ -	\$ -	811	\$ -	\$ 15.00	811	\$ 12,165	\$ 15.00	500	\$ 7,500
Green Waste		1188	\$ -		1188	\$ -		1188	\$ -		1188	\$ -		1188	\$ -		1188	\$ -
2 YD on Call	\$ 25.00	1	\$ 25	\$ 25.00	1	\$ 25	\$ 25.00	1	\$ 100	\$ 25.00	1	\$ 25	\$ 25.00	1	\$ 25	\$ 25.00	1	\$ 25
Residential Revenue	1737 \$ 377,080.88			(25,827) 1737 \$ 402,908			1737 \$ 388,147			1737 \$ 395,376			1737 \$ 444,368			1737 \$ 425,856		
Commercial Accounts	\$ 22.40	216		\$ 23.97	216		\$ 23.07	216		\$ 23.52	216		\$ 23.00	216		\$ 22.80	216	
Commercial Bin Rental	\$ 17.00	114	\$ 23,256	\$ 17.00	114	\$ 23,256	\$ 17.00	114	\$ 23,256	\$ 17.00	114	\$ 23,256	\$ -	114	\$ -	\$ -	114	\$ -
Commercial Dumpster Tips		22476	\$ 503,462		22476	\$ 538,705		22476	\$ 518,566		22476	\$ 528,636		22476	\$ 516,948		22476	\$ 512,453
Commercial Revenue	\$ 526,718			\$ 561,961			\$ 541,822			\$ 551,892			\$ 516,948			\$ 512,453		
Solid Waste (tons) Expense																		
Carson	\$ (58.00)	3713	\$ (215,354)	\$ (58.00)	3713	\$ (215,354)	\$ (58.00)	3713	\$ (215,354)	\$ (58.00)	3713	\$ (215,354)	\$ (58.00)	3713	\$ (215,354)	\$ (58.00)	3713	\$ (215,354)
Douglas	\$ (102.48)	452	\$ (46,321)	\$ (102.48)	452	\$ (46,321)	\$ (102.48)	452	\$ (46,321)	\$ (102.48)	452	\$ (46,321)	\$ (102.48)	452	\$ (46,321)	\$ (102.48)	452	\$ (46,321)
Total Tonnage		4165	\$ (261,675)		4165	\$ (261,675)		4165	\$ (261,675)		4165	\$ (261,675)		4165	\$ (261,675)		4165	\$ (261,675)
Projected Income	\$ 903,799			\$ 964,869			\$ 929,969			\$ 947,268			\$ 961,316			\$ 938,309		
Projected Expenses	\$ 878,061			\$ 878,061			\$ 878,061			\$ 878,061			\$ 878,061			\$ 878,061		
Profit/Loss to Reserves	\$ 25,738			\$ 86,808			\$ 51,908			\$ 69,207			\$ 83,255			\$ 60,248		

Profit is utilized for replacement of vehicles, equipment, and capital projects.

Special Notes:  
We are saving \$44.48 per ton by taking refuse to Carson City