

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: Request by for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex; and a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002); with public comment prior to board action.
2. **Recommended Motion:** motion to approve the requests by Ruins to Riches, LLC to;
 - (1) Under application DA 18-032 Mixed use Commercial Overlay for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units;
 - (2) Under application request (LDA 18-005) Tentative Parcel Map to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex, and;
 - (3) Under application (DA-18-031) Major Design Review for the mixed use commercial project with the following conditions of approve as contained in the staff report.

Funds Available: ☐ Yes ☒ N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** July 3, 2018 **Time Requested:** 45 minutes

6. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See the attached staff report

7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A

8. **Board Action:**

☐ Approved

☐ Denied

☐ Approved with Modifications

☐ Continued

Town of Gardnerville
1407 Highway 395
Gardnerville, Nevada 89410
775-782-7134
775-782-7135 fax
www.gardnerville-nv.gov



STAFF REPORT

Date: June 29, 2018 for July 3rd 2018 GTB Meeting

To: Gardnerville Town Board

From: Tom Dallaire, Town Manager

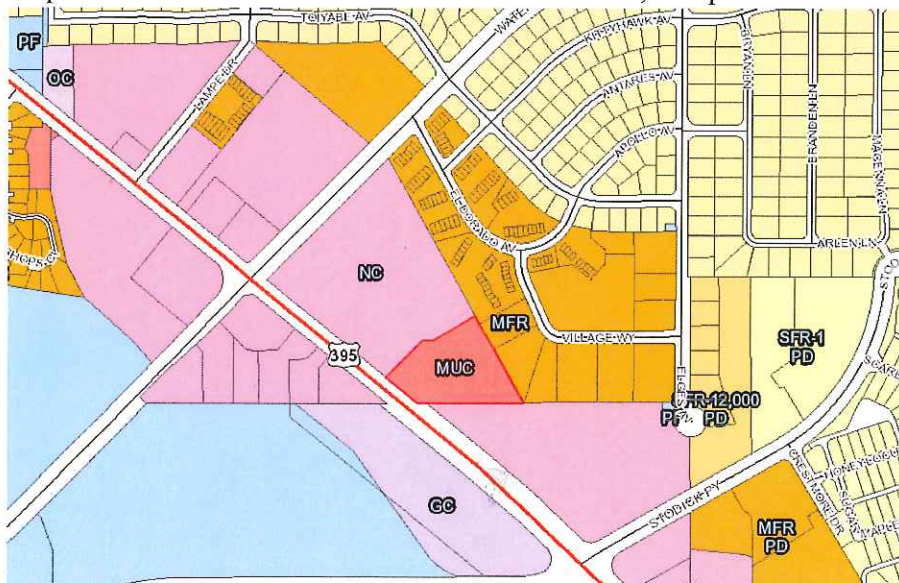
Subject: DA 18-031, Request by Ruins to Riches LLC:

Discussion on three development applications (1) DA 18-032; (2) LDA 18-005; & (3) DA 18-031: Request by for a Mixed Use Commercial Overlay (DA 18-032) for a project consisting of an existing 10,000 square foot commercial building and 5 proposed four-plex buildings for a total of 20 residential units; a request for a Tentative Parcel Map (LDA 18-005) to create 4 parcels, lot 1 containing the existing commercial building, lots 2 and 3 to contain 2 four-plexes each, and lot 4 to contain the proposed common area and one four-plex; and a request for a major Design Review (DA-18-031) for the mixed use commercial project. The subject property is located at 1317 N US Highway 395, Gardnerville, in the Gardnerville Community Plan. (APN 1220-04-602-001-002);

Discussion:

The requested, Mixed Use Commercial Map overlay, Tentative Parcel map and Design Review Development Application proposes to create a mixed use development that could be owned by different owners, yet accomplishes the town Plan for Prosperity goal of creating more mixed use developments within the town.

The location of this project is just south of the Rite Aid building and east of the Guns and Ammo commercial building. The existing site access is from Highway 395. The applicant and town staff have tried to get the owners of the shopping center north of the site to allow for a shared access with them. The shopping center owners denied the request. The parcel overlay allows for the project to be considered one, for multiple owners. This is a creative way to manage the building separation issues for the lenders. The project proposed to construct five (5) - four plex units connected by the overlay to the existing 10,000 sf of commercial space adjacent to Highway 395. The proposed associated drainage and parcel improvements are all within the X Shaded flood zone, except that small area in an AO 2 flood zone.



The Master plan land designation is Commercial Zoning district. The residential density proposed is at 7.2 units per acre and 16 units per acre are allowed in the mixed use commercial zoning district.

Town staff concurs with the county staff report on this project and believes that the approval of the project would be a great use of the property and will fit into the area and neighborhood of the commercial retail stores and condominium and apartment units directly behind this project location.

Flooding:

The site is located within the "x" shaded flood zone with a small portion of the site within the 2ft OA flood designation.

Storm Drainage: The project will accept the storm water from Elges Ave. There is a potential that in the future if edges was ever constructed to the county standards with curb and gutter this drainage pipe would be used to convey storm water back to the Cottonwood slough. There is an open ditch, full of dead willows and an open pipe at the most easterly apartment complex that could discharge stormwater in the future as well. The existing storm drain pipe will flow onto the site and into their pond. Town staff's concern is maintaining something that is owned by the town, and therefore we cannot be responsible for the maintenance of this pond. The pond was not designed to store this extra runoff, but will convey through the project this runoff. Town staff wanted to make sure this was discussed and was acceptable to the project owners.

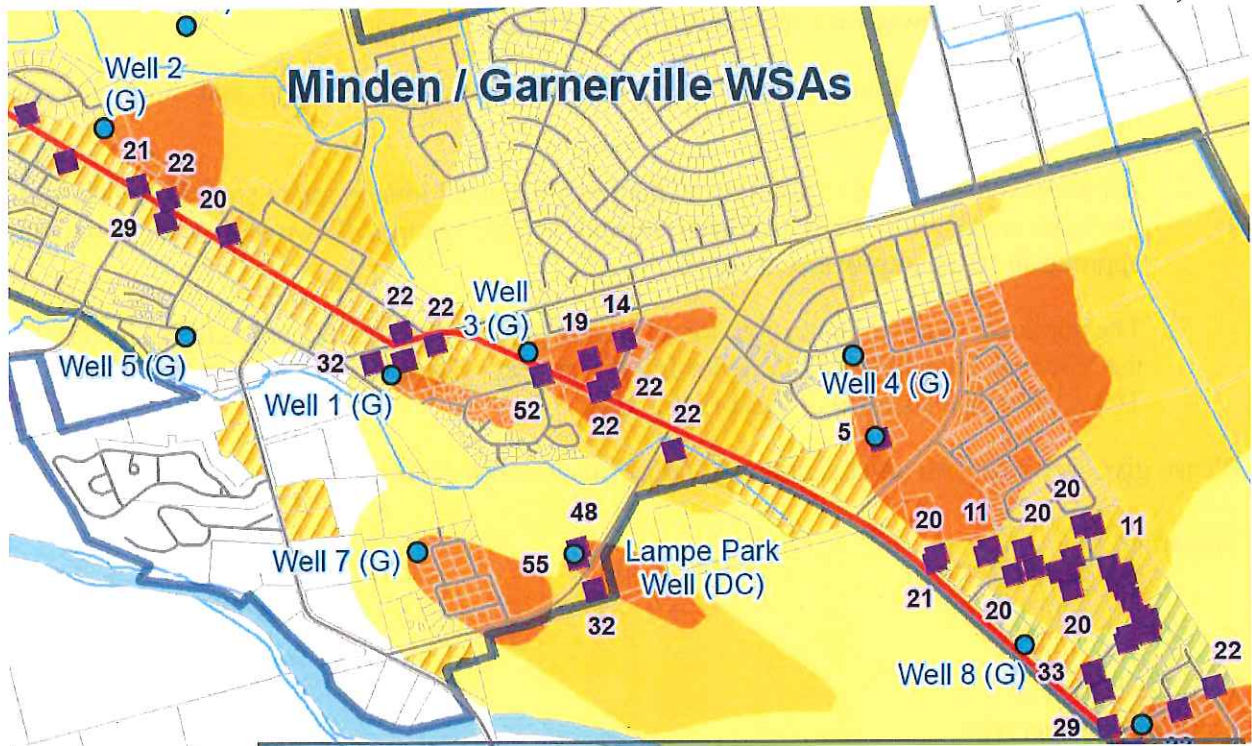
The storm drain is there for the developer to connect to.

Traffic:

This study states that with the change from 44 maximum developed units to 20, the peak hour trips are reduced from 34 trips to 13 trips which is of minimal impact to the adjacent street network of Highway 395.

Plan for Prosperity:

The proposed development matches the intent of the plan, even though this area was not specifically identified in the plan as mixed use. The town board previously supported the zone change and has been awaiting this design review application. The mixed use development is a key focus to making the down town area vibrant and flourishing with activity.



Staff recommends approval with the following conditions;

1. Provide a storm drainage maintenance plan for the proposed basin and storm drainage improvements through the site.
2. All improvements need to conform to the town's general improvement standards specifically the trash enclosure (a copy has been attached to this report). Town staff shall review and approve all future improvement plans.
3. The applicant shall be responsible for all administrative, engineering, or legal fees incurred by the Town in conjunction with reviewing the project. These fees shall be reimbursed to the Town before the issuance of the final approval.

Please give us a call with any questions or concerns you may have regarding this project.

Sincerely,

Tom Dallaire, P.E.
Town of Gardnerville
Superintendent Town Public Works

CC: File
Steve Mason, DC Planning



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Mimi Moss
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: July 10, 2018

To: Douglas County Planning Commission

From: Steve Mason, Associate Planner

Subject: Request for: 1) a Zoning Map Amendment (DA 18-032); 2) a Land Division Application (LDA 18-005) for a Tentative Parcel Map; 3) a Major Design Review (DA 18-031); and, 4) a Major Variance (DP 18-0094), for Ruins to Riches, LLC. (APN: 1220-04-602-017)

I. REQUEST

For possible action. Discussion on a combined request: 1) a Zoning Map Amendment (DA 18-032) to create a "Mixed-Use Commercial" (MUC) overlay district; 2) a Land Division Application (LDA 18-005) for a Tentative Parcel Map to create four parcels from .22-acres to 1.4-acres in size; 3) a Major Design Review (DA 18-031) to construct three multi-family residential buildings to accommodate a total of twenty living units with attached garages; and 4) a Major Variance to allow a reduction in the setbacks for the multi-family residential buildings. The subject parcels are located at 1321 & 1317 Hwy 395 N (northeast side of 395), approximately 700 feet southeast of the intersection of Waterloo Lane and 395, in the Minden/Gardnerville Community Plan Area. The applicant is Ruins to Riches, LLC (APN: 1220-04-602-017).

II. RECOMMENDATION

The Planning Commission may recommend "approval", "approval with conditions", or "denial" of the request to the Board of Commissioners. Staff recommends that the Planning Commission take the following action:

Recommend to the Board of Commissioners approval of the Zoning Map Amendment (ZMA) DA 18-032 establishing the Mixed Use Commercial Overlay, including a (1) Tentative Parcel Map to create 4 parcels ranging in size from 0.22 acres to 1.4 acres (LDA 18-005); (2) a Major Design Review for the 20 residential units with attached garages (DA 18-031); and (3) a Major Variance to allow for reduced setbacks for the multi-family residential buildings (DP 18-0094), based upon the ability to make the

required findings as outlined in this staff report, and subject to the recommended conditions of approval.

Note: Some of the below-listed conditions of approval appear twice. This is intentional to ensure timely completion regardless of the order in which the various entitlements are required by the applicant.

THE FOLLOWING CONDITION(S) MUST BE MET PRIOR TO THE SUBMITTAL OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:

Planning Division Condition(s)

1. A shared parking-access agreement must be signed by the owner, notarized and submitted to staff for review and approval, and subsequently recorded by the applicant. The document must indicate that reciprocal parking and access extends to all four (4) proposed parcels and any future parcel configurations.
2. The applicant must provide evidence that the GIS Department has approved any new street names or addresses.

THE FOLLOWING CONDITIONS MUST BE MET PRIOR TO FINAL MAP SUBMITTAL:

Engineering Division Condition(s)

3. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:
 - a. The applicant must submit civil improvement plans in conformance with Division 2 *Improvement Plans*.
 - b. A site improvement permit will not be issued until plans have been approved for all non-county utilities necessary to serve the development.
 - c. The applicant must submit a final technical drainage report and plans meeting the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*.
 - d. The plans must show all necessary drainage easements and identify them as public or private.
 - e. The applicant shall have the existing island median separating ingress and egress traffic to the project site removed in accordance with the "Addendum to Ruins to Riches Traffic Study dated January, 2017 by Solaegui Engineers, Ltd" by Stanka Consulting, Ltd dated November 1, 2017.
 - f. The project driveway connecting to US Highway 395 shall be constructed to NDOT standards.
 - g. All internal streets (drive aisles), sidewalks, and curb and gutter shall meet Division 3 in Part II of the Douglas County Design Criteria and Improvement Standards (DCDCIS). And also the following standard Details from Appendix

A: Type 1 PCC Curb & Gutter, Typical Sidewalk, and the minimum pavement section shown for the Local Road Section detail.

4. The development will be served by a public water system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Water Will Serve" letter or other letter of intent to serve.
 - b. Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details*, or standards of other applicable agencies.
5. The development will be served by a public sewer system, and the following conditions apply:
 - a. The applicant must meet the requirements of the "Sewer Will Serve" letter or other letter of intent to serve.
 - b. Sewer lines must meet the requirements of Division 5 Sewer Systems and Appendix C Sewer System Details or standards from other applicable agencies.
6. The applicant must provide evidence that conditions placed on the project by the Water Conveyance Advisory Committee (WCAC), pursuant to the meeting on July 2, 2018, have been met.
7. The applicant must provide a paved pullout for a new cluster mailbox location. If a new cluster mailbox location is not required, then the applicant must be responsible for providing documentation to that effect from the U.S. Postal Service. (See Condition 17.a)
8. On-site and off-site improvements must be constructed or secured. If the applicant proposes to secure for any of the required improvements, the applicant must enter into a security and improvement agreement with Douglas County. The security improvement agreement and the security deposit shall comply with Douglas County Code Sections 20.720.020 and 20.720.030.
9. The applicant must provide documentation that all required improvements, including utilities are installed, constructed or secured.
10. The applicant must provide evidence that the Nevada Department of Transportation (NDOT) has reviewed and approved development within their jurisdiction.

THE FOLLOWING CONDITION(S) MUST BE MET AT THE TIME OF THE SUBMITTAL OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:

Engineering Division Condition(s)

11. The applicant must submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the Douglas County Design

Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. Civil improvement plans must be submitted in conformance with Division 2 *Improvement Plans*.
 - b. Final technical drainage report and plans must meet the requirements of Division 6 *Storm Drainage* and Appendix D *Storm Drainage Details*. The plans must show all necessary drainage easements and identify them as public or private.
 - c. The plans must show all necessary drainage easements and identify them as public or private.
 - d. The applicant shall have the existing island median separating ingress and egress traffic to the project site removed in accordance with the "Addendum to Ruins to Riches Traffic Study dated January, 2017 by Solaegui Engineers, Ltd" by Stanka Consulting, Ltd dated November 1, 2017.
 - e. The project driveway connecting to US Highway 395 shall be constructed to NDOT standards.
 - f. All internal streets (drive aisles), sidewalks, and curb and gutter shall meet Division 3 in Part II of the Douglas County Design Criteria and Improvement Standards (DCDCIS). And also the following standard Details from Appendix A: Type 1 PCC Curb & Gutter, Typical Sidewalk, and the minimum pavement section shown for the Local Road Section detail.
 - g. A site improvement permit will not be issued until plans have been approved for all non-county utilities necessary to serve the development.
 - h. All portions of the public water line including fire hydrants and service lines to the water meter must be located within a public utility easement.
 - i. Sanitary sewer easements need to be identified as public or private, as required by Minden-Gardnerville Sanitation District.
 - j. The development will be served by a public sewer system and the applicant must comply with the following:
 - i) The "Sewer Will Serve" letter or other letter of intent to serve.
 - ii) Sewer improvements must meet the requirements of Division 5 *Sewer System* and Appendix C *Sewer System Details*, or other applicable agency standards.
 - k. The development will be served by a public water system and the applicant must comply with the following:
 - i) The "Water Will Serve" letter or other letter of intent to serve.
 - ii) Water lines must meet the requirements of Division 4 *Water Systems* and Appendix B *Water System Details* or other applicable agency standards.
12. The applicant must provide evidence that the Nevada Department of Transportation (NDOT) has reviewed and approved any development within their jurisdiction.

Planning Division Condition(s)

13. The applicant must submit revised site plans for review and approval. The plans must be in conformance with the Douglas County Code (DCC), Title 20, and the Douglas

County Design Criteria and Improvement Standards (DCDCIS) including the following project specific items:

- a. Final landscape and irrigation plans stamped by a licensed architect, landscape architect, landscape contractor, or civil engineer. Landscape and irrigation plans must be consistent with both the DCDCIS and DCC, Title 20, Chapter 20.694 *Landscape Standards*, and Section 20.692.080 (D) *Parking lot landscape standards*.
 - b. Identify the location and dimensions of all exterior utility meters, transformers, satellite dishes, HVAC equipment, solar panels, and other utility or mechanical equipment.
 - (1) All equipment installed on the ground must be screened with dense landscaping and/or approved solid fencing.
 - c. Trash enclosure details. The trash enclosure must comply with the standards set forth in Part I, Appendix A, of the DCDCIS.
 - d. Bike rack location and detail plan. A minimum of four (4) bicycle rack spaces must be provided in accordance with DCC, Title 20, Section 20.692.080 (E) *Bicycle parking*.
 - e. The driveway approaches shall be denoted to a minimum depth of 10 feet with interlocking pavers, stones, or other similar treatments. (For commercial developments in the Towns of Minden and Gardnerville.)
14. The applicant must submit revised architectural plans for review and approval. The plans must be in conformance with the Douglas County Code (DCC), Title 20, and Douglas County Design Criteria and Improvement Standards (DCDCIS) including the following project-specific items:
- a. Identify the location and dimensions of all exterior utility meters, transformers, roof-top equipment, roof access ladders, satellite dishes, HVAC equipment, solar panels, and other utility or mechanical equipment.
 - i. All roof-mounted or elevated equipment must be fully screened from all sides of the building by means of parapet walls that are at least as high as the top of the units or other acceptable architectural elements.
15. The applicant must provide evidence that conditions placed on the project by the Gardnerville Town Board, pursuant to the meeting on July 3, 2018, have been met.
16. The applicant must submit plans to the respective Fire District for review and obtain approval.

THE FOLLOWING CONDITIONS MUST BE MET WITH THE SUBMITTAL OF A FINAL MAP:

Engineering Division Condition(s)

17. The Final Map must show the following:
- a. An easement for any new cluster mailbox location. (See Condition 7)
 - b. Identify and delineate special flood hazard areas.

- c. Drainage easements necessary to mitigate onsite, offsite, and cross-lot drainage impacts. All drainage easements not accepting flow from a public right-of-way must be shown as private.
 - d. All portions of the public water line including fire hydrants and service lines to the water meter must be located within a public utility easement. Waterline easement needs to be identified as public.
 - e. Sanitary sewer easement needs to be identified as public or private
 - f. Revise "Private Access Road" to "Private Access Easement."
 - g. Remove Notes 3 & 8 – Hillside grading is not applicable to this map
 - h. "Steve Mason" does not need to be listed in the Community Development Department Certificate
 - i. Under County Engineer's Certificate revise "Erik Nilssen, P.R." to "Erik Nilssen, P.E."
 - j. A ten (10) foot wide, for commercial, public utility easement along all road frontages and a five (5) foot wide public utility easement along the side and rear lot lines of Lot 4 only.
18. The Final Map must provide notes that read as follows:
- a. Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462(3).
 - b. The Community Development Certificate must state, "There are no public rights-of-way offered for dedication as part of this map. The County accepts the offer for dedication for the public utility easement(s)."
 - c. The subject property lies within the "X-shaded and AO-2" flood zone, per community FIRM Panel No.265G, effective date 2010.
 - d. All construction and development within the special flood hazard area must comply with Douglas County Code, Chapter 20.50 *Floodplain Management*.
 - e. Maintenance of all drainage facilities and easements must be the responsibility of a private entity, including a homeowner's association. Douglas County rejects any offer of dedication of drainage facilities or drainage easements.
 - f. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by authorizing agency.
 - g. For drainage that does not cross property lines and does not convey public water the applicant shall submit a copy of a recorded deed restriction stating the following:

"On-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on (date). Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (Town of Gardnerville) may perform the necessary maintenance to insure public safety needs are met. The County will have the option to see reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County"

Planning Division Condition(s)

19. The applicant must submit documentation that all property taxes and any agricultural liens of the property have been paid in full for the current fiscal year.
20. The applicant must comply with the Final Map requirements as prescribed by NRS 278 and Douglas County Code, Section 20.712 Parcel Maps.
21. The applicant must submit an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923.

**THE FOLLOWING CONDITION(S) MUST BE COMPLETED PRIOR TO THE
ISSUANCE OF A SITE IMPROVEMENT PERMIT OR BUILDING PERMIT:**

Engineering Division Condition(s)

22. The applicant must submit receipts from the Gardnerville Town Water Company and Minden-Gardnerville Sanitation District for water and sewer service.

**THE FOLLOWING CONDITION(S) MUST BE COMPLETED PRIOR TO THE
ISSUANCE OF A NOTICE OF COMPLETION OR CERTIFICATE OF OCCUPANCY:**

Engineering Division Condition(s)

23. For drainage that does not cross property lines and does not convey public water the applicant shall submit a copy of a recorded deed restriction stating the following:

"On-site drainage patterns have been constructed and will be maintained in accordance with the plans approved by the Douglas County Community Development Department on (date). Any alterations to the approved onsite drainage patterns will only be allowed after a site improvement permit has been approved by the Douglas County Community Development Department. If the on-site drainage infrastructure is not maintained in an acceptable manner, the County or (applicable town or GID) may perform the necessary maintenance to insure public safety needs are met. The County will have the option to see reimbursement for any performed maintenance in accordance with Douglas County Code 20.691.270 Abatement by County" (This is not intended for all projects, but would be for projects that have significant storm drain infrastructure (not just overland flow) such as private detention/retention ponds, underground storage, or drains to county maintained facilities.)

Planning Division Condition(s)

24. The applicant must provide handicapped parking spaces, access aisles, loading zones, and ramps that comply with the Americans with Disabilities Act (ADA) and CABO/ANSI standards. The applicant is solely responsible for compliance with all ADA standards.
25. The applicant must submit any modifications to the approved Design Review to the Community Development Department for review. All modifications must be clouded or otherwise identified on the plans and within the revision block. All revisions are subject to applicable review requirements and fees.
26. The applicant must paint all metal doors, downspouts, and other exposed metal surfaces (e.g. delivery doors, roof flashings, etc.) with a non-glossy paint to match the exterior color of the building. Metal surfaces that are glossy when new but designed to weather and gain a patina with age are not required to be painted.
27. Any request for changes or modifications to the approved landscape and irrigation plans must be submitted in writing by the applicant, the modified plans sealed and signed by their preparer, to the Planning Division prior to installation and final inspection.
28. If any damage to existing roads is caused by the transporting of construction equipment or materials by the applicant or any contractor of the applicant, the applicant must repair the roads to their prior condition upon notification in writing by the Community Development Department.

**THE FOLLOWING CONDITION(S) ARE GENERAL CONDITIONS APPLICABLE
THROUGHOUT THE LIFE OF THE PROJECT:**

Engineering Division Condition(s)

29. The applicant and all subsequent owners must maintain all on-site storm drainage facilities. Obstructing the flow or altering the course of a drainage channel is prohibited unless permitted by an authorizing agency.

Planning Division Condition(s)

30. Exterior building and parking lot lighting must be consistent with that approved under this Design Review. The applicant, and any subsequent owners, must submit any modifications to the approved project exterior lighting to the Community Development Department for review and approval. The County may require shielding, replacement, or removal of fixtures as necessary to reduce significant off-site impacts of lighting.
31. No signs are approved for this project. The applicant must submit a separate application for signage to the Community Development Department.

32. This is the final decision regarding the application. This approval (excepting the Tentative Parcel Map – see below) will expire if the project is not inaugurated within two years of the date of this letter. Extensions of time may be granted in accordance with Douglas County Code, Section 20.30.020.
33. The Tentative Parcel Map approval will expire one year from the date of approval if a final map application that conforms to all the conditions of approval is not recorded prior to the expiration date. Extensions of time may be granted in accordance with Douglas County Code, Section 20.712.030.

III. PROJECT INFORMATION

Owners/Applicant	Ruins to Riches, LLC PO Box 119 Gardnerville, NV 89410
Representative	Mark Johnson C/o Stanka Consulting 3108 Silver Sage Drive – Suite 102 Carson City, NV 89701
Location	1321 & 1317 Hwy 395 N (northeast side of HWY), approximately 700 feet southeast of the intersection of Waterloo Lane/395
Current Master Plan Designation	Commercial
Current Zoning Designation	Mixed Use Commercial (MUC)
Proposed Zoning Designation	Mixed Use Commercial (MUC) <i>with</i> Mixed Use Commercial <u>Overlay</u>

Parcels within a 700' radius were noticed of this request and a public notice sign was placed on the parcels.

IV. BACKGROUND AND PROJECT DESCRIPTION

The project site is a 2.77-acre parcel (Formerly two contiguous parcels 1.28 acres and 1.49 acres in size – merged in June 2018). The site is bordered by a shopping center to the north, a multi-family residential neighborhood to the east, and an un-developed lot to the south. The parcel abuts HWY 395 to the west, and the half of the parcel closest to the highway is developed with a paved parking lot and a 9,698 square-foot single-story commercial building occupied by a gunsmith retail shop (“Guns and Ammo”). This structure was built in 1966 and has accommodated a number of commercial uses in the past including “Thoroughbred Photo” which was owned by former County Commissioner Robert Oswald (d. 1998), while the parcel itself was among the local real estate holdings of Hall of Fame baseball player Ty Cobb (d. 1961). The other half of the parcel remains undeveloped, aside from a partially-paved drainage ditch

bisecting the parcel. This area is overgrown with weeds and grasses and appears to serve only as a dumping ground for stolen shopping carts.

The project parcel was re-zoned from "Neighborhood Commercial" to "Mixed-Use Commercial" pursuant to Board of County Commissioners approval on June 1, 2017 (Application # DA 17-013). The application before you would serve to complete the over-all development with four further entitlements:

1. Establishment of a "Mixed-Use Commercial" (MUC) overlay district
2. A Tentative Parcel Map to create four (4) parcels from .22-acres to 1.4-acres in size
3. A Design Review to construct three (3) multi-family residential buildings to accommodate twenty (20) living units (total) with attached garages
4. A Major Variance to allow for a reduction in the setbacks from parcel lines for two (2) of the multi-family residential structures

The MUC *overlay district* (not to be confused with MUC-zoning) is required in order to establish provisions by way of a "development plan" pursuant to Douglas County Code (DCC) 20.675.040. The procedure is described in DCC 20.675.050 (emphases added):

20.675.050 (MUC) General provisions

A. All applications for the mixed-use commercial overlay district shall include and combine the applications for land use approval necessary for project implementation including, but not limited to, subdivision of land, design review, variances, and special use permit. (Ord. 1193, 2007)

B. An application for the establishment of a mixed-use commercial overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in chapter 20.610.020, a tentative subdivision or parcel map approval as set forth in chapters 20.704, 20.708, and 20.712, a variance as set forth in 20.606, a special use permit as set forth in chapter 20.604, and design review as set forth in chapter 20.614, as applicable. (Ord. 1193, 2007)

The "land-use approval(s) necessary for project implementation" in this case are the aforementioned Parcel Map, Design Review and Variance.

V. DISCUSSION

Douglas County Code (DCC) describes MUC (Mixed-use commercial) zoning:
(Emphases added to denote goals which are specifically relevant to this proposal)

20.650.010.C.5 - MUC The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and

other commercial districts. *The residential density must not exceed 16 units per gross acre.*

The Town of Gardnerville's 2006 "Plan for Prosperity" makes numerous mentions of the goal of "pedestrian-friendly" and "walkable" development and also advocates strongly for projects which will promote a commercial/residential "mixed-use." This project is fully-compatible with these objectives.

The project site is less than .25 miles walking distance from the commercially-developed intersection of Hwy 395 and Waterloo Lane, which features regulated crosswalks at all four crossings and existing pedestrian access (paved sidewalk) to this project site. Three full-service grocery stores, two drug store/pharmacies, several restaurants (fast-food and "casual dining") and a number of other commercial/retail establishments are located in this area.

The project, when completed, will be a "horizontal" mixed-use development, featuring residential and retail uses adjacent to one another, as opposed to a "vertical" mixed-use which features residential uses located above commercial uses. This design choice is also in keeping with the policies of the "Plan for Prosperity." "Vertical" mixed-use is generally better suited to densely-developed downtown urban areas whereas the "horizontal" layout is more appropriate for the less-dense nature of the project area.

A single shared-access point at Hwy 395 would serve both the existing commercial use as well as the proposed multi-family residential use. A conceptual site plan has been provided with this application, designed for compliance with both Douglas County Code (DCC) and Douglas County Design Criteria and Improvement Standards (DCDCIS), aside from a Major Variance requested for the structural setbacks for the residential structures on proposed "Lot 2" and "Lot 3" (See site plan – **ATTACHMENT 4**). Approval of the Variance would effectively result in 0' setbacks (DCC requires a 10' rear structural setback) and the lots would mirror the structural footprints. An additional residential structure would reside on proposed "Lot 4" with the common area and driveway for the residential complex. It is important to note that Lots 2-3 are located internally *within* the boundaries of the overall project area. Accordingly, the structures will be 25' from the boundary of the nearest neighboring parcels. The applicant's Justification Letter for the Variance is included as **ATTACHMENT 6.d**.

VI. FINDINGS AND EVIDENCE

Four (4) Entitlements: 1. ZMA / 2. LDA / 3. Design Review / 4. Variance

1. Zoning Map Amendment (DA 18-032) to create a "Mixed-Use Commercial" (MUC) overlay district:

DCC 20.610.050.A-C specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Zoning Map Amendment. The following findings must be made, in the affirmative, in order to approve a Zoning Map Amendment:

Finding A. *That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan.*

Staff Response: Staff finds the proposed zoning map amendment to be consistent with the policies found within the Master Plan *and* the underlying land use designation contained in the land use plan. “Mixed Use Commercial” development, within an Urban Service Area, is encouraged throughout the Land Use Element of the 2011 Master Plan. The proposed MUC *overlay* is consistent with the existing Master Plan designation of “Commercial” and the current zoning of Mixed Use Commercial. Maximum residential density for MUC is 16 units per gross acre. The parcel under consideration for 20 future residential units could *conceivably* accommodate up to 44 dwelling units at maximum-density.

Staff finds that the project is consistent with the following “Land Use” (LU) and “Minden/Gardnerville” (MG) Community Plan goals and policies of the Master Plan (emphases added):

Master Plan “Land Use” (LU) Policies:

- LU Policy 2.3 *In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities (“infill” and “redevelopment”) and second priority to development that expands the community. The County’s policies regarding public service provision shall support these priorities.*
- LU Policy 5.6 *Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high density traditional design, and Planned Developments are examples of these techniques, which should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.*

Master Plan “Minden/Gardnerville” (MG) Policies:

- MG Policy 1.2 *The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed use commercial, in a manner that is compatible with the Towns’ existing character.*
- MG Policy 2.8 *Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.*
- MG Policy 4.1 *The County shall promote the development and growth of industries in Minden and Gardnerville that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-Use Commercial zoning*

districts. The County shall work with the Towns to limit and define big box structures within the design code.

Finding B. *That the proposed amendment will not be inconsistent with adequate public facilities policies contained in this title.*

Staff Response: Douglas County Code Section 20.100.020 prohibits the approval of a development application unless the development is served by adequate water, wastewater, drainage, and transportation facilities, or provisions have been made for these services. Public facilities are currently in place at the project site, which is served by Minden Gardnerville Sanitation District (MGSD) and the Gardnerville Water Company. Facilities are in place at the “Guns & Ammo” structure, and means to extend the water main to serve the 20 unit townhomes will be coordinated with the Gardnerville Water Company as indicated in their letter dated February 14, 2017 (ATTACHMENT 7). Phone, cable & internet, gas, and electrical services are currently available at the project site.

The development will provide adequate storm drainage through the use of either detention or retention facilities and discharge to existing storm drain facilities located to the east of the development. The existing storm drain facility is located at the property line to the east of the development and is located within an existing storm drain easement. The project will go before WCAC on July 2, 2018 to dedicate easement over the existing irrigation ditch and propose how to perpetuate irrigation flows through their new development, if applicable.

A traffic study analyzing the proposal determined that traffic generated by the proposed townhomes will have little impact on the US Highway 395 if the number of units is 20 or fewer. Any required signage, striping or traffic control improvements will be required to comply with Douglas County and Nevada Department of Transportation (NDOT) requirements.

Finding C. *That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.*

Staff Response: Actual uses of adjacent properties include a commercial shopping center to the north (zoned NC “Neighborhood Commercial”), a multi-family residential neighborhood to the east (zoned MFR “Multi-family Residential”) and an un-developed lot to the south (zoned NC). Master Plan-designated uses include “Commercial” to the north, south and west, and “Multi-Family Residential” to the east. The proposed MUC overlay is compatible with all of these neighboring uses.

2. Land Division Application (LDA 18-005) for a Tentative Parcel Map to create four (4) parcels from .22-acres to 1.4-acres in size:

DCC 20.712.060.A-E specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Tentative Parcel Map:

Finding A. *The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;*

Staff Response: Affirmative on all counts - "MUC" (Mixed-use commercial) is described in DCC 20.650.010.C.5 *"The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and other commercial districts. The residential density must not exceed 16 units per gross acre."*

The project, as proposed, will provide residential density at 7.2 units per gross acre. Three full-service grocery stores, two drug store/pharmacies, several restaurants (fast-food and "casual dining") and a number of other commercial/retail establishments are located within reasonable walking distance. The project site is also located *within a commercial land use designation in the master plan.*

Finding B. *The proposed parcel map conforms to public facilities and improvement standards of this land development code;*

Staff Response: Confirmed - See ZMA "Finding B" on page 13.

Finding C. *The proposed parcel map conforms to the improvement and design standards contained in this title;*

Staff Response: A Major Variance (to DCC 20.658.010 is included in the application for a reduction in the setbacks from property lines for the two multi-family residential structures on proposed Lots #2 and #3. The project meets *all* other requirements found in DCC Title 20 and the design criteria and improvement standards (DCIS).

Finding D. *There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;*

Staff Response: Confirmed; A condition of approval will require this prior to final map recordation, as well.

Finding E. *The project is not located within an identified archeological or 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.*

Staff Response: The project is not located within an identified archeological or cultural study area recognized by the County.

3. Major Design Review (DA 18-031) to construct three (3) multi-family residential buildings to accommodate twenty (20) living units with attached garages:

DCC 20.614.040A-H specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Design Review. The following findings must be made, in the affirmative:

Finding A. *The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;*

Staff Response: Confirmed - See ZMA "Finding A" on pages 11-12.

Finding B. *The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;*

Staff Response: The site is bordered by a shopping center to the north, a multi-family residential neighborhood to the east, and an un-developed lot to the south. No incompatibilities will result from the proposed project. Adequate buffer areas (to be landscaped) will negate any potential adverse impacts that could reasonably occur.

Finding C. *The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;*

Staff Response: A Traffic Study analyzing the proposal determined that traffic generated by the proposed townhomes will have little impact on the US Highway 395 if the number of units is 20 or fewer.

Finding D. *The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;*

Staff Response: Any required signage, striping or traffic control improvements will be required to comply with Douglas County and Nevada Department of Transportation (NDOT) requirements.

Finding E. *The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;*

Staff Response: Adequate buffer areas (to be landscaped) will negate any potential adverse visual impacts.

Finding F. *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;*

Staff Response: The project is not located within an identified archeological or cultural study area recognized by the County.

Finding G. *The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100;*

Staff Response: Confirmed - See ZMA "Finding B" on page 13.

Finding H. *The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.*

Staff Response: See Findings B, C and E, immediately above.

4. Major Variance (DP 18-0094) to allow for a reduction in the setbacks for two (2) of the multi-family residential structures

DCC 20.606.050.B.1-3 specifies the provisions and findings required of the Planning Commission and Board of Commissioners when considering a Major Variance. The following findings must be made, in the affirmative:

Finding 1. *By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;*

Staff Response:

In order to create parcels that consist of building envelopes, it is necessary for the applicant to request such a variance. The structures on lots 2 and 3 will be 0 feet from the property lines, however, the structures themselves will be 25 feet from the nearest exterior project boundary. The applicant also anticipates possible multiple future ownership, and separation of two of the residential structures on to their own parcel (Lots 2-3), and the third residential building (*with* open space, parking and driveway areas) to its own parcel (Lot 4), allowing for 4 separate ownerships. A shared parking agreement to include all four proposed parcels has been included as condition of approval #1.

Finding 2. *The circumstances or conditions do not apply generally to other properties in the same land use district;*

Staff Response: As noted in finding 1 above, in order to create parcels that consist of building envelopes with 0' setbacks, the variance request is necessary. At 2.77-acres, the project area is unusually compact for a mixed-use commercial/residential development. The majority of neighboring parcels, also in the "Commercial" land use district, contain large corporate retail outlets (Rite-Aid, AM/PM, Walgreens, Beall's, Starbucks, etc.). While in the same land use district, the adjacent commercial uses are not providing the mix of uses allowed by the Mixed Use Commercial zone district. t.

Finding 3. *The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.*

Staff Response: The Major Variance being requested for structural setbacks pertains to parcels located internally *within* the boundaries of the overall project area, and do not border on any of the peripheral boundaries (25'+ setback from nearest neighboring property). No disadvantages to neighboring properties or detriment to public health, safety and general welfare will result from granting of the Variance.

VII. PENDING REVIEW

The project will be reviewed by the Water Conveyance Advisory Committee (WCAC) at their July 2, 2018, meeting and the Gardnerville Town Board at their July 3, 2018, meeting. The applicant will be required to comply with any conditions which were applied to the project pursuant to recommendations resulting from these review meetings (see condition of approval #6 and #15). Any recommendations made by the WCAC and Town Board will be conveyed to the Planning Commission at the hearing. It should be noted that the Town of Gardnerville endorsed the 2017 Zoning Map Amendment *from* Neighborhood Commercial *to* Mixed Use Commercial (See their letter - **ATTACHMENT 8**) *and* the concept of the overall project, describing it as a "good fit... for this property in the towns plan for prosperity... (it) will complement the existing uses of surrounding properties."

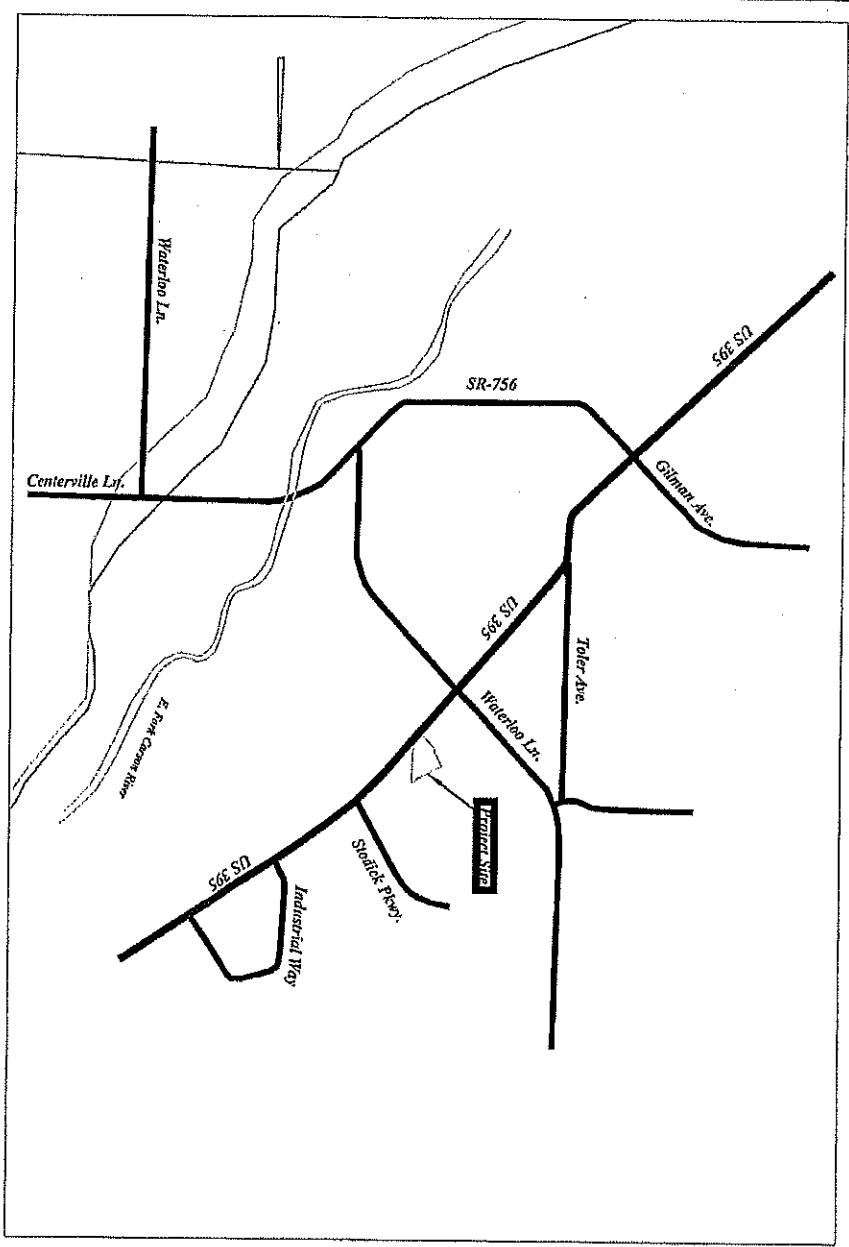
VIII. RECOMMENDATION

Based on the findings and evidence presented in this Report, staff recommends that the Planning Commission refer the project to the Board of County Commissioners with a recommendation of "approval."

Attachments:

1. Vicinity Map
2. Satellite Photo
3. Tentative Parcel Map
4. Preliminary Site Plan

5. Multi-family residential floor plans and elevations
6. Applicant's Statement of Justification Letters
 - a. Land Division – April 20, 2018
 - b. MUC Overlay – April 24, 2018
 - c. Design Review – April 24, 2018
 - d. Variance - June 18, 2018
7. Gardnerville Water Company Review Letter - February 14, 2017
8. Town of Gardnerville Recommendation Letter for ZMA – March 8, 2017

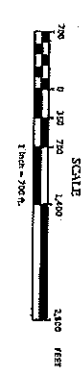


LEGEND

MAJOR ROADWAY OR AIRPORT ROAD

LOCATION OF PROPOSED PROJECT

MAJOR WATER FEATURE (RIVER)



Stanka Consulting, LTD
A Professional Engineering Company

3104 Shreveport Blvd., Suite 112
Carson City, NV 89701
(775) 882-7223
info@stankaconsulting.com
www.stankaconsulting.com

NOTE: Stanka Consulting, LTD is not responsible for the accuracy of the information provided in this map. The user of this map is responsible for verifying the information and for obtaining any necessary permits from the appropriate authorities.

ENGINEER INFORMATION

Christopher G. Moltz, P.E.
Mark T. Johnson, P.E.
c/o

Stanka Consulting, LTD
300 SILVER SAGE DRIVE, SUITE 100
CARSON CITY, NV 89701
775-882-7223
info@stankaconsulting.com
www.stankaconsulting.com

SHEET INDEX

**LOCATION MAP
AND
GENERAL
INFORMATION**

VICINITY MAP FOR
RUINS TO RICHES, LLC - SHEET 1 OF 1

FIRST DRAFT - 4/10/2018

STANKA CONSULTING LTD

3104 SILVER SAGE DRIVE, STE 112

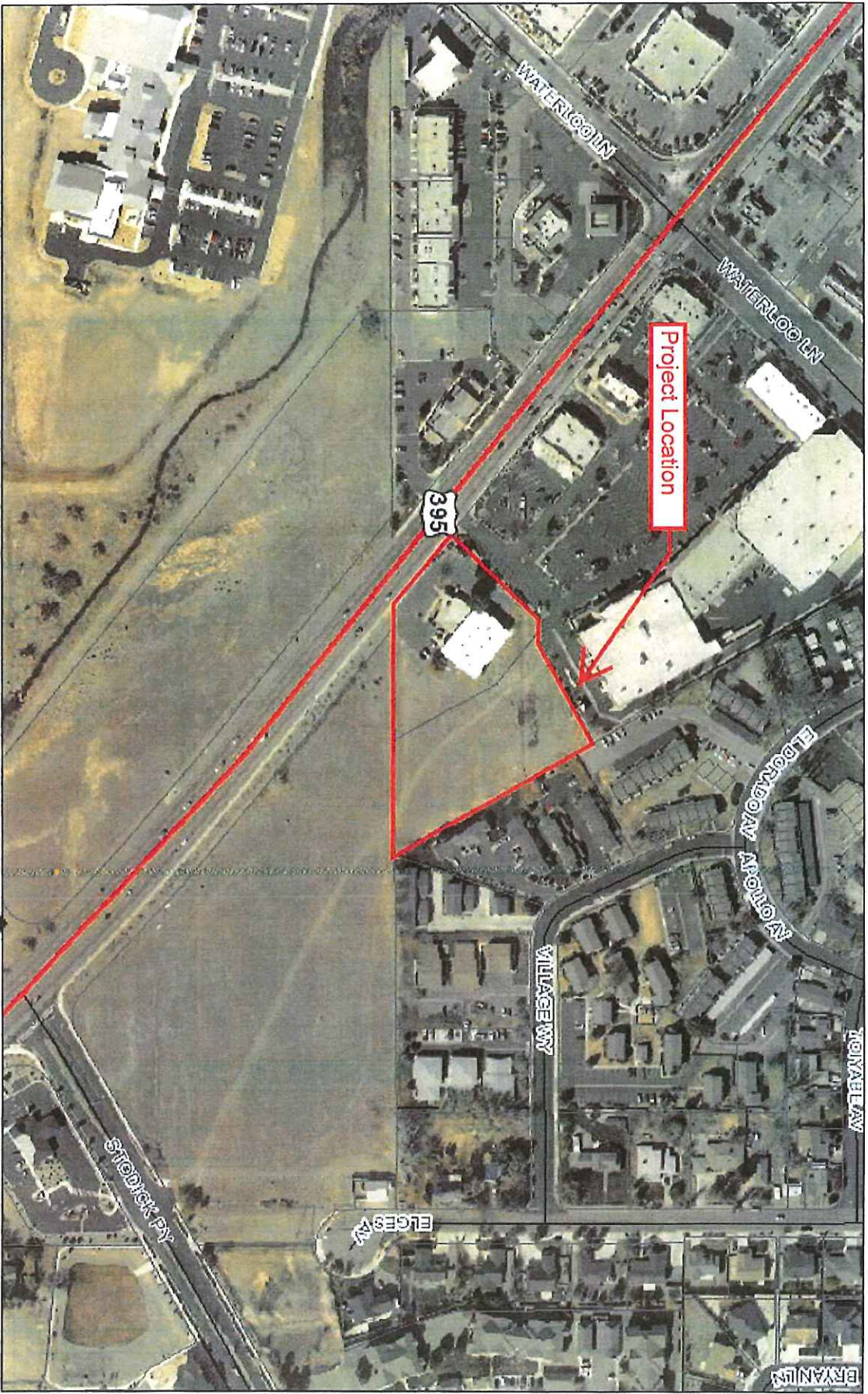
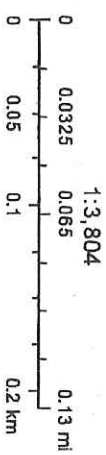
CARSON CITY, NV 89701

WWW.STANKACONSULTING.COM

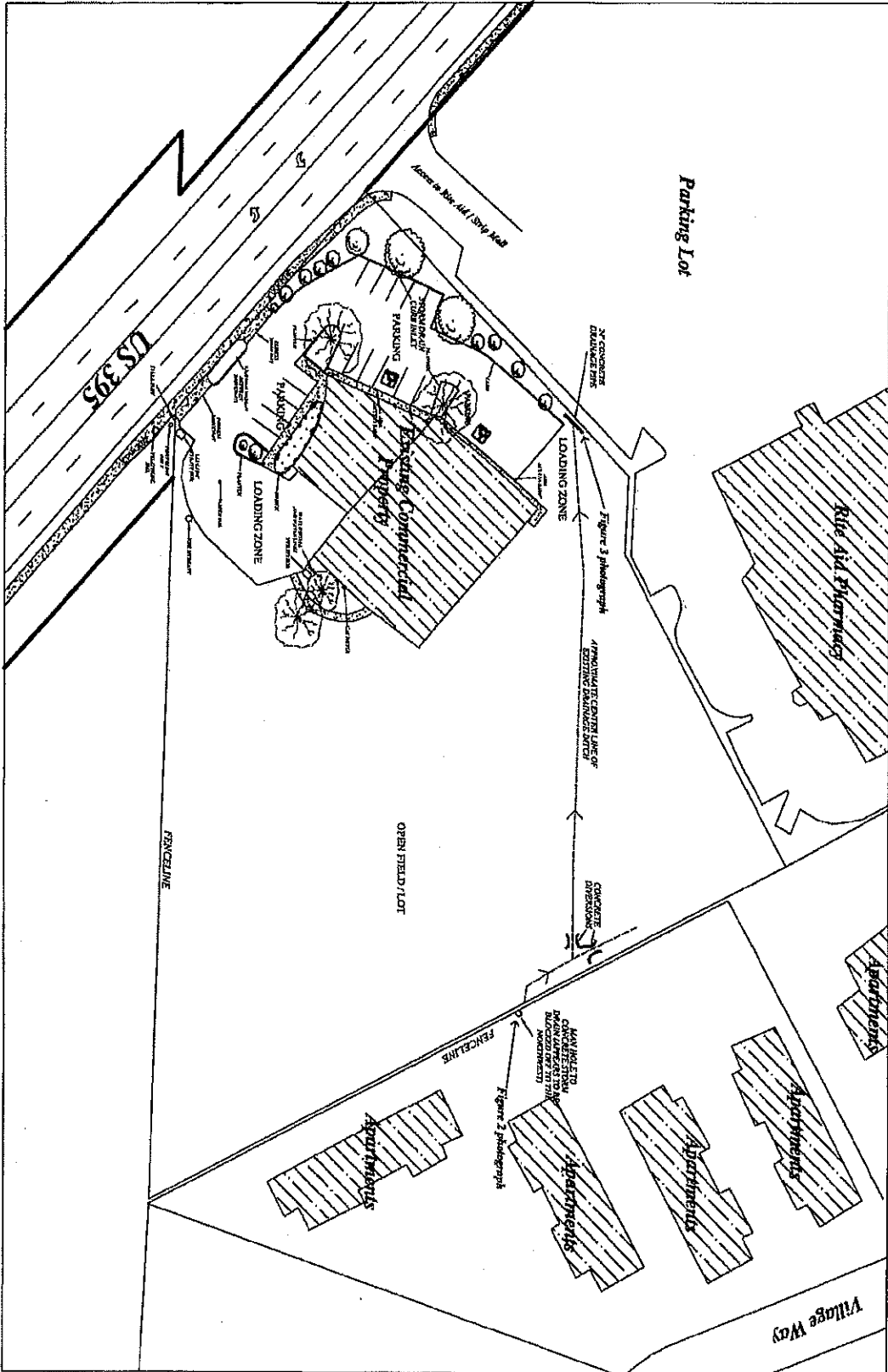
DESIGNED FOR RUINS TO RICHES, LLC

COURTESY IN SUPPORT OF NAC

October 24, 2017
Boundary Area
Street Centerlines



EXISTING SITE LAYOUT





[illegible][illegible]

RUINS TO RICHES, LLC
SITE PLAN
- SHEET 1 OF 1

SECOND DRAFT 5/22/2011
STANKA CONSULTING LTD
3106 SILVER SAGE DRIVE, STE 102
CARSON CITY, NV 89701
WWW.STANKACONSULTING.COM
DRAWN FOR RUINS TO RICHES,
LLC FOR SUBMITTAL TO
DOUGLAS COUNTY

[illegible]

[illegible]

LEGEND

— APPROXIMATE HOOT
RIGHT OF WAIS

LOCATIONS OF PROPOSED PROJECT
DODGE COUNTY, NYS 110A-40-01
AND 110A-40-02

CONCRETE CIRCULAR CURB WITH 15% ALUMINUM
REINFORCING TIE—

SLOPED / BUSH—

EXISTING OR PROPOSED STRUCTURE

PARKING SPACES

ADJ. PARKING SPACE
(ALL PROPOSED ADJ. SPACES ARE VARY ACCESSIBILITY
BOOTH FOR PL. FOR STONE STABILIZATION OR
CONCRETE / ASPHALT)

GRAVEL / ASPHALT (FROM 10' TO 20' WIDE AREA OF 15% OR MORE
SLOPED)

— TREES AND BUSHES SHOWN FOR EXISTING
CONCRETE / ASPHALT BUSINESS ONLY AT THIS TIME
PROPOSED TRAIL AND IMPROVE TO BE 10' WIDE
CONCRETE / ASPHALT TRAIL WITH 15% ALUMINUM
REINFORCING TIE AND 15% ALUMINUM
DODGE COUNTY, NYS 110A-40-01
DODGE COUNTY, NYS 110A-40-02

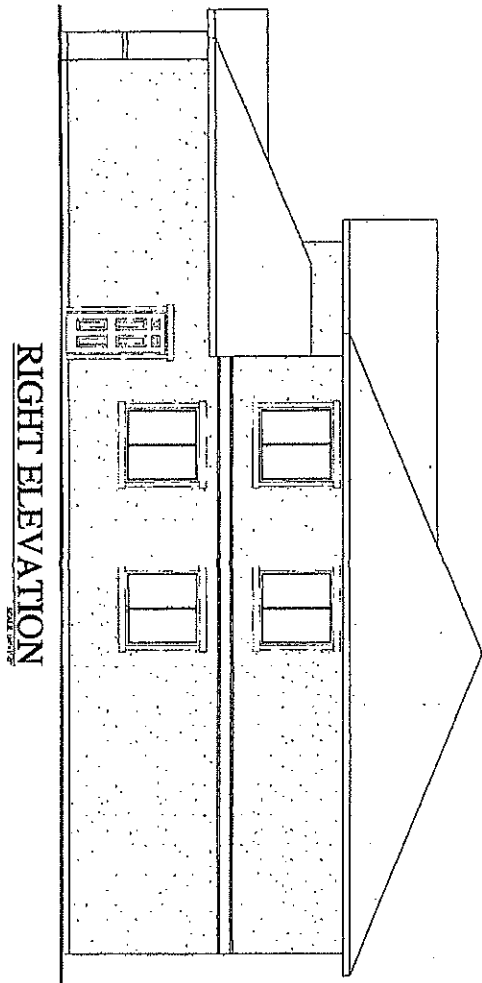
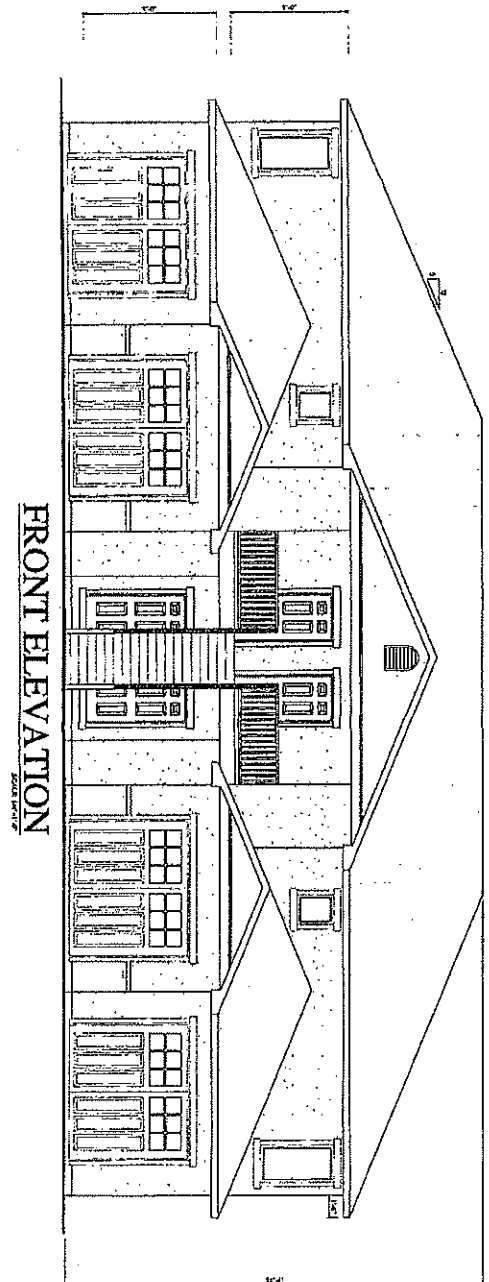
OVERLAP / PL. FOR EXISTING AND DIRECTION

PARKING SPACE AREA AND BARRIER

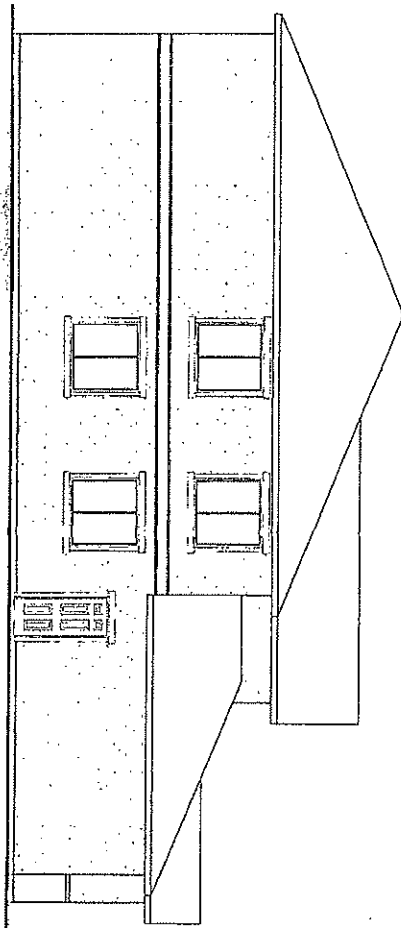
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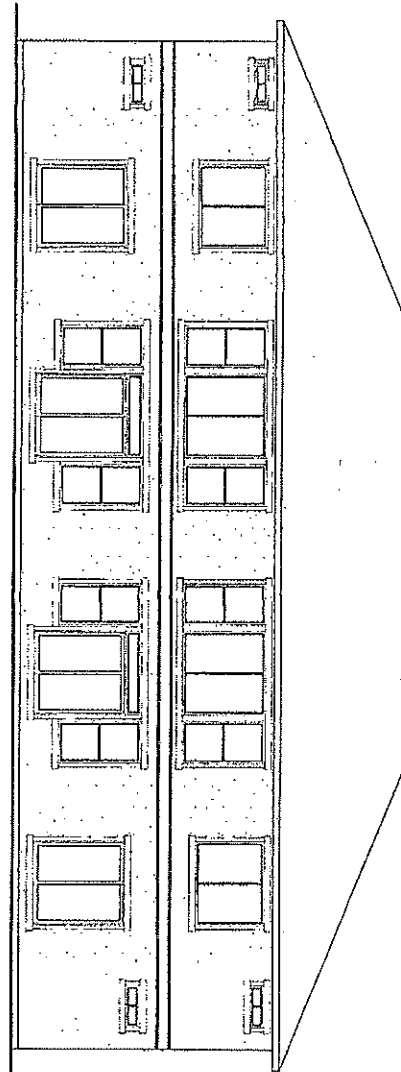
FIRST DRAFT - 4/24/2018
STANCA CONSULTING LTD
3108 SILVER SAGE DRIVE, STE 102
CARSON CITY, NV 89701
WWW.STANCACONSULTING.COM
DRAWN FOR RUINS TO RICHES,
LLC FOR SUBMITTAL TO
DOUGLAS COUNTY



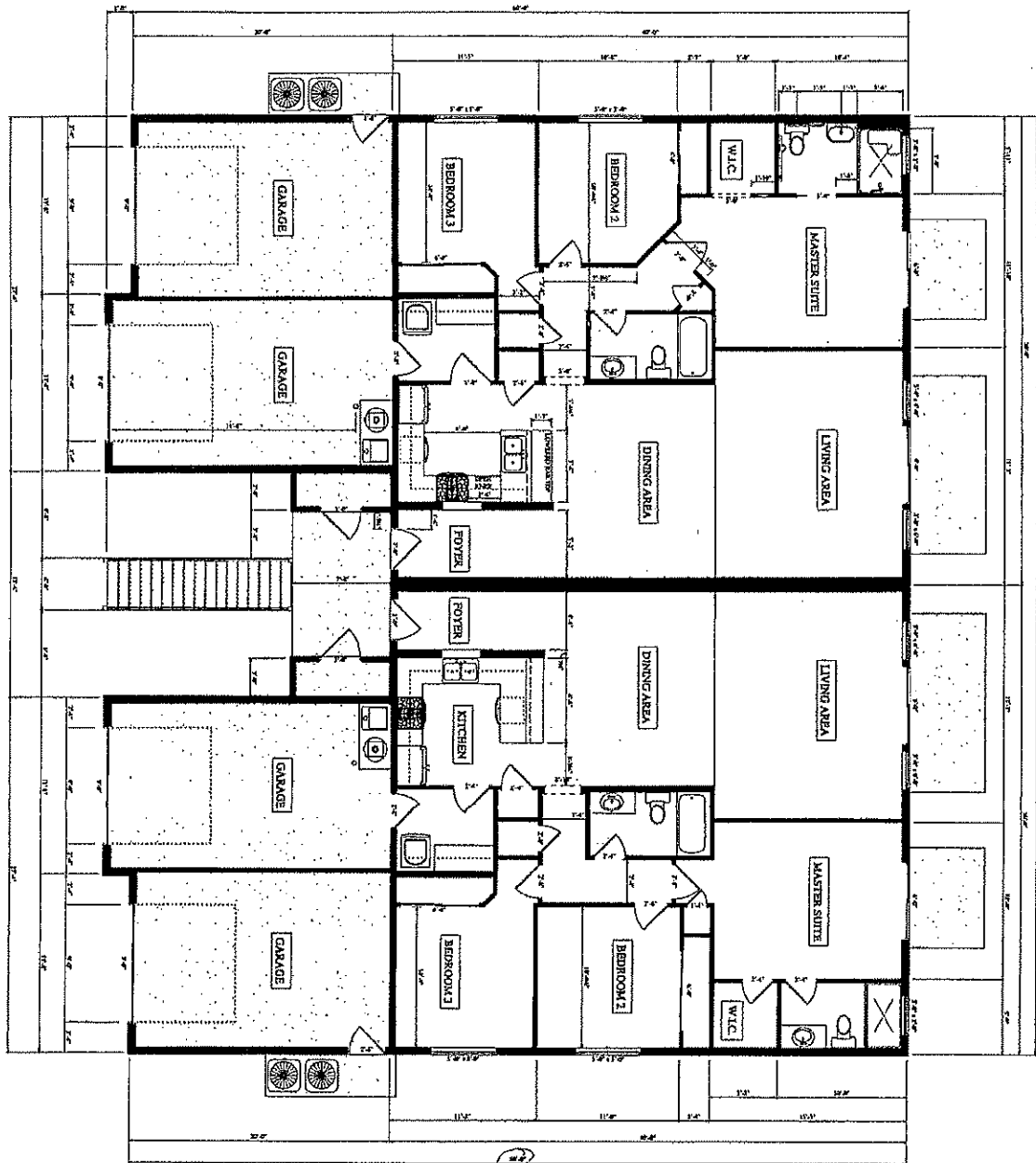
LEFT ELEVATION



REAR ELEVATION



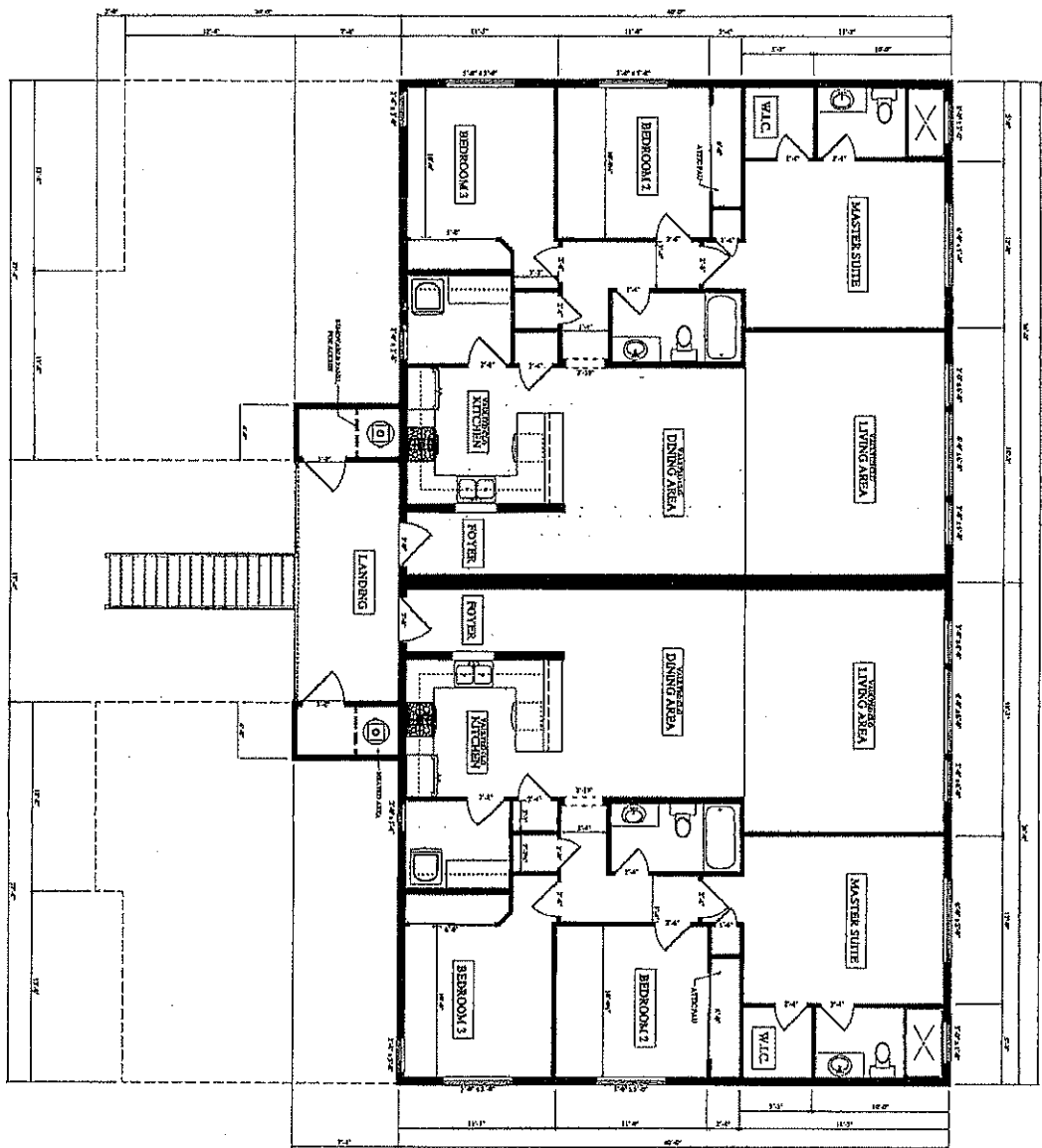
SHEET NAME: 4-32	A4	FOUR-PLEX	ELEVATIONS	Contractor "Project Designer" These Plans are provided as submitted by the contractor in compliance with 10A.02.020 for work under the applicable General Contracting Agreement under 10A.02.020 I am responsible for the design, preparation, and interpretation of these plans.	Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33620 D2 Monetary Limit \$3,700,000.00	DDDD
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TYPICAL FLOOR PLAN
 140 SQUARE FEET OF LIVING AREA PER UNIT
 140 SQUARE FEET OF LIVING AREA PER UNIT
 140 SQUARE FEET OF LIVING AREA PER UNIT
 140 SQUARE FEET OF LIVING AREA PER UNIT

OWNER: RUINS TO RICHES LLC PO Box 119 Gardnerville
 Project Address: 1317 Hwy 295 Gardnerville 89410

A1 Drawing Number	FOUR-PLEX	LOWER LEVEL	Project Name	Project No.	Date
			Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33620 B2 Monetary Limit \$3,700,000.00	Contractor "Project Designer" These Plans are provided as submitted by the contractor to be completed in 30 to 60 days for work under the construction license category indicated under the plan and are not to be used for any other purpose. I am responsible for the design, preparation, and information shown on these plans.	DDDDD



TYPICAL UPPER PLAN
 1480 SQUARE FEET OF TOTAL LIVING AREA PER UNIT
 1480 SQUARE FEET OF TOTAL LIVING AREA PER UNIT

A2 Date: March 13, 2013	FOUR-PLEX	UPPER LEVEL	Cooperation "Project Designer" These Plans are provided & submitted by the contractor to be completed in 100% (100%) for the project the contractor is to build and shall not be used for any other project. <i>Signature</i> 4/25/18 I am responsible for the design, preparation, and information shown on these plans.	Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33630 B2 Monetary Limit \$3,700,000.00
			Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33630 B2 Monetary Limit \$3,700,000.00	

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283

Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 20, 2018

Subject: Detailed description and justification for Land Division Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Land Division Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answer the requirements, as outlined in section 20.708.030, Tentative subdivision map findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.708.030, and include:

- 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 this code;**

The properties have a current zoning of mixed-use commercial, which allows for residential development. There is an existing commercial business operating on the property. The square footage of the residential development is regulated by Douglas County Code 20.664.125, which states between 50 and 75 percent of the total project floor area must be residential. The existing commercial has a square footage, according to the Douglas County Assessor's database, of 9,699 square feet. The total residential floor space is 20 units multiplied by 1,440 square feet

per unit. This equals 28,800 square feet. The total project floor area is projected to be 38,499 square feet. The residential portion is 74.8%.

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;**

No planned development is proposed for this project.

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

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125.

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

The planned project is being designed according to the Douglas County Design Criteria and Improvement Standards and additions as of June 15, 2017.

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

The entire project will be constructed in one phase.

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

It is anticipated that Douglas County will make those terms part of the approval of the project.

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

The owner and developer has provided documentation showing that all taxes and assessments are up-to-date and paid.

8. **The project is not located within and identified archeological or 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. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)**

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within a archaeological or cultural study area recognized by Douglas County.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

A handwritten signature in black ink, appearing to read "Mark Johnson", written in a cursive style.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

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Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Mixed Use Commercial overlay request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Mixed Use Development Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter will show that the applicable findings, as outlined in section 20.664.125, Multi-family housing (mixed-use commercial zoning district) of the Douglas County Development Code are being met.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.664.125, and include:

- 1. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.**

Each unit is proposed to be 1440 square feet. This does not include garages. At 20 units, this equates to 28,800 square feet. The total square footage of the existing commercial building is 9,699 square feet, according to the Douglas County Assessor's Office database. Total floor area is 38,499 square feet, with commercial accounting for 25.2% of the total and residential accounting for 74.8% of the total.

2. Maximum residential density is 16 dwelling units per gross acre.

Total gross acres of the resultant parcel (after the reversion to acreage map) are 2.77 acres. Twenty units divided by 2.77 acres equals 7.22 dwelling units per gross acre.

3. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.

- a. Within the Town of Genoa, the maximum building height is 35 feet.
- b. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

Maximum building height is 28' 4".

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

The architecture of the proposed residential structures has been designed to be compatible with the surrounding residential structures. The close proximity of the existing commercial establishments (including the retail commercial on the same parcel and the retail shopping commercial directly adjacent to the north) will enable easy pedestrian access from the proposed residential development.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

10 percent of the mixed-use commercial area is .277 acres or 12,066 square feet. Based on measurements of useable open space which include the area within the center of the development around the detention basin and the area in the southeast corner of the property, total useable open space is 12,599 square feet.

6. **Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.**

Since this development only proposes 20 units, this requirement does not apply.

7. **Design must minimize visual impacts to the surrounding neighborhood.**

This development abuts existing residential areas only to the east of the property. The existing residential structures are all two-story multi-family units. The proposed development is also two-story multi-family units. It is anticipated the proposed design will offer a seamless continuation of the existing residential development.

8. **Integrated access, parking, pedestrian connections, and drainage must be provided.**

The proposed design will include all aspects noted above.

9. **For structures exceeding 45 feet in height, setbacks from adjacent properties with existing single-family residential uses must be a minimum of 30 feet for all yards.**

The height of the proposed structures is less than 45 feet; in addition, no adjacent properties contain single-family residential uses. This requirement does not apply.

10. **Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20.440.**

The height of the units is proposed to be less than 45 feet in height so this requirement does not apply.

11. **All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according the following schedule:**

Units	Number of Amenities
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fractions thereof.

Based on the number of units, 3 amenities will be required. Three amenities will be provided, It is anticipated that three barbecue areas will be constructed.

- 12. Off street parking for mixed-use commercial development is as follows, except as noted below:**
- a. One parking space is required for each 250 square feet of commercial floor area
 - b. 1.5 parking [s]paces is required for each residential unit.
 - c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

The existing commercial building and parking have been in use since before 1974 (according to USGS aerial, Gardnerville Quadrangle, July 4, 1974). The residential area will require 1.5 x 20 units or 30 parking spaces. Garages will be constructed for each unit as well.

- 13. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.**

Based on the dimensions of the garages for each unit and the size of the average US automobile, the garages can accommodate the 150 cubic feet of storage.

- 14. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.**

Please see the response to Item 15 below.

- 15. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. (Ord. 1293, 2009; Ord, 1253, 2008; Ord. 1173, 2006)**

Each unit has been designed for its own washer and dryer.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.



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Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Development Review Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Development Review Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answers the requirements, as outlined in section 20.614.040, Design Review findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

This development review application is being submitted in conjunction with a Mixed-Use Commercial Overlay Application and a Tentative Parcel Map Application. The zoning on the parcels is mixed-use commercial. The developer is requesting that the four new parcels in the parcel map be allowed zoning according individually to their use, either commercial or residential.

Findings are as outlined in Douglas County Development Code Section 20.614.040, and include:

- 1. The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;**

In the Douglas County Master Plan 2011 Update, LU Goal 2 reads: "To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development." LU Policy 2.3 states that Douglas County shall give priority to "infill" development. This project will develop vacant land currently surrounded by existing residential and commercial development.

LU Goal 5 reads: "To identify particular areas within Douglas County for development as distinct urban communities." LU Policy 5.4 states that locations shall be planned for Multi-Family Residential that are along collector or arterial streets and adjacent to other residential and non-residential uses. This development is adjacent and within other residential (multi-family) and non-residential (retail commercial) uses.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;**

This development is multi-family residential which is the primary residential type of the surrounding properties. The placement and orientation of the buildings is proposed so as to avoid a "motel" feel to the property which adds to the character of the area. Ingress and egress to the development will be by an existing roadway (US Hwy 395) and will not go through existing residential development. Residents will access the homes through a private roadway.

3. **The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood**

As noted in Item 2, all ingress and egress from the development will be by US Hwy 395 and will not impact existing residential streets.

4. **The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;**

Traffic and adjacent roadways will not be impacted since entry and exit from the proposed development does not connect to existing neighborhood streets.

5. **The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;**

The proposed heights of the structures conform to the heights of the surrounding multi-family residential structures.

6. **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;**

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within an archaeological or cultural study area recognized by Douglas County.

7. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and**

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125. In addition, the development is proposing connection to public water and wastewater facilities. Drainage facilities are being designed to meet the requirements laid out in 20.100.060. This development does not impact any irrigation facilities. Access to the development will be by private road. Will-serve letters from the appropriate agencies are included with this development review application.

8. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. (Ord. 763, 1996)**

This development is compliant with existing zoning and land use designations and the surrounding areas. The development will add to the character of the Gardnerville area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

A handwritten signature in blue ink, appearing to read "Mark Johnson", written in a cursive style.

Stanka Consulting, LTD

RECEIVED

JUN 20 2018

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

Stanka Consulting, LTD

A Professional Engineering Company

3032 Silver Sage Drive, Suite 101 ~ Carson City, Nevada 89701 ~ (775) 885-9283

Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss

June 18, 2018

Planning Director

Douglas County

1594 Esmeralda Dr.

Minden NV 89423

Subject: Detailed description and justification for variance request for Ruins to Riches project – Thoroughbred Crossing

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing development, submits this variance request of Section 20.658.010, Non-residential district development standards (Table), of the Douglas County Development Code: specifically the front and rear setbacks in an MUC zoning district. The applicant has submitted a tentative parcel map for the property which would divide the property into four parcels. The setback variance will only apply to two of the parcels. These are identified as Parcels 2 and 3 on the tentative parcel map. These two parcels would each include two of the multi-family residential buildings.

The applicant is proposing to develop a 20-unit multi-family residential project at 1317 N. Hwy 395 in Gardnerville, NV. We are proposing five buildings each containing four units. The current zoning is Multi-Use Commercial (MUC). We are requesting this variance request be added to the Development Review application DA 18-032 previously submitted for the Ruins to Riches Thoroughbred Crossing development.

The Land Division application (LDA 18-005), submitted along with the Development Review application noted above, would divide the parcel containing the existing commercial business and the vacant area proposed for the multi-family residential project into four parcels. Parcel 1 would contain the existing commercial business. Two of the parcels would each contain two of the four-plexes buildings (Parcels 2 and 3). The fourth parcel (Parcel 4) would contain the fifth four-plex and the remaining land including streets, open spaces, etc.

This variance request is would only affect Parcels 2 and 3 which each contain two of the four-plexes. As noted in 20.658.010, the minimum side setbacks within the MUC zoning are already 0 feet. The two four-plexes within that would be within Parcel 2 or Parcel 3 are proposed to a minimum 10 feet apart. The variance is requested on the front and rear setback requirements as shown in 20.658.010. The minimum front setback within the MUC zoning is 15 feet. Along the front of the four-plexes proposed to be within Parcels 2 and 3 is the private access roadway for the development. The roadway is proposed to be

25 feet in width. The property line of the adjacent properties to the east or south would be approximately a minimum of five feet beyond the roadway. No structures would be constructed along the front of Parcels 2 or 3. Access into Parcels 2 and 3 would not be hindered by reducing the front setback to 0 feet nor would access to any other property be affected by the granting of this variance.

Required findings as outlined in Douglas County Development Code Section 20.606.050 include:

Part B of section 20.606.050 reads (part B refers to findings by the Planning Commission):

“By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undo hardships upon, the applicant;”

The layout of the multi-residential project has been prepared to give as open of a feel as possible to the development while still providing for the required elements of the project including, but not limited to, roadway access, drainage works, utilities, and parking. All of this must be planned for within the constraints of a 2.78 acre site. Discounting the existing commercial business which will account for approximately 0.88 acres of the site, the area remaining for the project is actually closer to 1.9 acres. Financial viability of the project is, of course, a consideration in the planning of the project. Given the size and regulatory constraints, requiring the minimum 15 foot front setback would, as addressed above, potentially impact maintenance issues of the private roadway well into the future. Requiring the 10 foot rear setback would impact the primary open space area of the development. Instead of the open space area remaining under one ownership, it could also exist under two or even three different owners. Again, this would complicate maintenance issues as well as unobstructed use of the entire open space area. All these potential issues could negatively impact the applicant by creating the possible need for special shared-use and maintenance agreements between parcels when and if those parcels are sold. As noted, agreements like this could potentially create maintenance and liability issues for the owner(s) of the different parcels. This could negatively impact the marketability of the residential units and/or parcels.

“The circumstances or conditions do not apply generally to other properties in the same land use district; and”

According to the Minden/Gardnerville Community Plan Future Land Use Map of the 2011 Douglas County Master Plan, the project is located within a commercial land use area along US Hwy 395. This commercial land use area extends from the Raley's shopping center along US Hwy 395 south to approximately the Heritage Bank building on Stodick Parkway. The area consists primarily of shopping centers, office complexes or vacant land. Access and parking for those developed properties is primarily by shared

parking lots with no privately maintained roadways. The nature of the allowable residential units requires direct and explicit access. This direct and explicit access is best served by one owner who can maintain the roadway.

"The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare."

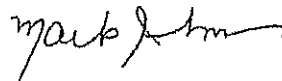
This development is in compliance with the existing zoning and land use of the property as well as the use of the surrounding properties. Properties across US Hwy 395 to the west are a commercial office use. The property to the north is an existing retail commercial center and the properties to the east are multi-family residential use. The property to the south is vacant. The proposed project, along with the adjacent, existing commercial business, seamlessly matches the existing uses of the neighboring properties. Because of this, it is not anticipated the project will prejudice or otherwise prove a detriment to the surround properties and their uses.

The existing ditch across the property will be replaced by a proposed 24" pipe which will continue to perpetuate storm drainage flow through the property to existing storm drain facilities on the southern edge of the adjacent properties to the north. The continuation of the existing storm drainage in this manner will allow for the continued public health, safety, and general welfare of the population in the area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.



Stanka Consulting, LTD

Best Water! Best Service!



1579 Virginia Ranch Road
Gardnerville, NV 89410
775-782-2339
Fax: 775-782-2491
www.gardnervillewater.org

February 14, 2017

Steve Mason
Douglas County Community Development
P.O. Box 218
Minden, Nevada 89423
smason@douglasnv.us

Re: DA 17-013 Development Application
1317 & 1321 North Highway 395, Gardnerville, NV

Dear Steve:

Please include the following Development Application comments from the Gardnerville Water Company for the above referenced project:

A. 1321 Highway 395

1. Any modification of the existing building plumbing will require design review including review application and fee to the Gardnerville Water Company. It is advised that a pre-demolition plumbing fixture count be completed by GWC.
2. The three existing water connections shall require backflow prevention devices installed and tested, including domestic, irrigation, and fire sprinkler. Backflow prevention devices shall be installed and tested prior to issuance of a building permit.

B. 1317 Highway 395

1. A design review application along with site plans and plumbing plans shall be submitted to the Gardnerville Water Company.
2. A water model analysis shall be completed by the GWC water model consultant and paid for by the applicant to ensure that adequate fine flow can be achieved for the proposed development as required by the Nevada Bureau of Safe Drinking Water.
3. If new water line infrastructure is warranted by the water model analysis, the applicant shall install the required improvements to GWC standards and dedicated 20-foot wide easements for any required water main extensions and fire hydrant lines.

4. The domestic water service connections to each proposed building shall be sized by a registered professional engineer based on the Uniform Plumbing Code.
5. Impact fees shall be paid to the Gardnerville Water Company for all domestic and fire sprinkler connections based on current GWC impact fees.
6. All domestic, irrigation, and fire connections shall require a backflow prevention device installed. Each backflow prevention device shall be tested by a Nevada Certified Backflow Technician and test results shall be sent to GWC.

If you have any questions or concerns regarding the above listed comments, please contact me at (775) 782-2339 or at markg@gardnervillewater.org.

Sincerely,



Mark V. Gonzales, P.E.
Manager/Engineer

CC: Barbara Resnik, P.E., bresnik@douglasnv.us



March 8, 2017

Attn: Steve Mason, Associate Planner
Douglas County Community Development Department
PO Box 218
Minden, NV 89423

RE: A Request for a Zoning Map Amendment application DA 17-013 to change the zoning district from Neighborhood Commercial to Mixed Use Commercial for two parcels within the Town of Gardnerville, 1317 & 1321 Highway 395 (APN's 1220-04-602-001 & -002)

The Gardnerville Town Board heard this item at the March 7, 2017 meeting and recommends approval of the Zoning Map Amendment requested in the land development application DA 17-013.

The Town board feels the Mixed Use Commercial would be a good fit and is planned for this property in the towns plan for prosperity and will complement the existing uses of the surrounding properties.

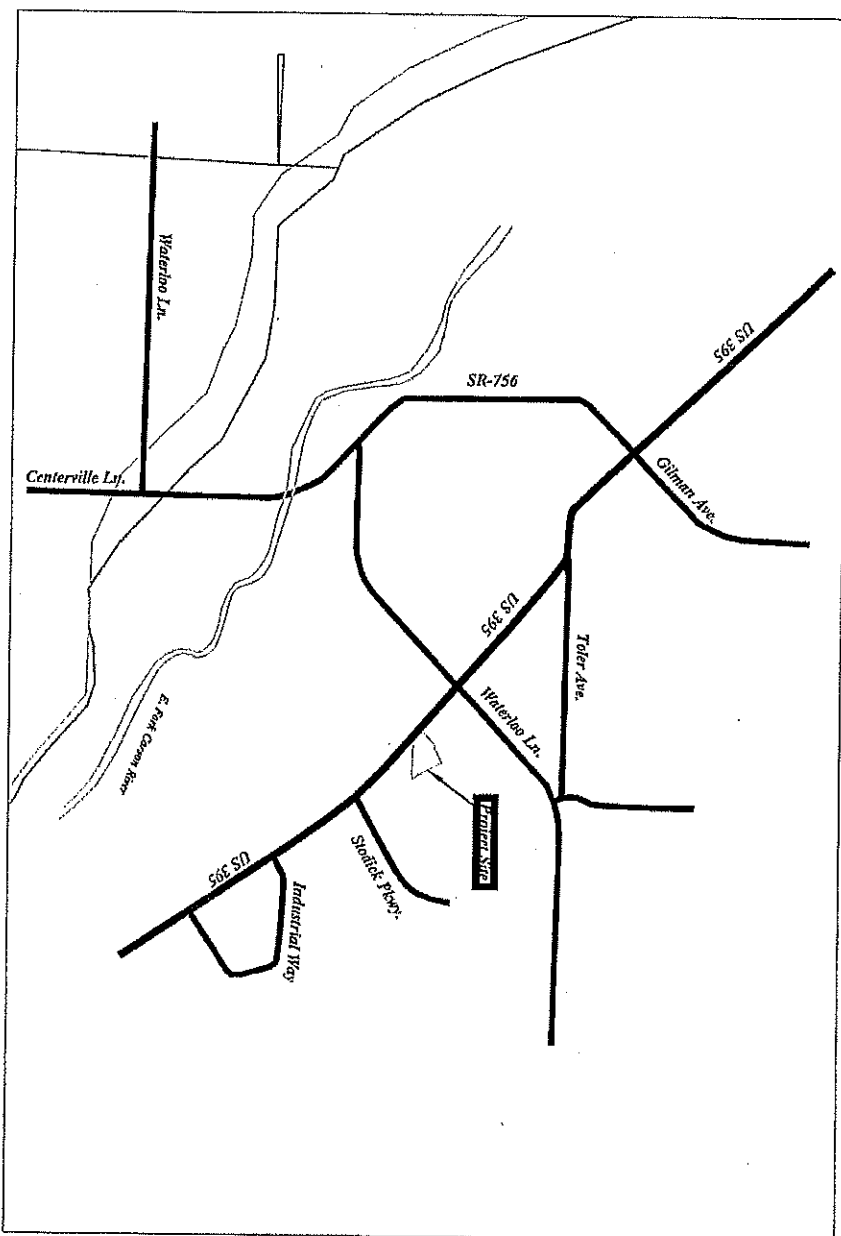
If you have any questions or comments or require additional information, please do not hesitate to contact me at 782-7134.

Sincerely,

Thomas A. Dallaire, P.E.
Gardnerville Town Manager



- LEGEND**
- MAJOR ROADWAY OR AIRPORT ROAD
 - LOCATION OF PROPOSED PROJECT
 - PROPOSED PROJECT AND 1200-FOOT BUFFER
 - MAJOR WATER FEATURE (STREAM)



ENGINEER INFORMATION

Christopher G. Moltz, P.E.
Mark T. Johnson, P.E.
c/o

Stanka Consulting, LTD
A Professional Engineering Company
303 SILVER SAGE DRIVE, SUITE 101
CARSON CITY, NV 89701
775-885-7253
chm@stankaconsulting.com
www.stankaconsulting.com

SHEET INDEX

LOCATION MAP AND GENERAL INFORMATION

VICINITY MAP FOR
RUINS TO RICHES, LLC - SHEET 1 OF 1

FIRST DRAFT - 4/10/2018

STANKA CONSULTING LTD

303 SILVER SAGE DRIVE, STE 101

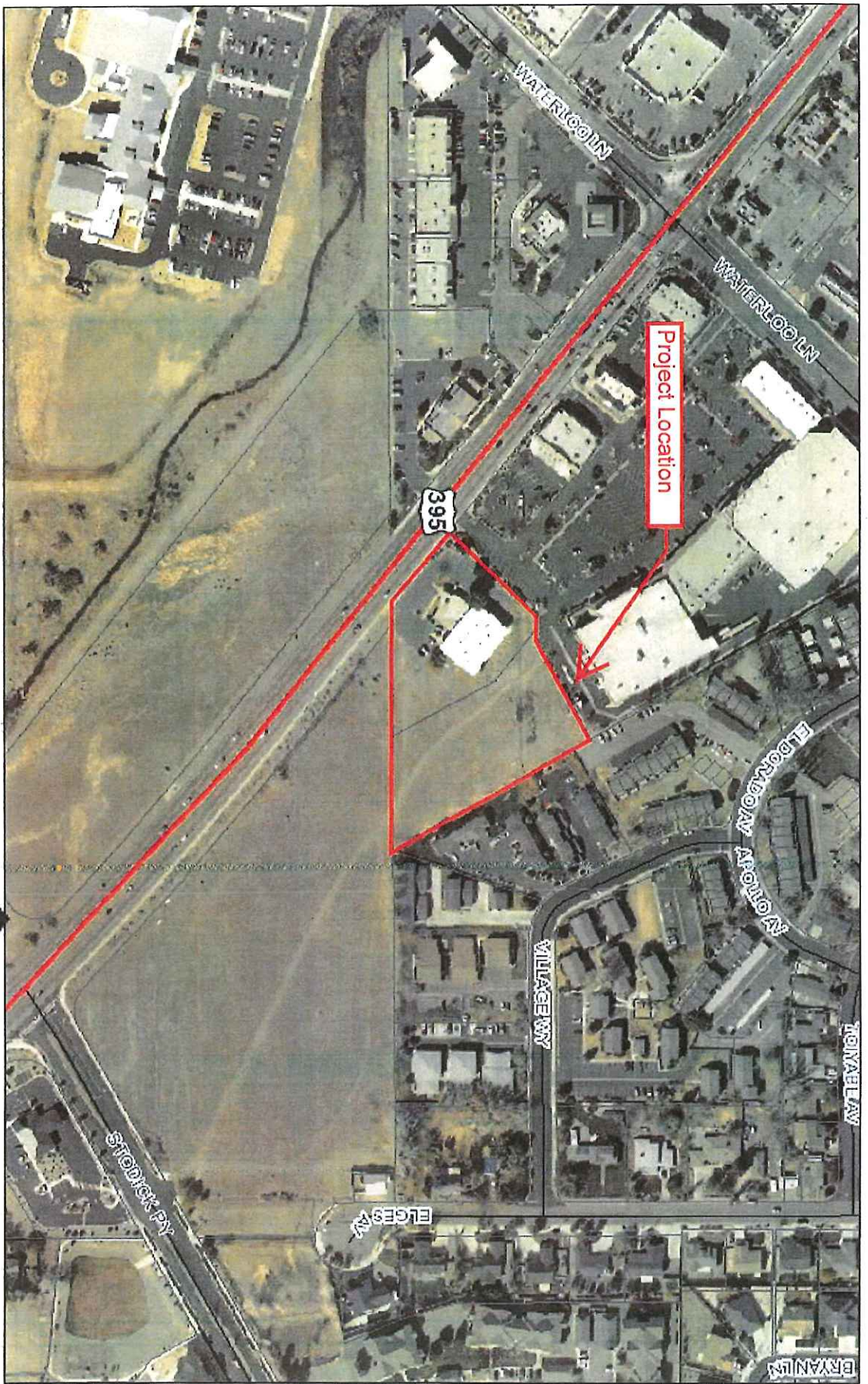
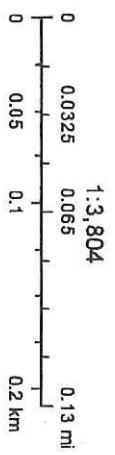
CARSON CITY, NV 89701

WWW.STANKACONSULTING.COM

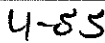
FOR A MORE DETAILED LOCATION MAP OF THE PROJECT AREA, SEE SHEET 2 OF 1. THIS MAP IS A GENERAL OVERLAY AND NOT A SURVEY.

October 24, 2017
Boundary Area
Street Centerlines

Douglas County GIS 2017
EagleView/Prismetry, Douglas County (NV) GIS, 2017



[illegible]



[illegible]

100 100

PAULSON, RICHARD AND LARKINS, L.

OVERLAP, FLOWS, DRAINAGE, AND DIRECTION

POLYGLASS COUNTY STANDARDS

CONFIDENTIAL DISCLOSE ONLY AT THIS TIME.
PROVIDING IT HAS BEEN ASSESSMENT IN THE SITUATION

1) *Not a child* (from child: when born)

BUCK'S (BIR RAP) FOR SUPPLEMENTATION OR
MAINTENANCE OF DIET

ALL PROPOSED ADZ SPACES ARE VAW ACCIDENTAL

— 100 —

THE 2006/2007

.....

201.021.5 COLLENTY, JAMES J. 220-64-632-0001
ASTD 121004-625-0005

CELL IN THE:

APPENDIX

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

<p>SECOND DRAFT - 3/22/2011</p> <p>STARKA CONSULTING LTD</p> <p>230 SILVERADO DRIVE, STE 100</p> <p>CARSON, UT 84001</p> <p>WWW.STARKACONSULTING.COM</p> <p>CALLING FOR RUINS TO HD LLS</p> <p>FOR SUBMITTAL TO</p>	<p>OWNER: RUINS TO RICHES LLC</p> <p>JEFF PISCIOTTA</p> <p>PO BOX 119 GARDNERVILLE NV 89410</p> <p>775-265-4016</p>	<p>RUINS TO RICHES, LLC</p> <p>SITE PLAN</p> <p>SHEET 1 OF 1</p>	
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DEVELOPMENT SITE PLAN
THOROUGHBRED CROSSING
1220-04-602-001 & -002
1321 & 1317 N US HWY 395

4-57

LEGEND

APPROPRIATE NOT
NOTIFY BY VAHS

LOCATION OF REMODELED PROJECT
DOWNSIDE COUNTY JANS 1204-402-001
AND 1204-402-002

OWNER: GORDONALDERMAN/STANLEY/VAHS

DEMOGRAPHY TREE

SIGNAL LIGHT

EXISTING OR PROPOSED STRUCTURE

PARKING SPACES

ADA COMPLIANT SPACE
CALL PROPOSED ADA SPACES ADA UNACCESSIBLE
PROPOSED ADA SPACE STABILIZATION OR
PARKING FEATURES

PROPOSED ADA (Visual Only except when noted as Prohibit
Access)

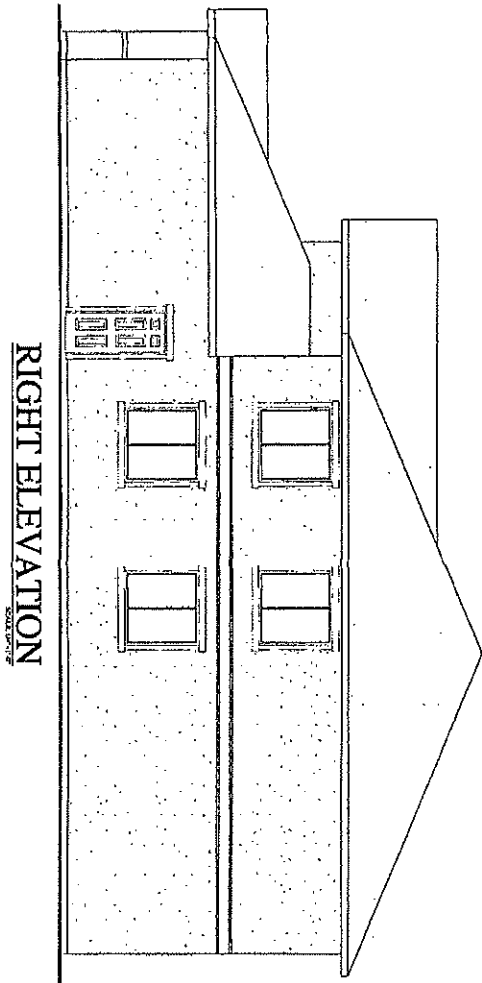
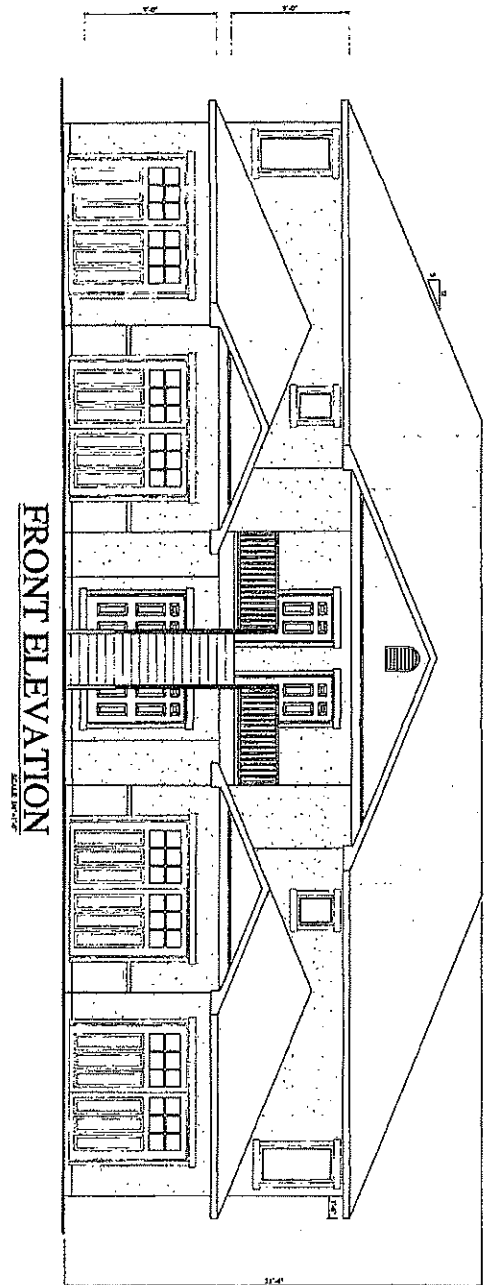
TREES AND BUSHES BEING REMOVED
EXISTING OR PROPOSED BUSINESS SIGN AT THIS TIME
PROPOSED TREES AND BUSHES TO BE SHOWN ON
PROPOSED SITE PLAN. TREES AND BUSHES WITH
POSSIBLE CROWN SPANDERS

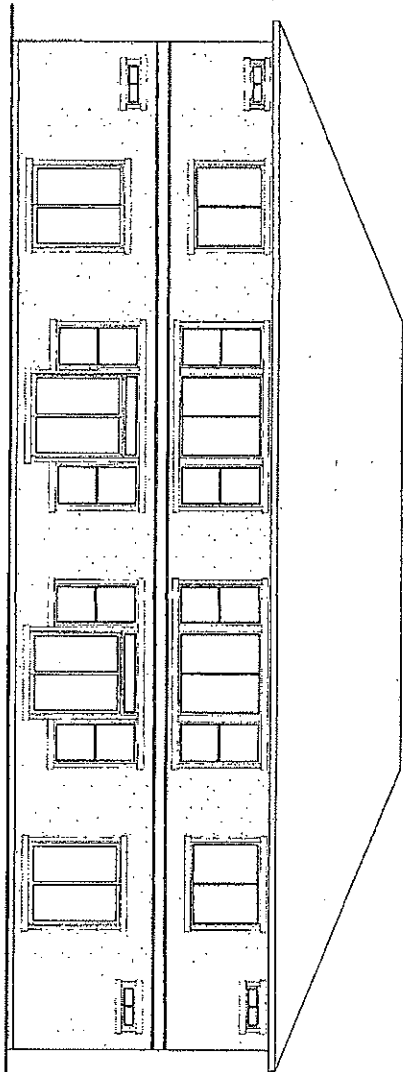
OTEC AND FLOW DRAINAGE AND DIRECTION

PROPOSED PAVING AREA AND BARRIER

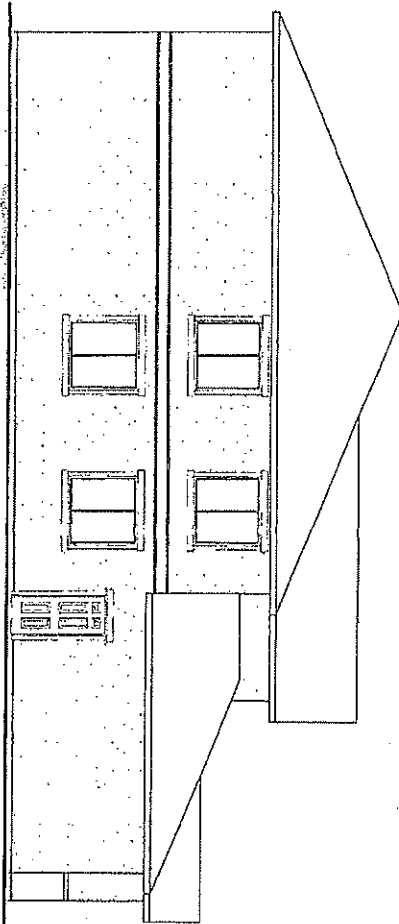
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FIRST DRAFT - 4/24/2018
STANKA CONSULTING LTD
3108 SILVER SAGE DRIVE, STE 102
CARSON CITY, NV 89701
WWW.STANKACONSULTING.COM
DRAWN FOR PLANS TO RICHES,
LLC FOR SUBMITTAL TO
DOUGLAS COUNTY



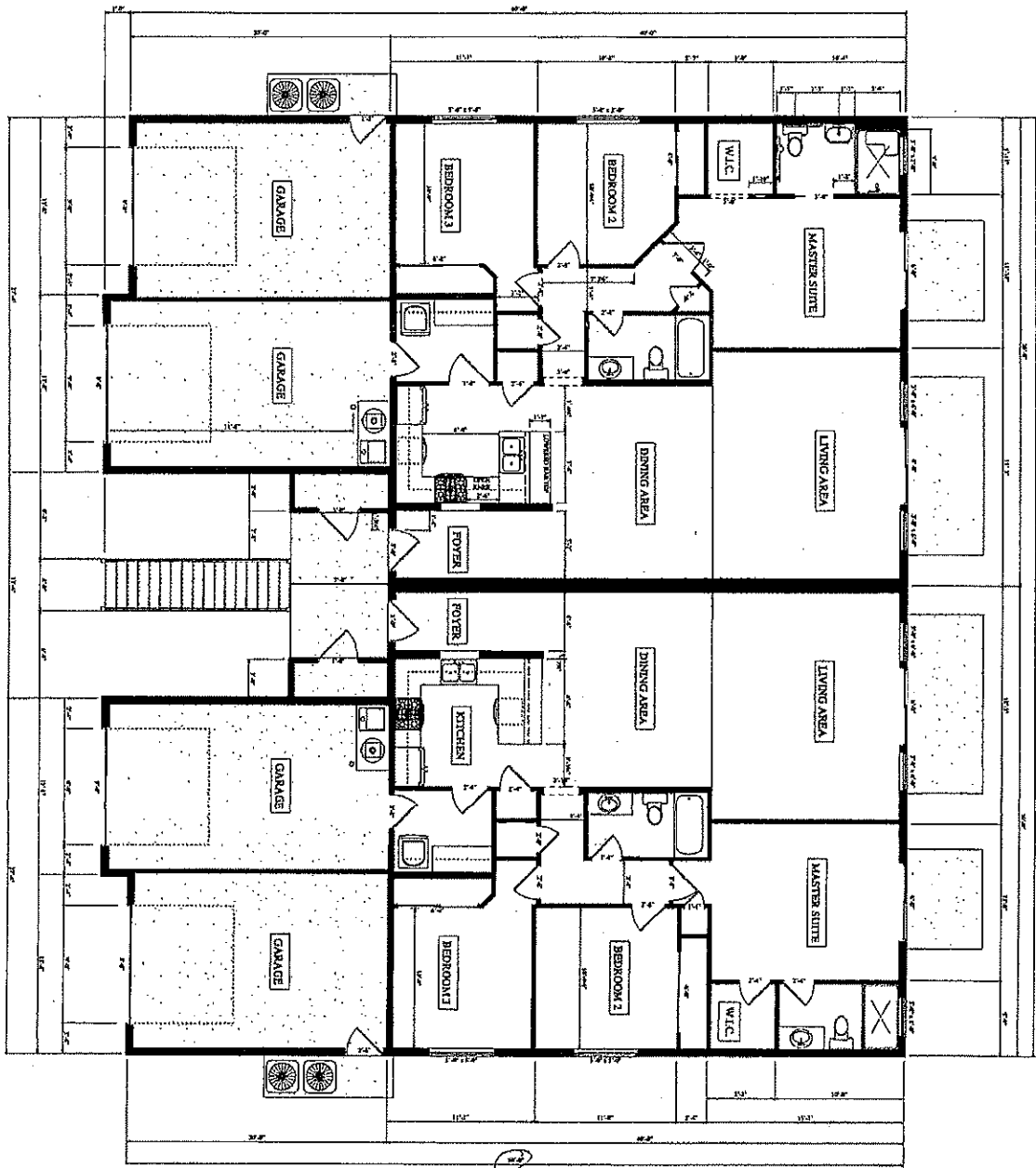


REAR ELEVATION



LEFT ELEVATION

SHEET A4	PROJECT FOUR-PLEX	DRAWING ELEVATIONS	CONTRACTOR'S "Project Designer" These Plans are provided as submitted by the contractor and are not to be used for any other purpose without the written consent of the architect. 4/25/16 I am responsible for the design, preparation, and information shown on these plans.	Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 263-4016 Nevada Lic. Number 33620 B2 Monetary Limit \$3,700,000.00	ARCHITECT PISCOTTO
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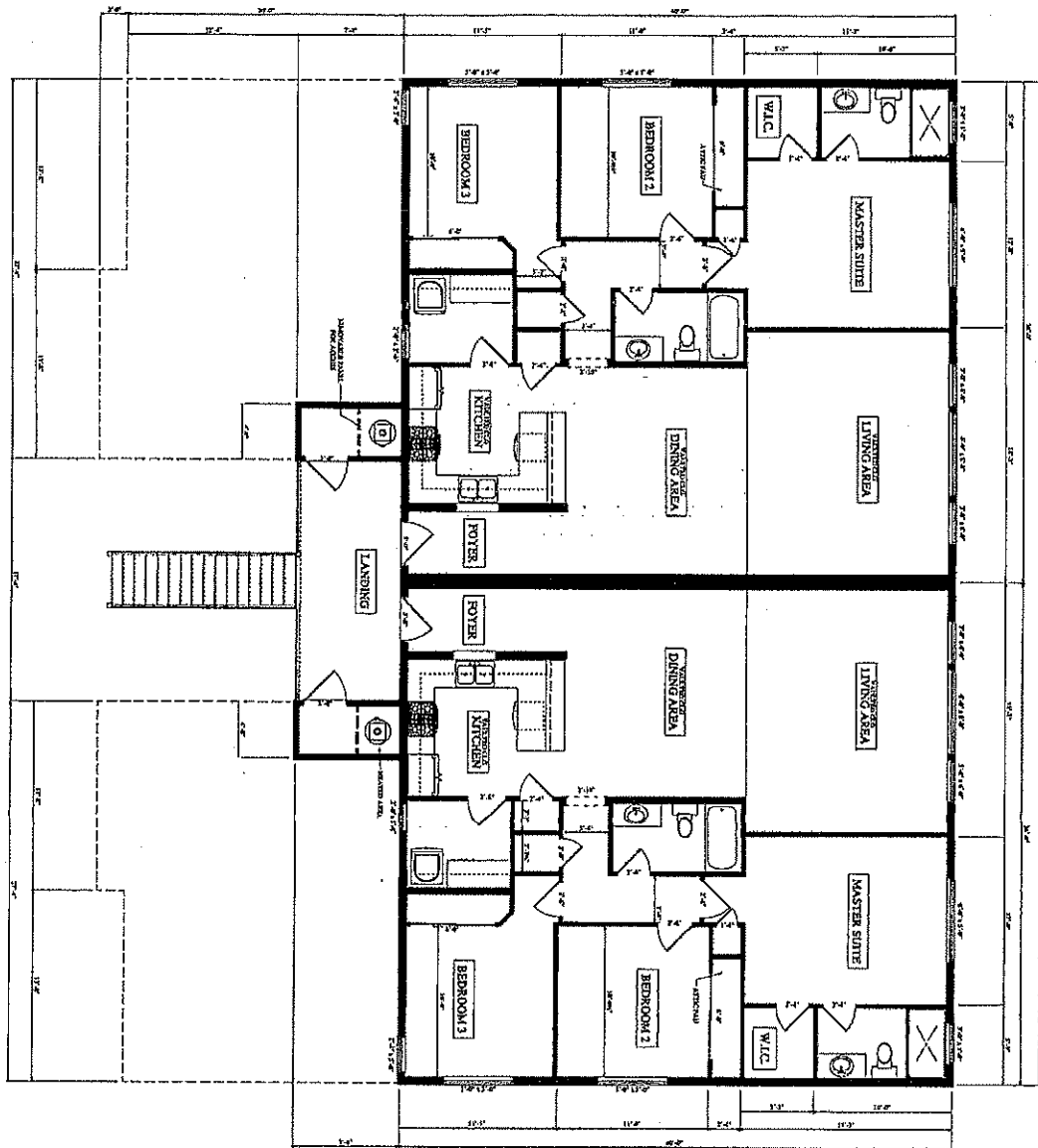


TYPICAL FLOOR PLAN
 1460 SQUARE FEET OF LIVING AREA PER UNIT
 2800 SQUARE FEET OF LIVING AREA TOTAL
 1100 SQUARE FEET OF GARAGE AREA TOTAL

OWNER: RUMBLE TO RICHES LLC PO Box 119 Gardnerville
 Project ADDRESS: 1317 Hwy 295 Gardnerville 89410

SHEET NO. A1 DATE: March 3, 2018	PROJECT NAME: FOUR-PLEX	FLOOR: LOWER LEVEL	Designer: <i>[Signature]</i> 4/15/18 I am responsible for the design, preparation, and information shown on this plan.	Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33620 B2 Monetary Limit \$3,700,000.00	DDDD
			Construction "Project Designer" These Plans are provided & submitted by the contractor to be completed to 2018 ASCE 2400 for work under the supervision of a Licensed Professional Engineer (LPE) or Licensed Professional Architect (LPA)		

4-61



TYPICAL UPPER PLAN
 146 SQUARE FEET OF LIVING AREA, 182 SQUARE FEET OF TOTAL LIVING AREA, THIS LEVEL

A2 11/15/18	FOUR-PLEX	UPPER LEVEL	Contractor "Project Designer" These Plans are provided as indicated by the owner as a complete set of drawings for the work under the contract. No other drawings or specifications shall be used in the construction of the project. I am responsible for the design, preparation, and information shown on these plans.	Jeffrey P. Pisciotto Builders Inc. Post Office Box 336 - Gardnerville, NV 89410 Phone: (775) 265-4016 Nevada Lic. Number 33620 B2 Monetary Limit \$3,700,000.00	4-62
			4-62		

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283

Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 20, 2018

Subject: Detailed description and justification for Land Division Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Land Division Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answer the requirements, as outlined in section 20.708.030, Tentative subdivision map findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.708.030, and include:

- 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 this code;**

The properties have a current zoning of mixed-use commercial, which allows for residential development. There is an existing commercial business operating on the property. The square footage of the residential development is regulated by Douglas County Code 20.664.125, which states between 50 and 75 percent of the total project floor area must be residential. The existing commercial has a square footage, according to the Douglas County Assessor's database, of 9,699 square feet. The total residential floor space is 20 units multiplied by 1,440 square feet

per unit. This equals 28,800 square feet. The total project floor area is projected to be 38,499 square feet. The residential portion is 74.8%.

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;**

No planned development is proposed for this project.

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

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125.

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

The planned project is being designed according to the Douglas County Design Criteria and Improvement Standards and additions as of June 15, 2017.

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

The entire project will be constructed in one phase.

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

It is anticipated that Douglas County will make those terms part of the approval of the project.

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

The owner and developer has provided documentation showing that all taxes and assessments are up-to-date and paid.

8. **The project is not located within and identified archeological or 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. (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)**

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within a archaeological or cultural study area recognized by Douglas County.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

A handwritten signature in black ink, appearing to read "Mark Johnson", written in a cursive style.

Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283
Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Mixed Use Commercial overlay request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Mixed Use Development Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter will show that the applicable findings, as outlined in section 20.664.125, Multi-family housing (mixed-use commercial zoning district) of the Douglas County Development Code are being met.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

Findings are as outlined in Douglas County Development Code Section 20.664.125, and include:

- 1. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.**

Each unit is proposed to be 1440 square feet. This does not include garages. At 20 units, this equates to 28,800 square feet. The total square footage of the existing commercial building is 9,699 square feet, according to the Douglas County Assessor's Office database. Total floor area is 38,499 square feet, with commercial accounting for 25.2% of the total and residential accounting for 74.8% of the total.

2. Maximum residential density is 16 dwelling units per gross acre.

Total gross acres of the resultant parcel (after the reversion to acreage map) are 2.77 acres. Twenty units divided by 2.77 acres equals 7.22 dwelling units per gross acre.

3. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.

- a. Within the Town of Genoa, the maximum building height is 35 feet.
- b. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

Maximum building height is 28' 4".

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

The architecture of the proposed residential structures has been designed to be compatible with the surrounding residential structures. The close proximity of the existing commercial establishments (including the retail commercial on the same parcel and the retail shopping commercial directly adjacent to the north) will enable easy pedestrian access from the proposed residential development.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

10 percent of the mixed-use commercial area is .277 acres or 12,066 square feet. Based on measurements of useable open space which include the area within the center of the development around the detention basin and the area in the southeast corner of the property, total useable open space is 12,599 square feet.

6. **Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.**

Since this development only proposes 20 units, this requirement does not apply.

7. **Design must minimize visual impacts to the surrounding neighborhood.**

This development abuts existing residential areas only to the east of the property. The existing residential structures are all two-story multi-family units. The proposed development is also two-story multi-family units. It is anticipated the proposed design will offer a seamless continuation of the existing residential development.

8. **Integrated access, parking, pedestrian connections, and drainage must be provided.**

The proposed design will include all aspects noted above.

9. **For structures exceeding 45 feet in height, setbacks from adjacent properties with existing single-family residential uses must be a minimum of 30 feet for all yards.**

The height of the proposed structures is less than 45 feet; in addition, no adjacent properties contain single-family residential uses. This requirement does not apply.

10. **Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20.440.**

The height of the units is proposed to be less than 45 feet in height so this requirement does not apply.

11. **All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according the following schedule:**

Units	Number of Amenities
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fractions thereof.

Based on the number of units, 3 amenities will be required. Three amenities will be provided, It is anticipated that three barbecue areas will be constructed.

- 12. Off street parking for mixed-use commercial development is as follows, except as noted below:**
- a. One parking space is required for each 250 square feet of commercial floor area
 - b. 1.5 parking [s]paces is required for each residential unit.
 - c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

The existing commercial building and parking have been in use since before 1974 (according to USGS aerial, Gardnerville Quadrangle, July 4, 1974). The residential area will require 1.5 x 20 units or 30 parking spaces. Garages will be constructed for each unit as well.

- 13. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.**

Based on the dimensions of the garages for each unit and the size of the average US automobile, the garages can accommodate the 150 cubic feet of storage.

- 14. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.**

Please see the response to Item 15 below.

- 15. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. (Ord. 1293, 2009; Ord, 1253, 2008; Ord. 1173, 2006)**

Each unit has been designed for its own washer and dryer.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.



Stanka Consulting, LTD

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Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss
Planning Director
Douglas County
1594 Esmeralda Dr.
Minden NV 89423

April 24, 2018

Subject: Detailed description and justification for Development Review Application request for Thoroughbred Crossing multi-family development

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing, submits this detailed description and justification letter according to the requirements of the Development Review Application. The developer is requesting a Mixed-Use Commercial Overlay on their parcels at 1317 and 1321 N Hwy 395 in Gardnerville. This letter answers the requirements, as outlined in section 20.614.040, Design Review findings, of the Douglas County Development Code.

The applicant is proposing to develop a 20-unit multi-family residential development off of US Hwy 395 in a multi-use commercial zoning district. There are currently two separate parcels but a reversion to acreage map has been prepared and submitted to Douglas County. The resultant single parcel will have a multi-use commercial zoning designation. The parcel contiguous to US 395 has an existing commercial business currently operating on it. A flood hazard area (AO – 2 ft) lies across a small portion of the property along the southern boundary. The only improvement proposed for that area is parking.

This development review application is being submitted in conjunction with a Mixed-Use Commercial Overlay Application and a Tentative Parcel Map Application. The zoning on the parcels is mixed-use commercial. The developer is requesting that the four new parcels in the parcel map be allowed zoning according individually to their use, either commercial or residential.

Findings are as outlined in Douglas County Development Code Section 20.614.040, and include:

1. **The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;**

In the Douglas County Master Plan 2011 Update, LU Goal 2 reads: "To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development." LU Policy 2.3 states that Douglas County shall give priority to "infill" development. This project will develop vacant land currently surrounded by existing residential and commercial development.

LU Goal 5 reads: "To identify particular areas within Douglas County for development as distinct urban communities." LU Policy 5.4 states that locations shall be planned for Multi-Family Residential that are along collector or arterial streets and adjacent to other residential and non-residential uses. This development is adjacent and within other residential (multi-family) and non-residential (retail commercial) uses.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;**

This development is multi-family residential which is the primary residential type of the surrounding properties. The placement and orientation of the buildings is proposed so as to avoid a "motel" feel to the property which adds to the character of the area. Ingress and egress to the development will be by an existing roadway (US Hwy 395) and will not go through existing residential development. Residents will access the homes through a private roadway.

3. **The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood**

As noted in Item 2, all ingress and egress from the development will be by US Hwy 395 and will not impact existing residential streets.

4. **The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;**

Traffic and adjacent roadways will not be impacted since entry and exit from the proposed development does not connect to existing neighborhood streets.

5. **The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;**

The proposed heights of the structures conform to the heights of the surrounding multi-family residential structures.

6. **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;**

According to the "Historic Preservation Element" draft, April 2017, of the Douglas County Master Plan Update 2016, the closest place on the National or State Register of Historic Places in Douglas County is located on the north end of Eddy St, approximately 0.75 miles away. It is not anticipated, given the recent nature of the construction surrounding the project, that the area is within an archaeological or cultural study area recognized by Douglas County.

7. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and**

As detailed in the description and justification letter for the mixed-use overlay application (attached), this project meets the standards as outlined in Douglas County Code 20.664.125. In addition, the development is proposing connection to public water and wastewater facilities. Drainage facilities are being designed to meet the requirements laid out in 20.100.060. This development does not impact any irrigation facilities. Access to the development will be by private road. Will-serve letters from the appropriate agencies are included with this development review application.

8. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. (Ord. 763, 1996)**

This development is compliant with existing zoning and land use designations and the surrounding areas. The development will add to the character of the Gardnerville area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.

A handwritten signature in blue ink, appearing to read "Mark Johnson", written in a cursive style.

Stanka Consulting, LTD

RECEIVED

JUN 20 2018

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

Stanka Consulting, LTD

A Professional Engineering Company

3032 Silver Sage Drive, Suite 101 ~ Carson City, Nevada 89701 ~ (775) 885-9283

Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

Mimi Moss

June 18, 2018

Planning Director

Douglas County

1594 Esmeralda Dr.

Minden NV 89423

Subject: Detailed description and justification for variance request for Ruins to Riches project – Thoroughbred Crossing

Ms. Moss,

Stanka Consulting LTD, acting as agents for the developers of Thoroughbred Crossing development, submits this variance request of Section 20.658.010, Non-residential district development standards (Table), of the Douglas County Development Code: specifically the front and rear setbacks in an MUC zoning district. The applicant has submitted a tentative parcel map for the property which would divide the property into four parcels. The setback variance will only apply to two of the parcels. These are identified as Parcels 2 and 3 on the tentative parcel map. These two parcels would each include two of the multi-family residential buildings.

The applicant is proposing to develop a 20-unit multi-family residential project at 1317 N. Hwy 395 in Gardnerville, NV. We are proposing five buildings each containing four units. The current zoning is Multi-Use Commercial (MUC). We are requesting this variance request be added to the Development Review application DA 18-032 previously submitted for the Ruins to Riches Thoroughbred Crossing development.

The Land Division application (LDA 18-005), submitted along with the Development Review application noted above, would divide the parcel containing the existing commercial business and the vacant area proposed for the multi-family residential project into four parcels. Parcel 1 would contain the existing commercial business. Two of the parcels would each contain two of the four-plexes buildings (Parcels 2 and 3). The fourth parcel (Parcel 4) would contain the fifth four-plex and the remaining land including streets, open spaces, etc.

This variance request is would only affect Parcels 2 and 3 which each contain two of the four-plexes. As noted in 20.658.010, the minimum side setbacks within the MUC zoning are already 0 feet. The two four-plexes within that would be within Parcel 2 or Parcel 3 are proposed to a minimum 10 feet apart. The variance is requested on the front and rear setback requirements as shown in 20.658.010. The minimum front setback within the MUC zoning is 15 feet. Along the front of the four-plexes proposed to be within Parcels 2 and 3 is the private access roadway for the development. The roadway is proposed to be

25 feet in width. The property line of the adjacent properties to the east or south would be approximately a minimum of five feet beyond the roadway. No structures would be constructed along the front of Parcels 2 or 3. Access into Parcels 2 and 3 would not be hindered by reducing the front setback to 0 feet nor would access to any other property be affected by the granting of this variance.

Required findings as outlined in Douglas County Development Code Section 20.606.050 include:

Part B of section 20.606.050 reads (part B refers to findings by the Planning Commission):

“By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undo hardships upon, the applicant;”

The layout of the multi-residential project has been prepared to give as open of a feel as possible to the development while still providing for the required elements of the project including, but not limited to, roadway access, drainage works, utilities, and parking. All of this must be planned for within the constraints of a 2.78 acre site. Discounting the existing commercial business which will account for approximately 0.88 acres of the site, the area remaining for the project is actually closer to 1.9 acres. Financial viability of the project is, of course, a consideration in the planning of the project. Given the size and regulatory constraints, requiring the minimum 15 foot front setback would, as addressed above, potentially impact maintenance issues of the private roadway well into the future. Requiring the 10 foot rear setback would impact the primary open space area of the development. Instead of the open space area remaining under one ownership, it could also exist under two or even three different owners. Again, this would complicate maintenance issues as well as unobstructed use of the entire open space area. All these potential issues could negatively impact the applicant by creating the possible need for special shared-use and maintenance agreements between parcels when and if those parcels are sold. As noted, agreements like this could potentially create maintenance and liability issues for the owner(s) of the different parcels. This could negatively impact the marketability of the residential units and/or parcels.

“The circumstances or conditions do not apply generally to other properties in the same land use district; and”

According to the Minden/Gardnerville Community Plan Future Land Use Map of the 2011 Douglas County Master Plan, the project is located within a commercial land use area along US Hwy 395. This commercial land use area extends from the Raley's shopping center along US Hwy 395 south to approximately the Heritage Bank building on Stodick Parkway. The area consists primarily of shopping centers, office complexes or vacant land. Access and parking for those developed properties is primarily by shared

parking lots with no privately maintained roadways. The nature of the allowable residential units requires direct and explicit access. This direct and explicit access is best served by one owner who can maintain the roadway.

"The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare."

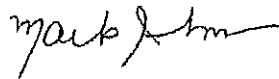
This development is in compliance with the existing zoning and land use of the property as well as the use of the surrounding properties. Properties across US Hwy 395 to the west are a commercial office use. The property to the north is an existing retail commercial center and the properties to the east are multi-family residential use. The property to the south is vacant. The proposed project, along with the adjacent, existing commercial business, seamlessly matches the existing uses of the neighboring properties. Because of this, it is not anticipated the project will prejudice or otherwise prove a detriment to the surround properties and their uses.

The existing ditch across the property will be replaced by a proposed 24" pipe which will continue to perpetuate storm drainage flow through the property to existing storm drain facilities on the southern edge of the adjacent properties to the north. The continuation of the existing storm drainage in this manner will allow for the continued public health, safety, and general welfare of the population in the area.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.



Stanka Consulting, LTD

Best Water! Best Service!



1579 Virginia Ranch Road
Gardnerville, NV 89410
775-782-2339
Fax: 775-782-2491
www.gardnervillewater.org

February 14, 2017

Steve Mason
Douglas County Community Development
P.O. Box 218
Minden, Nevada 89423
smason@douglasnv.us

Re: DA 17-013 Development Application
1317 & 1321 North Highway 395, Gardnerville, NV

Dear Steve:

Please include the following Development Application comments from the Gardnerville Water Company for the above referenced project:

A. 1321 Highway 395

1. Any modification of the existing building plumbing will require design review including review application and fee to the Gardnerville Water Company. It is advised that a pre-demolition plumbing fixture count be completed by GWC.
2. The three existing water connections shall require backflow prevention devices installed and tested, including domestic, irrigation, and fire sprinkler. Backflow prevention devices shall be installed and tested prior to issuance of a building permit.

B. 1317 Highway 395

1. A design review application along with site plans and plumbing plans shall be submitted to the Gardnerville Water Company.
2. A water model analysis shall be completed by the GWC water model consultant and paid for by the applicant to ensure that adequate fine flow can be achieved for the proposed development as required by the Nevada Bureau of Safe Drinking Water.
3. If new water line infrastructure is warranted by the water model analysis, the applicant shall install the required improvements to GWC standards and dedicated 20-foot wide easements for any required water main extensions and fire hydrant lines.

4. The domestic water service connections to each proposed building shall be sized by a registered professional engineer based on the Uniform Plumbing Code.
5. Impact fees shall be paid to the Gardnerville Water Company for all domestic and fire sprinkler connections based on current GWC impact fees.
6. All domestic, irrigation, and fire connections shall require a backflow prevention device installed. Each backflow prevention device shall be tested by a Nevada Certified Backflow Technician and test results shall be sent to GWC.

If you have any questions or concerns regarding the above listed comments, please contact me at (775) 782-2339 or at markg@gardnervillewater.org.

Sincerely,



Mark V. Gonzales, P.E.
Manager/Engineer

CC: Barbara Resnik, P.E., bresnik@douglasnv.us



March 8, 2017

Attn: Steve Mason, Associate Planner
Douglas County Community Development Department
PO Box 218
Minden, NV 89423

RE: A Request for a Zoning Map Amendment application DA 17-013 to change the zoning district from Neighborhood Commercial to Mixed Use Commercial for two parcels within the Town of Gardnerville, 1317 & 1321 Highway 395 (APN's 1220-04-602-001 & -002)

The Gardnerville Town Board heard this item at the March 7, 2017 meeting and recommends approval of the Zoning Map Amendment requested in the land development application DA 17-013.

The Town board feels the Mixed Use Commercial would be a good fit and is planned for this property in the towns plan for prosperity and will complement the existing uses of the surrounding properties.

If you have any questions or comments or require additional information, please do not hesitate to contact me at 782-7134.

Sincerely,

Thomas A. Dallaire, P.E.
Gardnerville Town Manager

4-79

Town of Gardnerville
1407 Highway 395 North
Gardnerville, Nevada 89410
(775) 782-7134
(775) 782-7135 facsimile
www.gardnerville-nv.gov



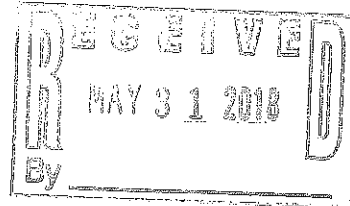
PROJECT REVIEW APPLICATION

Location

Street Address: 1317 N US Hwy 395

Assessor's Parcel Number: 1220-04-602-002

Current Zoning Designation: Mixed-Use Commercial



\$75 CK #12241

610-000-341-625

Project Description

The applicant wishes to construct a 20-unit multi-family residential development consisting of five four-plexes. The four-plexes will be two stories in height. The proposed project is behind an existing commercial business just south of the Rite-Aid shopping center. Access will be by a private roadway which will connect to the existing parking lot for the existing commercial business.

Applicant:

Name: Ruins to Riches LLC

Address: P.O. Box 119 Gardnerville NV 89410

Telephone Number: (775) 265-4016

Fax Number: ()

Owner:

Name: Ruins to Riches LLC

Address: P.O. Box 119 Gardnerville NV 89410

Telephone Number: (775) 265-4016

Fax Number: ()

Engineer:

Name: Mark Johnson - Stanka Consulting LTD

Address: 3108 Silver Sage Dr., Suite 102

Telephone Number: (775) 885-9283

Fax Number: (775) 546-4271

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 application fee must be submitted with this application. (Check or credit card accepted)

Applicant or Applicant's Representative:

Mark Johnson
Printed Name

Mark Johnson
Signature

5.31.18
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office ten (10) working days before the Gardnerville Town Board agenda is posted. Town board meetings are held the first Tuesday of each month)

posted to AB
m

STANKA CONSULTING
3032 Silver Sage Dr Ste 101
Carson City, NV 89701

Wells Fargo
94-7074/3212

012241

PAY TO THE
ORDER OF

The Town of Gardnerville

05/31/2018

\$

**75.00

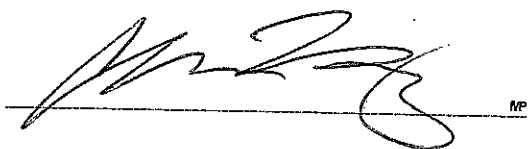
Seventy-five and 00/100*****

DOLLARS

The Town of Gardnerville
1407 Highway 395 N
Gardnerville, NV 89410

MEMO

Project Review Application - Ruins to Riches


MP

⑈012241⑈ ⑆321270742⑆ 7655756521⑈

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.

610-000-341-625

