

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a recommendation to Douglas County staff, Planning Commission and County Commissioners to approve, to approve with modifications, or to deny a request made by Chuck Hathoot, for a master plan amendment and zone change for an additional 13.34 acres from Agricultural to Multifamily, located in the East Valley Agricultural Plan, to be annexed into the Town of Gardnerville for a proposed 158 home manufactured community for 55+ at a price point of mid \$200,000 with a club house, pickle ball, BBQ/patio area, bocce ball, horse shoe pit, dog park and putting green; presentation by Chuck Hathoot, with public comment prior to Board action.

**Recommended Motion:** Conditionally approve the application requests made by Stoneridge Communities, LLC, for a master plan amendment (DP 18-0342) and zone change (DP 18-0343) for an additional 13.34 acres from Agricultural to Multifamily, a portion of which is located in the East Valley Area and Minden Gardnerville Area Plan for Stoneridge Villas, a proposed 158 home manufactured community for 55+ at a price point of mid \$200,000 with a club house, pickle ball, BBQ/patio area, bocce ball, horse shoe pit, dog park and putting green; (APN 1220-11-001-066) with the conditions in the staff report and (add conditions per board discussion)

**Funds Available:** ☐ Yes ☒ N/A

2. **Department:** Administration
3. **Prepared by:** Tom Dallaire
4. **Meeting Date:** March 5, 2019
5. **Agenda:** ☐ Consent ☒ Administrative

**Background Information:** See staff report

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

### 7. Board Action:

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved with Modifications |
| <input type="checkbox"/> Denied   | <input type="checkbox"/> Continued                   |





Linda Slater, Chair  
Lloyd Higuera, Vice Chair  
Mary Wenner, Board Member  
Mike Henningsen, Board Member  
Ken Miller, Board Member

## MEMORANDUM

Date: January 28, 2019  
To: Gardnerville Town Board  
From: Tom Dallaire, P.E., Town of Gardnerville  
Subject: DA 18-0342 (Master Plan Amendment) & 18-0343 (Zoning Map Amendment); Stoneridge Villas, a 55+

**For Possible Action:** Recommendation to Douglas County staff, Planning Commission and County Commissioners to approve, to approve with modifications, or to deny requests made by Stoneridge Communities, LLC, for a master plan amendment (DP 18-0342) and zone change (DP 18-0343) for an additional 13.34 acres from Agricultural to Multifamily, a portion located in the East Valley Area and Minden Gardnerville Area Plan for Stoneridge Villas, a proposed 158 home manufactured community for 55+ at a price point of mid \$200,000 with a club house, pickle ball, BBQ/patio area, bocce ball, horse shoe pit, dog park and putting green; (APN 1220-11-001-066).

### Background information:

#### Previous Board Action on the above listed parcel:

**July, 2017**, the Town of Gardnerville heard the master plan and zone change for the Peri project changing the land use from commercial to industrial. ***Motion Higuera/Wenner to support the proposed master plan amendment to be considered as part of the 20 year master plan update for the request submitted by property owners within the Minden/Gardnerville Community Plan, Peri Ranch requesting to change a 17.5 acre portion of three parcels of commercial to service industrial for portions APN 1220-11-002-021, 022 and 23. Motion carried with Vice-Chairwoman Jones absent.***

- There was a discussion at the request of Mimi Moss, who wanted to hear the board's thoughts on multi family zoned parcel. But at the time this area was located outside the town boundary, but was located within the town's urban service boundary. The applicant at the time envisioned a project with apartments, townhomes and duplexes on the proposed 16 acres.

**December 2018**, the town board heard and approved the Minden/Gardnerville Plan for Prosperity update, and that document shows the town urban service boundary out to the Alderman Canal, which matches the MGSD and Gardnerville Water Company boundary. This subject property is located within the futurerReserve area which was planned for the town's urban area matching the water and sewer boundary.

### Parcel Summary:

Parcel Size: 62.57 acres overall  
1220-11-001-064

Existing Master Plan Designation: Agricultural



Existing Zoning Designation: A-19 (agricultural 19 acres)

Flood Zone Designation: the subject parcel is entirely located within the unshaded Flood Zone X area.

Proposed Use: A Design review application will follow after the Master Plan Amendment and Zoning Map Amendment are approved. There are many options these houses could fall into on the tax use. More information needs to be provided to figure that out. But I believe the real property is what they are shooting for with only one tax bill.

	Net Assessed Value	Acres	Value per Acre	Assessed Land	Assessed Improvement	Exemptions	Parcel Count
<b>Town of Gardnerville - 521</b>							
200 - Single Family Residence	\$111,891,301	328.624	\$340,484.26	\$ 37,063,950	\$ 75,360,458	\$ 533,107	1599
220 - Manufactured Home Converted to Real Property	\$1,336,772	5.44	\$245,730.15	\$1,336,772	\$671,772	\$0	53
230 - Personal Property Manufactured Home on the Unsecured Roll	\$52,426	0.28	\$187,235.71	\$40,250	\$12,176	\$0	3
236 - Personal Property Manufactured Home Secured	\$1,114,400	6.75	\$165,096.30	\$827,750	\$181,975	\$7,920	67
240 - Individual Residential Unit - Townhouse or Row House	\$3,526,550	2.5	\$1,410,620.00	\$1,301,300	\$2,227,890	\$2,640	139
270 - Single Family Residential Common Area	\$0	26.562	\$0.00	\$105	\$0	\$105	37
280 - Single Family Residential with Minor Improvements	\$102,781	1.65	\$62,291.52	\$90,300	\$12,481	\$0	6
282 - Single Family Residential with Minor Improvements - No livable	\$120,741	9.03	\$13,371.10	\$ 80,500	\$ 40,241	\$ -	1
290 - Mixed Use with Single Family Residential as primary use	\$138,332	3.01	\$45,957.48	\$101,850	\$36,482	\$0	2
<b>Single Family Subtotal</b>	<b>\$118,283,303</b>	<b>383.85</b>	<b>\$2,470,787</b>	<b>\$40,842,777</b>	<b>\$78,543,475</b>	<b>\$543,772</b>	<b>1907</b>
300 - Duplex	\$1,033,402	2.41	\$428,797.51	\$451,500	\$581,902	\$0	25
310 - Two Single Family Units	\$400,251	1.95	\$205,256.92	\$182,000	\$222,211	\$3,960	7
320 - Three to Four Units	\$3,935,500	11.41	\$344,916.74	\$1,479,100	\$2,457,276	\$1,320	35
330 - Five or More Units - Low Rise	\$5,549,312	25.68	\$216,094.70	\$1,669,325	\$4,428,042	\$548,055	17
350 - Manufactured Home Park - Ten or More Manufactured Home U	\$2,103,165	46.33	\$45,395.32	\$1,519,000	\$584,165	\$0	4
360 - Multi-Family Residential Auxiliary Area	\$27,609	0.03	\$920,300.00	\$26,250	\$1,359	\$0	3
370 - Multi-Family Residential Common Area	\$39,096	7.79	\$5,018.74	\$35,006	\$4,096	\$6	10
390 - Mixed Use with Multi-Family Residential as primary use	\$194,455	1.35	\$144,040.74	\$133,350	\$61,105	\$0	2
<b>Multi Family Subtotal</b>	<b>\$13,282,790</b>	<b>96.95</b>	<b>\$2,309,821</b>	<b>\$5,495,531</b>	<b>\$8,340,156</b>	<b>\$553,341</b>	<b>103</b>

### Staff Analysis:

#### Traffic:

The access to the site will be from Muller Parkway and Pinenut Road. Both are county maintained collector roads. The development will have private non-conforming to public standards roads, that will not be maintained by the town. The applicant is proposing to construct 158 new 1000 sf to 1300 sf single family units. The provided trip generation report indicates an increase use of 58 AM peak hour trips and 69 PM peak hour trips. This project does not generate the land use potential for the type of zoning being proposed, nor does it have the potential traffic if the site were developed as a MFR with 16 units per acre.



**Table 3: Existing Intersection Levels of Service**

Intersection <sup>1</sup>	Intersection Control	Peak Hour	Delay (sec/veh) <sup>2</sup>	LOS <sup>3,4</sup>
1. US 395 & Waterloo Lane	Signalized	AM	18.2	B
		PM	28.0	C
2. US 395 & Grant Avenue	Signalized	AM	6.8	A
		PM	13.6	B
3. US 395 & Virginia Ranch Road	TWSC	AM	21.0 (EB)	C
		PM	27.6 (EB)	D
4. US 395 & Muller Parkway – Riverview Drive	Signalized	AM	18.3	B
		PM	24.2	C
5. Muller Parkway & Pinenut Road	Roundabout	AM	1.8	A
		PM	1.6	A

Source: Fehr & Peers, 2019.

Notes:

<sup>1</sup>Intersections 6 and 7 (included in Figure 2) will be constructed with the Project and are analyzed in the Existing Plus Project Condition below.

<sup>2</sup>Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. Worst movement delay reported for side-street-stop-controlled intersection.

<sup>3</sup>LOS calculations performed using the Highway Capacity Manual (HCM) method.

<sup>4</sup>Unacceptable seconds of delay per vehicle and LOS highlighted in bold.

Table 3 shows that all study intersections operate at acceptable levels of service (LOS C or better or LOS D or better on US 395) during the existing AM and PM peak hour.

**Table 4: Proposed Project Trip Generation**

Land Use	DU <sup>1</sup>	Daily		AM Peak Hour				PM Peak Hour			
		Rate <sup>2</sup>	Total	Rate <sup>2</sup>	Total	In	Out	Rate <sup>2</sup>	Total	In	Out
Senior Adult Housing – Detached [ITE Code – 251]	158	5.32	841	0.37	58	19	39	0.44	69	42	27

Source: Fehr & Peers, 2019.

Notes:

<sup>1</sup>DU = Dwelling Units

<sup>2</sup>Rates are based on ITE Trip Generation (10<sup>th</sup> Edition) regression equation trip rates.

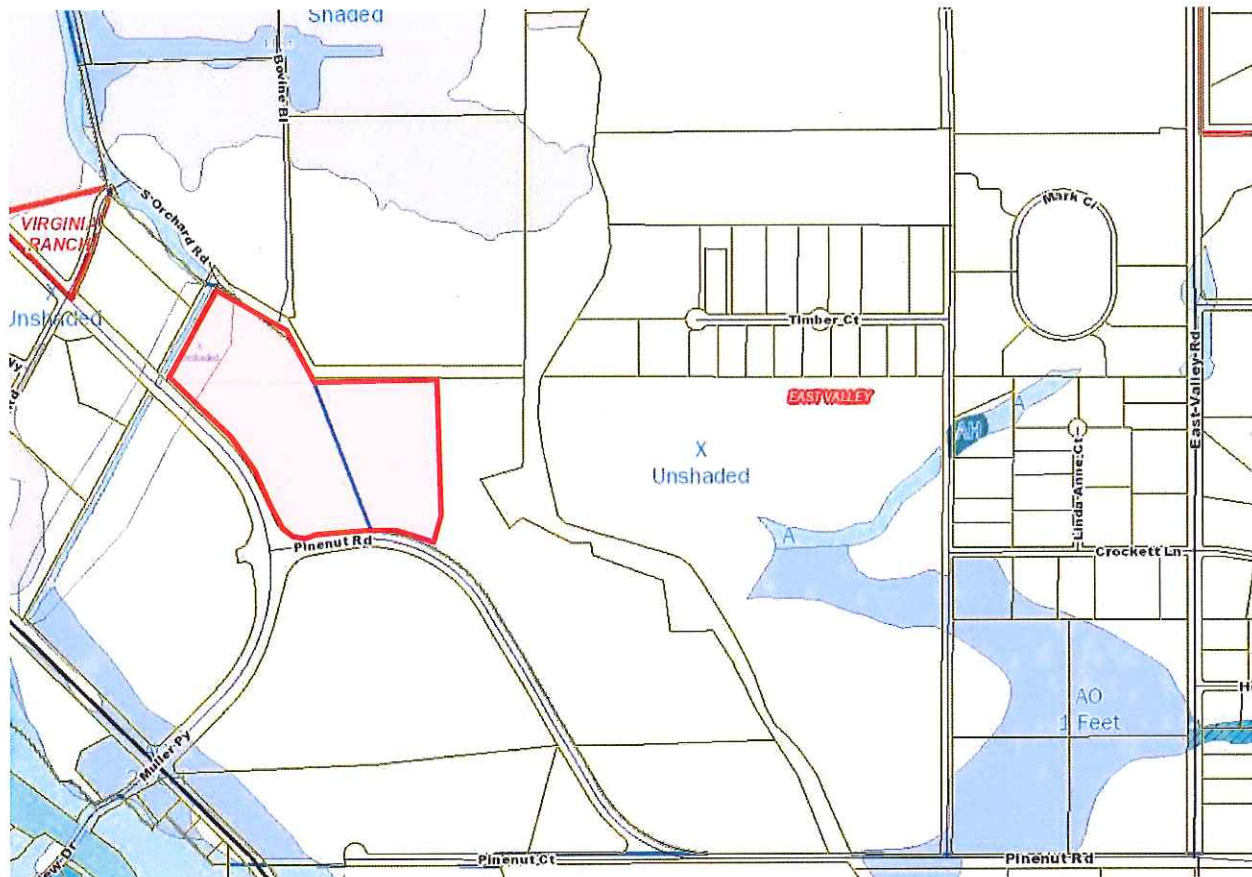
As shown in Table 4 above, the project buildout is expected to generate 841 daily project trips with 58 trips in the AM peak hour (19 in, 39 out) and 69 trips in the PM peak hour (42 in, 27 out).

### Project Trip Distribution

A majority of residents of the Stoneridge Villas development are expected to travel north on US 395 for work and everyday conveniences. Based on the current distribution of services and the roadway network, the project trips were distributed as follows: 80% to and from the north on US



**Flood Plain:** entire project is located within the unshaded flood zone X. There is an old irrigation ditch across the property and not being used that town staff is aware of.



### Proposed Zoning:

**Multi Family Residential (MFR)** – the removal of the agricultural land is not an urban use and is located between the general commercial land and light industrial zone land and properties within the East Valley Area Plan. There is an adjoining non-conforming agricultural parcel directly east of this subject property. The current master plan indicates these parcels as agricultural and is located between commercial and light industrial uses, with no buffering. There are 2 and 5 acre parcels east of the light industrial zone along East Valley Road.

The town is in need of more multi-family residential projects. This one being proposed is more like multiple single-family residential units, which will be filling a need in the town and valley. The density of the existing unit at 16 units per acre is  $16.16 \times 16 = 259$  units. They are proposing 158 on 29 acres = 5.44 units per acre. But should something happen to this proposed project, and it does not get constructed, the 29 acres of MFR at 16 units per acre would leave up to 464 units, which could be 60% of Chichester units on a 29 acres parcel.

### Findings for the Master Plan

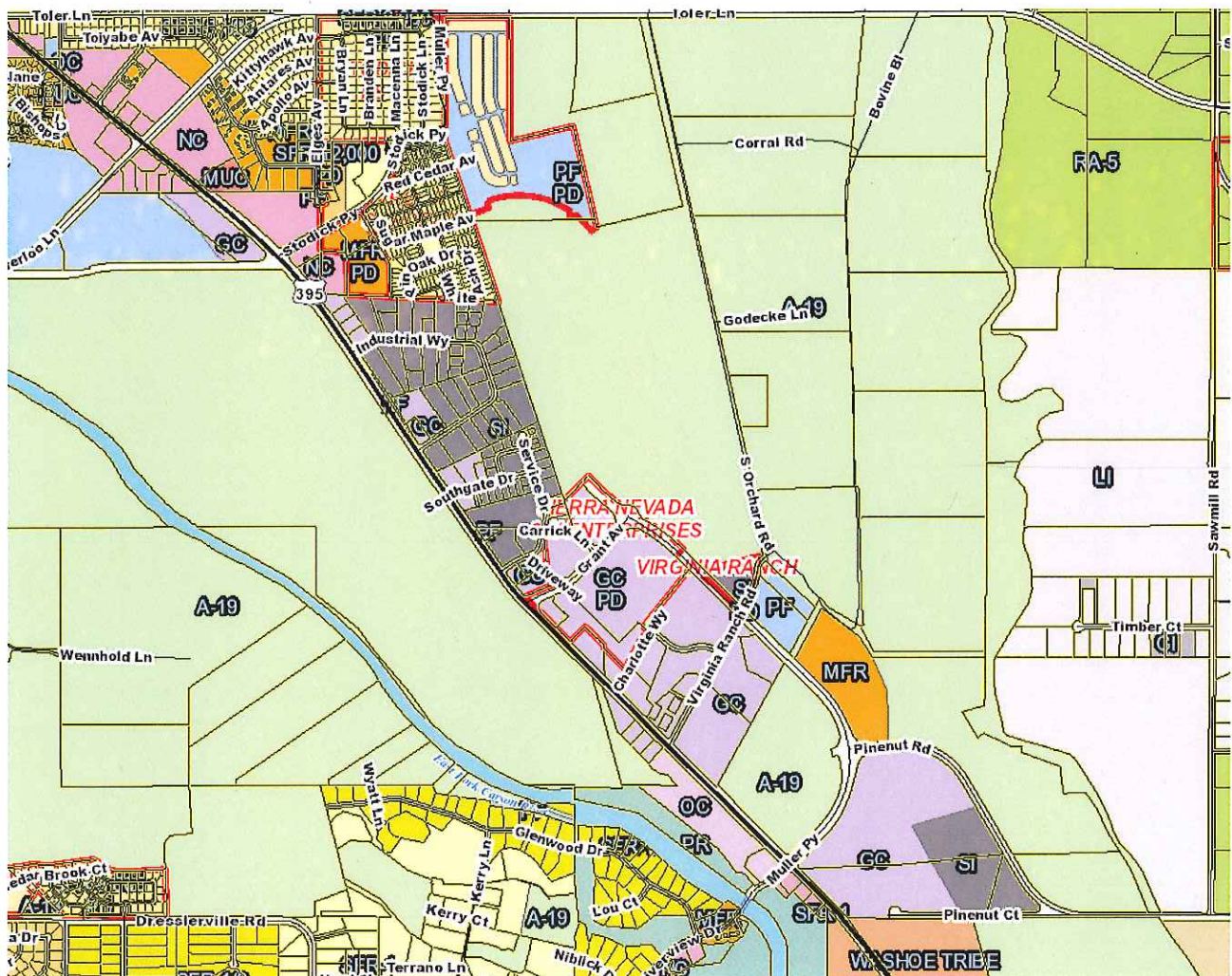


**20.608.040 Findings for master plan amendment**

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

***A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.***

The Goals identified in the applicant justification letter are appropriate in considering this project. There is a need for diverse housing in the town and within the county. The location is logical for the type of development being proposed. The need for an expansion of MFR is project specific and is a logical location for that type of development, rather than moving further from town.







***B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.***

The subject property is a now an operating ranch with no water rights, a road that has the general improvements and infrastructure in place and ready for connection and development. Multifamily is encouraged to be located on major roadways and this is located on the south end of Muller Parkway. There are currently 6 parcels left zoned multifamily residential containing 13.63 (2.8%) of the total vacant acres of 482.7 within the town.

***C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title;***

The requested Master Plan Amendment and Zone Change will not materially affect the surrounding properties or level of service. It would provide more residents to be served by the existing business.

***D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. (Ord. 1001, 2002; Ord. 763, 1996)***

The proposed amendment area is the most logical expansion of the subject property. With industrial land use surrounding the commercial property, that is not fronting Highway 395, this location is ideal off Muller Parkway and Pinenut. It is not too far from town services and is providing a buffer zone from commercial to industrial to the larger 2 and 5 acre parcels further out on Pinenut Road, while not putting the burden of maintenance on the town for additional services (park, road and storm drain maintenance."

**Town Staff recommendation to the Board:**

If the board does decide to use the recommendation by staff;

Conditionally approve the application requests made by Stoneridge Communities, LLC, for a master plan amendment (DP 18-0342) and zone change (DP 18-0343) for an additional 13.34 acres from agricultural to multifamily, a portion of which is located in the East Valley Area and Minden Gardnerville Area Plan for Stoneridge Villas, a proposed 158 home manufactured community for 55+ at a price point of mid \$200,000 with a club house, pickle ball, BBQ/patio area, bocce ball, horse shoe pit, dog park and putting green; (APN 1220-11-001-066) with the following conditions;





1. Annex the new parcel into the town of Gardnerville as identified in the future reserve areas of the town of Gardnerville and being consistent with the master plan serve boundary of MGSD and Gardnerville Water Company.
2. The master plan and zone change approval of the additional MFR property should be contingent upon the proposed project being constructed, and that the master plan and zone changes reverts back to agricultural land should this proposed project not get constructed, where 29 acres a multifamily could come back and go through design review. This approval is contingent upon this project being built.

If the Board does not agree with staff and feels a DENIAL is in order for the request you would need to identify which finding listed above cannot be made or you do not agree with in this staff report as part of the denial recommendation.

**Board Comments and notes during the meeting;**



March 5 mtg

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



(Application and ALL materials related to the project review are required to be submitted to the Town office by the Friday two weeks before the Board meeting.) The Gardnerville Town Board meets the first Tuesday of each month.

## PROJECT REVIEW APPLICATION

### Location

Street Address: Muller/Pinenut

Assessor's Parcel Number: 1220-11-001-066 1/2

Current Zoning Designation: MF/AG

### Project Description

158 home manufactured community for 55+ at a price point of mid \$200k with club house, pickle ball, BBQ/patio area, bocce ball, horse show pit, dog park & putting green.

MASTER PLAN Amendment (Zoning Change) FOR AN ADDITIONAL 13.84 ACRES  
FROM AGU TO MFR LOCATED IN THE EAST VALLEY AREA PLAN TO BE ANNEXED INTO  
THE TOWN OF GARDNERVILLE FOR A PROPOSED

### Applicant:

Name: Stoneridge Villas Chuck Hathoot

Address: 22951 Via Cruz

Telephone Number: ( ) 949-240-6494

Fax Number: ( )

### Owner:

Name: James Peri

Address: PO Box 18708 Reno NV, 89511

Telephone Number: ( ) 775-772-6767

Fax Number: ( )

### Engineer:

Name: Welsh Hagen Associates

Address: 250 S Rock Bl. Reno NV

Telephone Number: ( ) 775-853-7776

Fax Number: ( )

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 deposit is included with this application.

### Applicant or Applicant's Representative:

Charles Hathoot

10/23/2018

Printed Name

Signature

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.}





**DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

1594 Esmeralda Avenue  
Post Office Box 218  
Minden, Nevada 89423  
TEL (775) 782-6217 \* FAX (775) 782-9007  
[planning@douglasnv.us](mailto:planning@douglasnv.us)  
[www.douglascountynv.gov](http://www.douglascountynv.gov)

## DEVELOPMENT APPLICATION

### FOR STAFF USE ONLY

DP \_\_\_\_\_

File Number \_\_\_\_\_

Received By \_\_\_\_\_

Date \_\_\_\_\_

Town: \_\_\_\_\_

Floodplain Zone: \_\_\_\_\_

Zoning: \_\_\_\_\_

Master Plan Land Use: \_\_\_\_\_

FIRM # & Date: \_\_\_\_\_

Case Planner: \_\_\_\_\_

Regional/Community Plan: \_\_\_\_\_

Wellhead Protection Area (s): \_\_\_\_\_

### INSTRUCTIONS TO APPLICANT

The following application form is provided for persons to submit a Development Application with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

*\*Note: Projects located within a town boundary must be reviewed by the town before approval. Town may have additional fees\**

#### A. Application for (check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> Abandonment                                      | <input type="checkbox"/> Special Use Permit                    |
| <input type="checkbox"/> Annexation                                       | <input type="checkbox"/> Variance, Major                       |
| <input type="checkbox"/> Design Review, Major                             | <input type="checkbox"/> Variance, Minor                       |
| <input type="checkbox"/> Design Review, Minor                             | <input type="checkbox"/> SFD Design Standard Variance, Minor   |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit           | <input checked="" type="checkbox"/> Zoning Map Amendment       |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | <input type="checkbox"/> Zoning Text Amendment                 |
| <input checked="" type="checkbox"/> Master Plan Map Amendment             | <input type="checkbox"/> Minor Modification to Existing Permit |
| <input type="checkbox"/> Master Plan Text Amendment                       |  |

#### B. Project Location

Street Address (if available): \_\_\_\_\_ 1684 Pinenut Road, Gardnerville, NV

Assessor's Parcel Number(s): \_\_\_\_\_ 1220-11-001-066

Approximately \_\_\_\_\_ Feet North or South of \_\_\_\_\_ Northeast corner of Pinenut Road and Muller Parkway  
(Circle one) (Street Name)

Approximately \_\_\_\_\_ Feet East or West of \_\_\_\_\_  
(Circle one) (Street Name)

#### C. Project Description

The applicant requests: Master Plan Amendment for land use and Zoning Map Amendment to change approximately 12.84 acres of the western portion of parcel APN 1220-11-001-086 from Agriculture (A-19) to Multi-Family Residential (MFR); 16.16 acres have already had the zoning changed from A-19 to MFR, bringing the combined total to 29 acres.  
(Although 19 acres was approved for DA 18-012, the total amount should have been for 16.16 acres as provided in the legal description and legal exhibit that were submitted.)

List any previous applications that have been filed for this site: \_\_\_\_\_ DA 18-012

March 5 mtg

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



(Application and ALL materials related to the project review are required to be submitted to the Town office by the Friday two weeks before the Board meeting.) The Gardnerville Town Board meets the first Tuesday of each month.

## PROJECT REVIEW APPLICATION

### Location

Street Address: Muller/Pinenut

Assessor's Parcel Number: 1220-11-001-066 1/2

Current Zoning Designation: MF/AG

### Project Description

158 home manufactured community for 55+ at a price point of mid \$200k with club house, pickle ball, BBQ/patio area, bocce ball, horse show pit, dog park & putting green.

MASTER PLAN Ammendment ( & Zone Change ) FOR AN ADDITIONAL 13.94 ACRES  
FROM AGH TO MFR LOCATED IN THE EAST VALLEY AREA PLAN TO BE ANNEXED INTO  
THE TOWN OF GARDNERVILLE for a proposed →

### Applicant:

Name: Stoneridge Villas Chuck Hathoot

Address: 22951 Via Cruz

Telephone Number: ( ) 949-240-6494

Fax Number: ( ) \_\_\_\_\_

### Owner:

Name: James Peri

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### Engineer:

Name: Welsh Hagen Associates

Address: 250 S Rock Bl. Reno NV

Telephone Number: ( ) 775-853-7776

Fax Number: ( ) \_\_\_\_\_

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 deposit is included with this application.

### Applicant or Applicant's Representative:

Charles Hathoot

Printed Name

Signature

10/23/2018

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.}





November 26, 2018

Louis Cariola  
Senior Planner  
Douglas County Community Development  
1594 Esmeralda Avenue  
Minden, NV 89423

**RE: Stoneridge Villas Master Plan Amendment and Zoning Map Amendment**

Attached are the applicable submittal requirements for the Stoneridge Villas Master Plan Amendment and Zoning Map Amendment:

1. One copy of the Application Form and a check in the amount of \$6,490 (\$4,952 MPA + \$1,539 ZMA).
2. Two copies of the Submittal Letter; there is no 'Not Applicable' letter needed.
3. Two digital copies of the entire submittal.
4. Two copies of the Detailed Description & Justification.
5. One copy of the current Tax Receipt.
7. Two sets of Will Serve Letters from Charter Communications, NV Energy, Southwest Gas, Gardnerville Water Company, Minden Gardnerville Sanitation District, and East Fork Fire Protection District.
12. Personal Notification/Envelopes addressed with postage. (List of addressees and Radius Map also included).
13. Two copies of the Vicinity Map.
15. Two copies of the Traffic & Impact Study & Checklist (Fehr & Peers).
18. Two sets of Map Amendment Development Plans (8 1/2" x 11" and 11 x 17").
19. Two sets of the Legal Descriptions and Exhibits.

Please contact the undersigned at 775-853-7776 with questions in regard to this submittal.

Sincerely,  
**Welsh Hagen Associates**

A handwritten signature in blue ink, appearing to read 'David Hagen', is written over a horizontal line.

David Hagen, PE  
Principal

## PERI RANCH PROPERTY

APN 1220-11-001-066

### STATEMENT OF JUSTIFICATION

#### ***Introduction***

The Peri Ranch property is located adjacent to US 395 North and southeast of Mattias/Mueller Parkways, in the Minden/Gardnerville Community Plan area. The requested Master Plan Amendment for land use and Zoning Map Amendment would include the change from Agriculture (A-19) to Multi-Family Residential (MFR) for approximately 12.84 acres for the western portion of parcel APN 1220-11-001-066 (16.16 acres have already had the zoning changed from A-19 to MFR), bringing the combined total to 29 acres. Since there are no longer water rights associated with this property, there is no value in maintaining the A-19 zoning. Adding the additional acreage to the existing zoning would be needed to make the project viable, and needed for access to the development (the site has to be 660' from the roundabout at Pinenut and Muller Parkway, which is where the project ends). Additionally, a request is being made to annex this parcel into the town of Gardnerville.

Ordinance Number 2018-1506, an ordinance for a Zoning Map Amendment (ref. DA 18-012) for James J. Butch Peri, amending the existing zoning of A-19 (Agriculture-19 acre minimum parcel size) to MFR (Multi-Family Residential for a 19 acre portion of a 62.57 acre parcel, providing for zoning consistency with the Multi-Family Residential Master Plan designation was approved by the Board of Commissioners on September 28, 2017. \*Although 19 acres was approved, the total amount should have been for 16.16 acres as provided in the legal description and legal exhibit that were submitted.

According to the Gardnerville Plan for Prosperity, Gardnerville is one of most dynamic growth areas in the Sierra. This particular property is considered as part of the South Entry/Gateway to the Town of Gardnerville, intended to be mixed use districts and neighborhoods that are interconnected and emphasize protecting and creating economic value. The Plan anticipates population and related economic opportunities to provide the demand for reasonably priced housing. The South Entry should provide a welcoming gateway for development in Gardnerville. (Goal 6 of the Gardnerville Plan for Prosperity).

The Open Space and Agricultural Preservation and Implementation Plan 2007 update (OSP) states that while development should be limited in agricultural areas, consideration should be given for development in particular places that are close to public facilities. Currently this property is close to a hospital, Walmart, and the CV Golf Course.

Douglas County Code Chapter 20.608.040 establishes the required findings for approval of a Master Planned Amendment. These 4 findings are outlined below.

***1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in***



***circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.***

In 2017 a Master Plan Amendment was requested for this parcel which included Multi-Family Residential on a 16.16\* acre portion of the 62.57 acre parcel and Single Family Residential on the remaining 43.57 acres, as well as on the 14.64 acre adjoining parcel. The Master Plan Amendment request was considered and the MFR portion of the request approved by the Planning Commission and Board of Commissioners on July 18, 2017 and September 18, 2017 respectively (ref. Resolution 2017R-068), changing the Master Plan land use designation from Receiving Area to Multi-Family Residential. The Single family Residential portion of the request was denied.

As part of the Community Plan "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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.2 Page 66).

"Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town." (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Policy 2.10 Page 68).

***2. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.***

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district" (2011 Douglas County Master Plan, Chapter 2: Land Use Element – *Housing*).

"The development of the South Gateway area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 22.1 Page 76).

Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville Community" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.8 Page 66).

"Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial Zoning" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.10 Page 66).

***3. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in Chapter 20.100 of this title.***

Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden-Gardnerville community. (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Policy 6.6 Page 70).

The Gardnerville Water Company (GWC) has issued a Conditional Intent to Serve provided the project proceed with annexation of the property to GWC. In addition, the Minden-Gardnerville Sanitation District (MGSD) has issued a Will Serve Letter acknowledging the property is located within the District's service area boundary and is eligible for annexation into the District's boundary. MGSD currently has the sewer capacity to serve the project, but capacity is granted on a first-come, first-served basis, so timing is imperative for the project.

***4. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.***

"Multi-family residential projects shall be located with the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services." (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Policy 1.12 Page 67).

"The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses." (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Policy 1.13 Page 67).



KATHY LEWIS  
**DOUGLAS COUNTY CLERK-TREASURER**  
EX-OFFICIO TAX COLLECTOR  
1616 EIGHTH STREET P.O. BOX 3000  
MINDEN, NEVADA 89423  
(775) 782-9017

PARCEL NUMBER 1220-11-001-066 TAX YEAR: 2018/2019

UNDER THE NAME OF: Peri, James J Butch c/o C Nicholas Pereos

	<u>AMOUNT</u>	<u>DATE PD</u>	
1st QUARTER	<u>2,909.53</u>	8/10/2018	
2nd QUARTER	<u>2,909.50</u>	10/10/2018	
3rd QUARTER	<u>2,909.50</u>	due 1/7/19	
4th QUARTER	<u>2,909.50</u>	due 3/4/19	AMOUNT PAID: <u>5,819.03</u>

BY: Katherine Powell  
Deputy Treasurer

DATE: 11/19/2018

**PLEASE VERIFY WITH THE ASSESSOR PRIOR TO THE RECORDATION  
IF AGRICULTURAL DEFERRED TAXES ARE DUE PRIOR TO RECORDING A FINAL MAP.**

**SPECIAL ASSESSMENTS**

ACCOUNT NUMBER: N/A  
DESCRIPTION:

UNDER NAME OF:

NO SPECIAL ASSESSMENT X  
ASSESSMENT PAID IN FULL  
ASSESSMENT PAID CURRENT

REMAINING PRINCIPAL BALANCE

BY: Katherine Powell  
Deputy Treasurer

DATE: 11/19/2018



Date 11/05/2018

Leonel Gonzalez  
Charter Communications  
1338 Centerville Ln  
Gardnerville NV

Stoneridge Villas  
APN: 1220-11-001-066  
Corner of Muller Pkwy & Pinenut Rd

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- \_\_\_\_\_

Please forward this information to [Leonel.gonzalez@Charter.com](mailto:Leonel.gonzalez@Charter.com) or [Doug.Kyler@charter.com](mailto:Doug.Kyler@charter.com)  
Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,  
Leonel Gonzalez





October 30, 2018

Charles J Hathoot III  
Executive Pacific Real Estate Services  
22951 Via Cruz  
Laguna Niguel, CA 92677

Subject: APN: 1220-11-001-066  
Pinenut Rd. & Muller Pkwy., North of US Highway 395  
Gardnerville, Douglas County, Nevada

To Whom It May Concern:

This letter is to inform you that the property mentioned above lies within NV Energy's electric service territory boundaries. Provided all necessary fees and contracts are negotiated in a proper and timely manner, in accordance with our filed rules and tariffs, we will provide electric service to your proposed project.

The necessary utility extensions and services will be made from the nearest source of adequate capacity in accordance with our Rules and Regulations on file and approved by the Public Utilities Commission of Nevada.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Schaar", with a long horizontal flourish extending to the right.

Aaron Schaar  
Supervisor, Distribution Design



## **SOUTHWEST GAS CORPORATION**

November 5, 2018

Chuck Hathoot  
22951 Via Cruz  
Laguna Miguel, CA 92677

Re: Natural gas availability for A.P.N. 1220-11-001-066  
Douglas County, NV

This "will serve" letter confirms that natural gas service can be made available to the above referenced property. Arrangements for the design or installation of gas facilities must be made per the rules and regulations set forth by the Nevada Public Utilities Commission.

If the property is located outside of our current certified area, Southwest Gas is required to file with the Public Utilities Commission to extend our service area. This filing may take up to 180 days to complete.

If you have any questions, please call me at (775) 887-2720.

Sincerely,

Julie Hearn  
Energy Advisor/Energy Solutions



Best Water! Best Service!



1579 Virginia Ranch Road  
Gardnerville, NV 89410  
775-782-2339  
Fax: 775-782-2491  
[www.gardnervillewater.org](http://www.gardnervillewater.org)

November 6, 2018

Chuck Hathhoot  
Executive Pacific Real Estate Services  
22951 Via Cruz  
Laguna Niguel, California 92677  
[Chuck@epacre.com](mailto:Chuck@epacre.com)

Re: Water Service for Stoneridge Villas Manufactured Home Community Conditional Intent to Serve  
APN: 1220-11-001-066.

The Gardnerville Water Company shall provide service to the Stoneridge Villas Manufactured Home Community, APN 1220-11-001-066 (hereby referenced as the Project) contingent on the following:

1. The Project shall proceed with annexation of the subject property requesting water service to the Gardnerville Water Company (GWC) and make application to the GWC for annexation. All GWC annexation rules and regulations shall be complied with including approval of the Project annexation to GWC by the Nevada Public Utilities Commission (NPUC).
2. The Project shall construct and offer for dedication all required water infrastructure necessary to serve the Project.
3. The Project shall be subject to all current GWC domestic and fire impact fees. The Project shall comply with all provisions of the GWC and NPUC tariffs and conditions included within the GWC Rules and Regulations.
4. The Project shall be required to pay all applicable fees, including current water user charges.

A final Intent to Serve (Will Serve Letter) will be written to the Nevada Division of Water Resources State Engineer prior to recordation of an approved subdivision and subject to final approval of the Gardnerville Water Company Board of Directors.

Sincerely,

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



---

October 30, 2018

Mr. Chuck Hathoot  
Executive Pacific Real Estate Services

Via email [Chuck@ePacRe.com](mailto:Chuck@ePacRe.com)

SUBJECT: Will Serve Letter for Stoneridge Villas  
1684 Pinenut Rd., Gardnerville  
APN 1220-11-001-066

Dear Chuck:

In regards to the above referenced project, the situation is as follows:

**1. Annexation and Eligibility for Service**

The subject property is currently located within the District's service area boundary and is eligible for annexation into the District's boundary. An annexation application will need to be submitted and approved, and an annexation agreement recorded prior to eligibility for sewer service from MGSD and then only on terms and conditions of the annexation agreement and all provisions of the MGSD Code relating to the purchase of the capacity and for the initiation and continuation of service.

**2. Sewer Capacity**

No sewer capacity has been allocated to the project as of the date of this letter. MGSD currently has sewer capacity available to serve this project. However, capacity is granted on a first-come, first-served basis, and MGSD does not guarantee that capacity will be available at the time it is requested or the price of such capacity. Any capacity purchased shall be subject to the Annexation Agreement and all provisions of the MGSD Code, including potential forfeiture for nonuse or non-payment without reimbursement of costs and fees for purchased capacity.

**3. Plan Approval and Connection Permits**

No improvement plans have been submitted. Improvement plans showing all existing and proposed sewer mains and laterals will need to be submitted to the District for review and approval.

The District will not issue any connection permits related to the proposed project until an annexation agreement is recorded, civil engineering improvement plans are submitted to and approved by MGSD, sewer capacity is allocated, all associated fees are paid to the District, and all other conditions required by MGSD are met including all provisions of the MGSD Code relating to the purchase, use and potential forfeiture of capacity.

Please do not hesitate to call me with any questions you may have concerning the above information.

Sincerely,

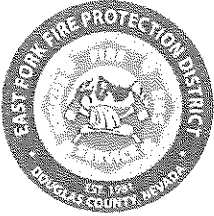


Frank T. Johnson  
District Manager

FTJ:ab







## EAST FORK FIRE PROTECTION DISTRICT

1694 County Road  
Minden, NV 89423  
(775) 782-9040  
(775) 782-9043 (fax)

Tod F. Carlini, District Fire Chief  
Steve Eisele, Deputy Chief/Fire Marshal  
Dave Fogerson, Deputy Chief/Operations  
Lisa Owen, Executive Office Manager  
Joseph Langkilde, District Accountant

November 28, 2018

Chuck Hathoot  
Executive Pacific Real Estate Services  
22951 Via Cruz  
Laguna Niguel, CA 92656  
Ph. 949-240-6494  
[chuck@epacire.com](mailto:chuck@epacire.com)

Re: Stoneridge Villas – Will Serve Letter

Dear Mr. Hathoot,

This letter is to confirm that the East Fork Fire Protection District has reviewed the proposed drawings for the above noted project. At this time, the Fire District approves the project; a complete plan review will be required as part of the official construction submittal to Douglas County and the Fire District prior to project construction.

The proposed project is located within the service area of the East Fork Fire Protection District; the Fire District is an all risk fire department that provides fire protection and all emergency medical services, including patient transport. The nearest fire station to the proposed project site is 1.6 miles.

The East Fork Fire Protection District looks forward to serving the future citizens of your project.

Please feel free to contact me if you should have any questions.

Thank you,

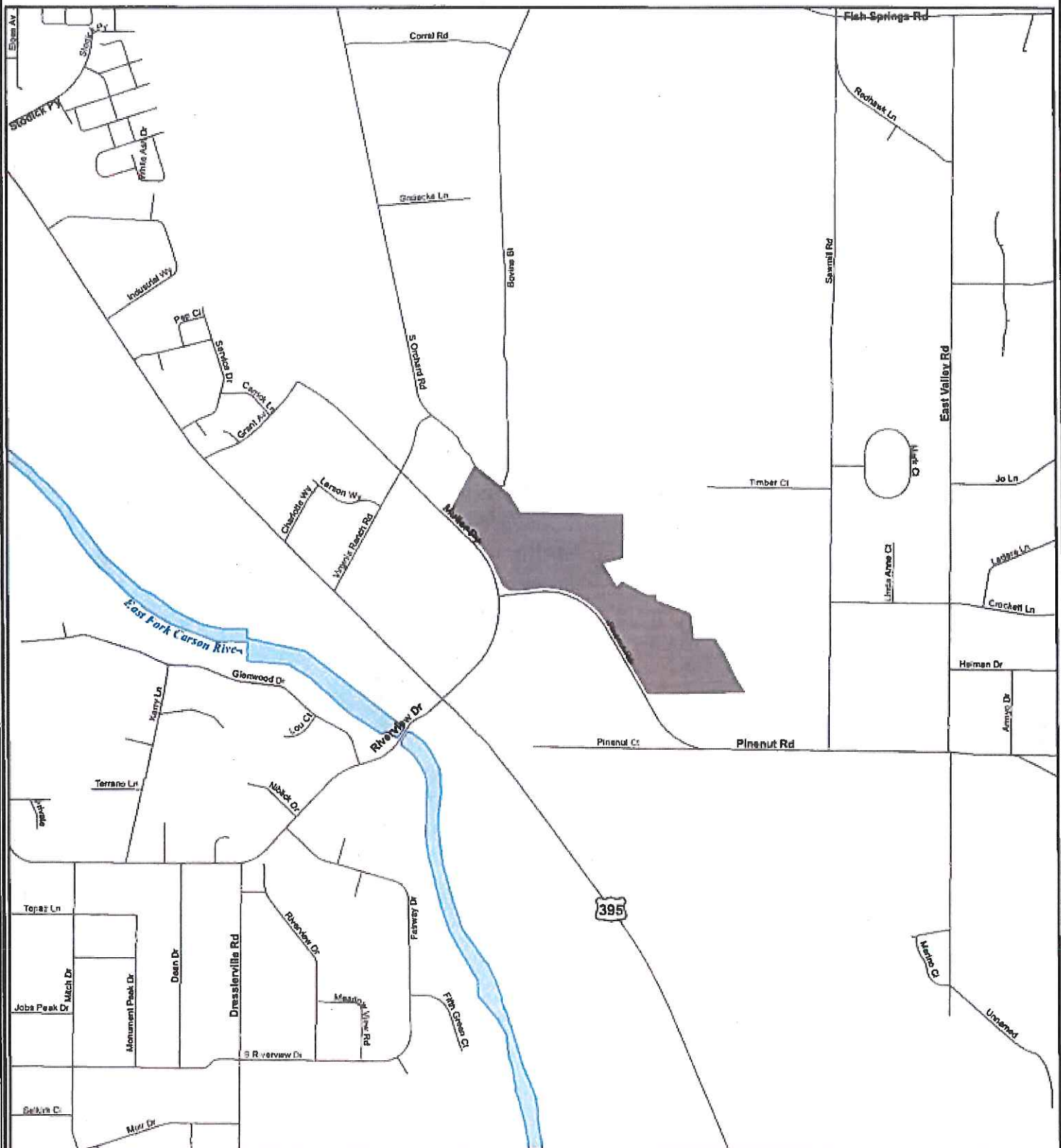
A handwritten signature in black ink, appearing to read "Steve Eisele".

Steve Eisele  
Deputy Fire Chief/Fire Marshal

CC: Project File – Stoneridge Villas

# Douglas County Vicinity Map

APN: 1220-11-001-066



1 inch = 1,500 feet

## Legend

Subject Parcel

Print Date: 11/15/2018

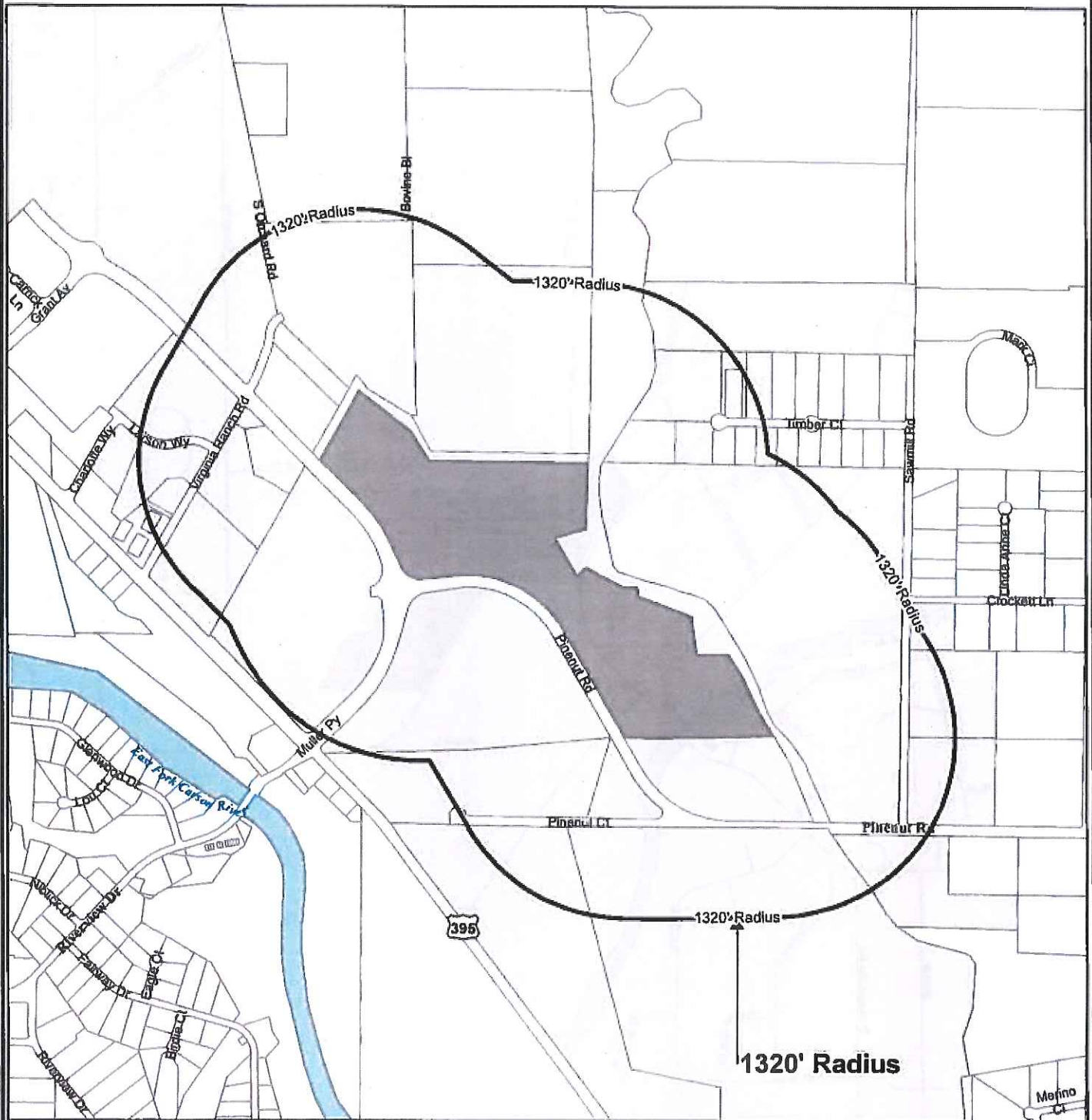
The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.



# Douglas County Noticing Radius Map

1320' Radius

APN: 1220-11-001-066



1 inch = 1,000 feet

Print Date: 11/15/2018



Legend					
	Noticing Radius		Subject Parcel(s)		Parcels Within noticing Radius

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

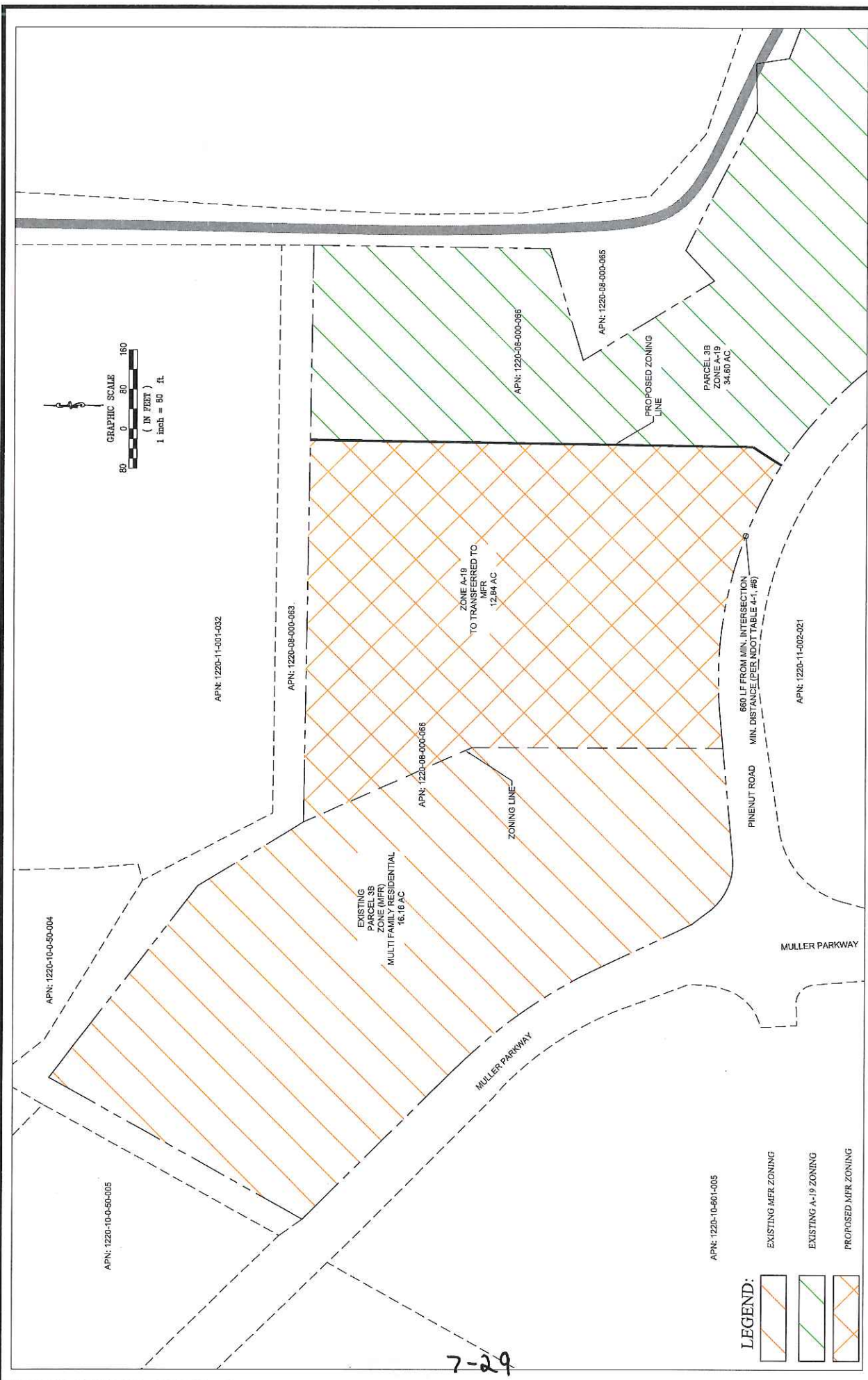




## Community Development - Engineering Checklist Traffic and Impact Study

(This form is to help ensure your submittal is complete. Feel free to submit it to Douglas County, but it is not required)

	CODE: REQUIREMENTS	COMMENT (if any)	PAGE No.
<input checked="" type="checkbox"/>	Has the Traffic and Impact Study been wet-stamped by a Nevada Registered Professional Engineer per NAC 625.612? This addresses reports, studies, test results, certifications and calculations submitted to public authority.		
	Division (DCDCIS) 3.11: Are the following items included or considered in the Traffic and Impact Study Requirements?		
<input checked="" type="checkbox"/>	3.11.1. General		
<input checked="" type="checkbox"/>	3.11.2. Scope of Work and Method - Did the applicant coordinate with Public Works (Jeff Foltz) to scope the traffic analysis?		
<input checked="" type="checkbox"/>	3.11.3. Preliminary Site Plan Review		
<input checked="" type="checkbox"/>	3.11.4. Traffic Engineering Study Requirements		
<input checked="" type="checkbox"/>	3.11.4.1. Previous Traffic Studies		
<input checked="" type="checkbox"/>	3.11.4.2. Master Plan, Zoning and/or Tentative Map Applications		
<input checked="" type="checkbox"/>	3.11.4.3. Scope of Traffic Engineering Study		
<input checked="" type="checkbox"/>	1. Project Description		
<input checked="" type="checkbox"/>	2. Trip Generation		
<input checked="" type="checkbox"/>	3. Trip Distribution and Assignment		
<input checked="" type="checkbox"/>	4. Impact Analysis		
<input checked="" type="checkbox"/>	5. Impacts and Mitigation		
<input checked="" type="checkbox"/>	6. Results		



7-29

# RE - ZONING MAP

**STONERIDGE VILLAS  
MASTER PLAN AMENDMENT  
MULTI-FAMILY RESIDENTIAL  
LEGAL DESCRIPTION**

All that real property situated in the County of Douglas, State of Nevada, more particularity described as follows:

A portion of Parcel 3B as shown on Record of Survey, Document No. 825903, Official Records of Douglas County, Nevada, also begin a portion of the East one-half (E1/2) of Section 10 and the West one-half (W1/2) of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

BEGINNING at the Northwest corner of Said Parcel 3B; thence along said Northerly right-of-way of Muller Parkway of said Parcel 3B, the following fifteen (15) courses:

1. South 44°45'21" East a distance of 432.08 feet;
2. Along the arc of a curve to the right, having a radius of 1052.50 feet, a central angle of 19°40'39", an arc length of 361.47 feet, and a chord bearing South 34°55'02" East a distance of 359.69 feet;
3. South 25°04'42" East a distance of 204.30 feet;
4. South 37°02'19" East a distance of 43.34 feet;
5. Leaving said easterly right-of-way of Muller Parkway along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 58°14'11", an arc length of 121.97 feet, and a chord bearing South 66°09'24" East a distance of 116.79 feet, to a point on the northerly right-of-way of Pinenut Road; thence continuing along the northerly right-of-way of Pinenut Road North 84°43'22" East a distance of 223.70 feet;
6. North 84°43'22" East a distance of 65.77 feet;
7. Along the arc of a curve to the right, having a radius of 805.00 feet, a central angle of 37°45'19", an arc length of 530.46 feet, and a chord bearing South 76°20'42" East a distance of 520.74 feet;
8. Leaving said right-of-way North 32°28'42" East a distance of 69.26 feet;
9. North 00°49'58" East a distance of 896.22 feet;
10. North 89°10'02" West a distance of 712.46 feet;
11. North 89°20'25" West a distance of 59.37 feet;
12. North 31°08'01" West a distance of 250.16 feet;
13. North 52°09'40" West a distance of 402.85 feet;
14. North 52°40'39" West a distance of 86.89 feet;
15. South 29°02'43" West a distance of 588.63 feet;

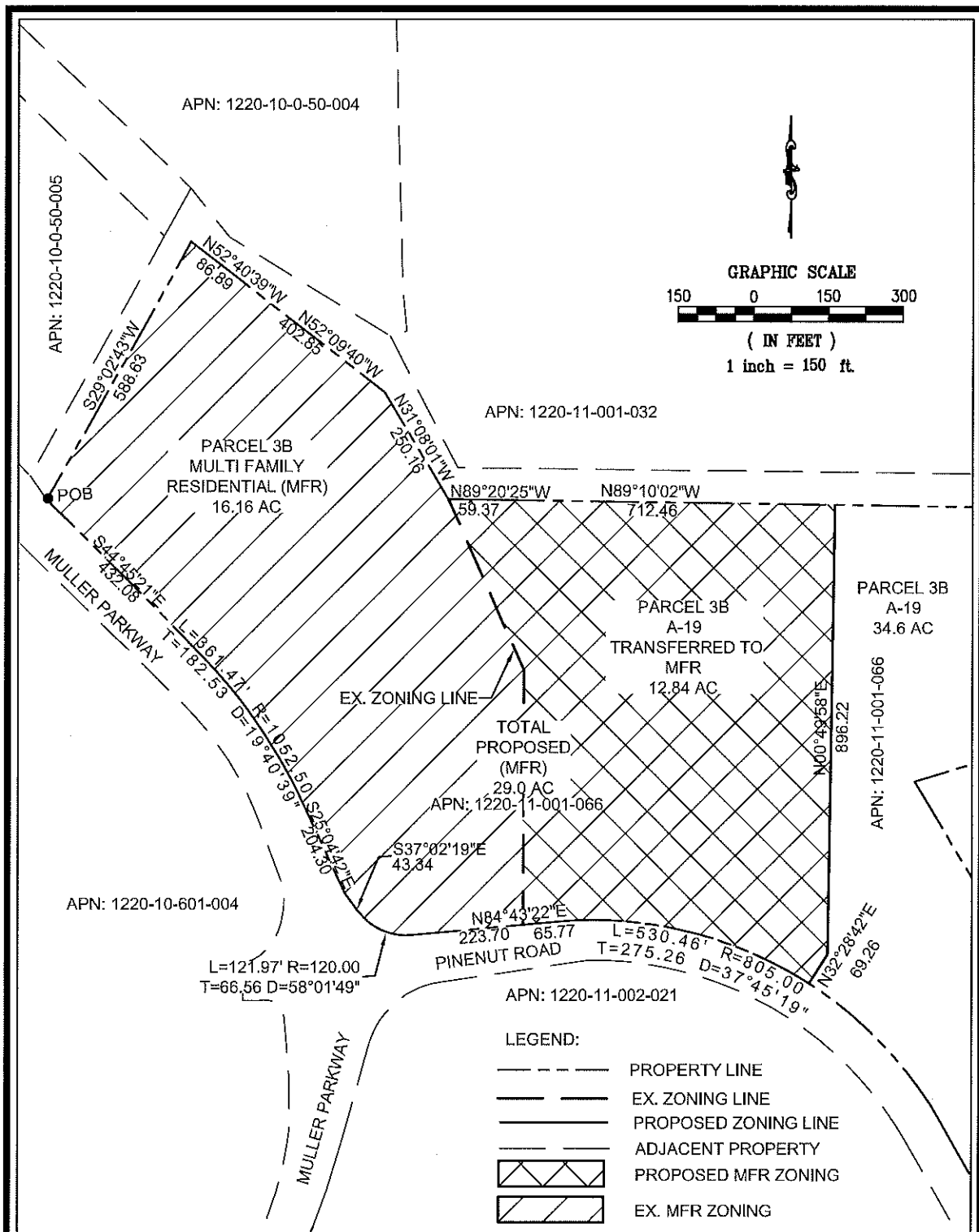
To the POINT OF BEGINNING, and containing an area of 29.0 acres, more or less.

The Basis of Bearings for this description is the Northerly right-of-way of Muller Parkway, as shown on said Record of Survey Document No. 825903 filed in the Douglas County Recorder Office on June 24, 2013 that bears South 44°45'21" East a distance of 432.08 feet.

Prepared By: Welsh Hagen Associates  
250 S. Rock Blvd., Suite 118  
Reno, NV 89502  
Dated: 01-30-18







**WELSH HAGEN**  
ASSOCIATES  
ENGINEERING PLANNING SURVEYING  
250 S. Rock Blvd. Suite #118  
Reno, Nevada 89502 (775) 853-7776  
www.welshhagen.com

# **STONERIDGE VILLAS MASTER PLAN** **MULTI-FAMILY RESIDENTIAL** **EXHIBIT 'B'**

12-05-2018

**STONERIDGE VILLAS  
ZONING MAP AMENDMENT  
MULTI-FAMILY RESIDENTIAL  
LEGAL DESCRIPTION**

All that real property situated in the County of Douglas, State of Nevada, more particularity described as follows:

A portion of Parcel 3B as shown on Record of Survey, Document No. 825903, Official Records of Douglas County, Nevada, also begin a portion of the East one-half (E1/2) of Section 10 and the West one-half (W1/2) of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

**COMMENCING** at the Northwest Corner of Parcel 3B as described in Record of Survey Document No. 825903, Thence South 26°04'04" East a distance of 1516.96 feet to the **TRUE POINT OF BEGINNING**;

Thence, the following eight (8) courses:

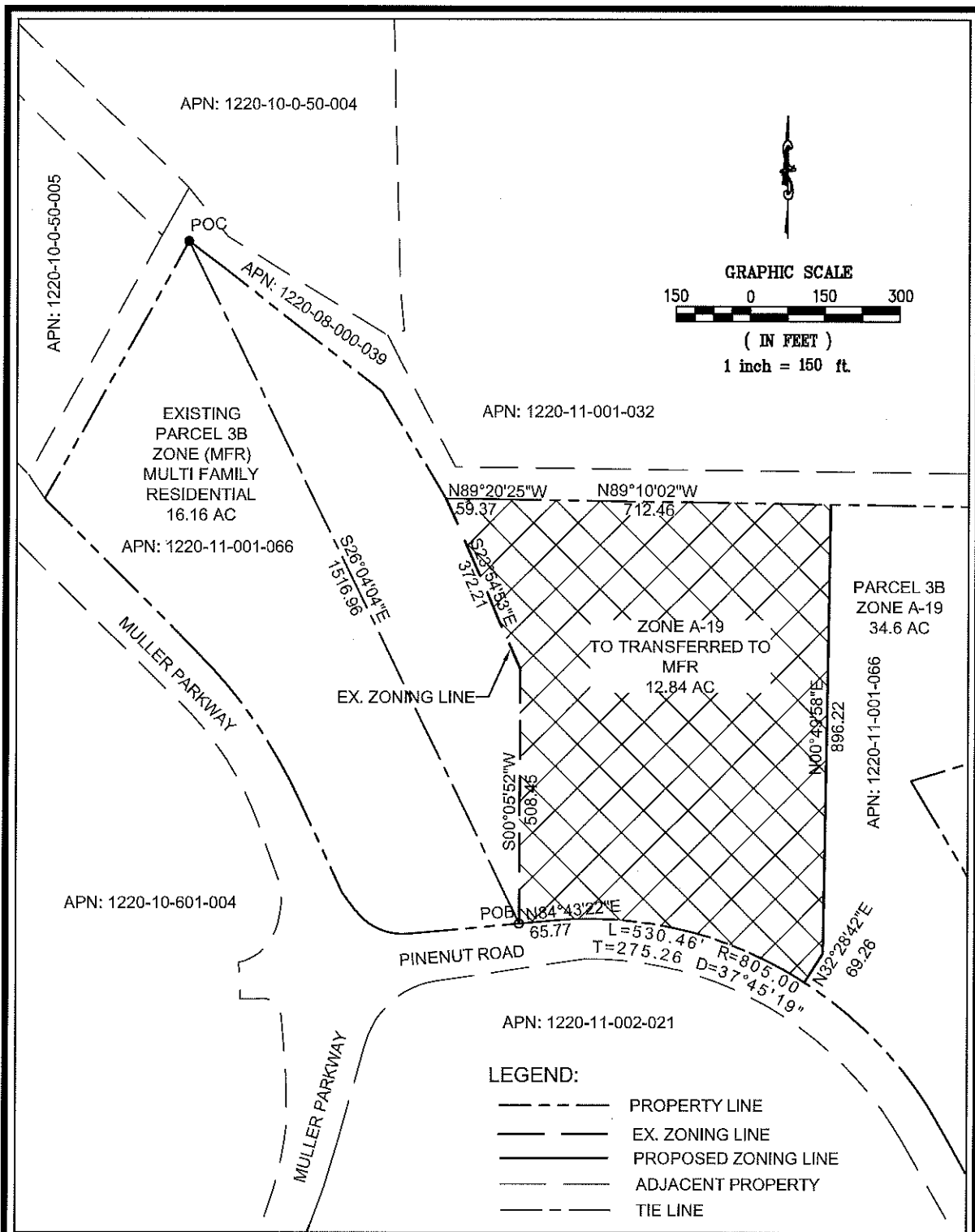
1. North 84°43'22" East a distance of 65.77 feet along Pinenut Road right-of-way;
2. Along the arc of a curve to the right, having a radius of 805.00 feet, a central angle of 37°45'19", an arc length of 530.46 feet, and a chord bearing South 76°20'42" East a distance of 520.74 feet;
3. Leaving said right-of-way North 32°28'42" East a distance of 69.26 feet;
4. North 00°49'58" East a distance of 896.22 feet;
5. North 89°10'02" West a distance of 712.46 feet;
6. North 89°20'25" West a distance of 59.37 feet;
7. South 23°54'53" East a distance of 372.21 feet;
8. South 00°05'52" West a distance of 508.45 feet;

To the TRUE POINT OF BEGINNING, and containing an area of 12.84 acres, more or less.

The Basis of Bearings for this description is the Northerly right-of-way of Muller Parkway, as shown on said Record of Survey Document No. 825903 filed in the Douglas County Recorder Office on June 24, 2013 that bears South 44°45'21" East a distance of 432.08 feet.

Prepared By: Welsh Hagen Associates  
250 S. Rock Blvd., Suite 118  
Reno, NV 89502  
Dated: 01-30-18





**WELSH HAGEN**  
ASSOCIATES  
ENGINEERING PLANNING SURVEYING  
250 S. Rock Blvd, Suite #118  
Reno, Nevada 89502 (775) 853-7776  
www.welshhagen.com

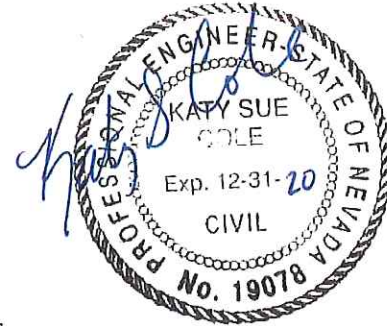
**STONERIDGE VILLAS  
MULTI-FAMILY RESIDENTIAL  
EXHIBIT 'B'**

12-05-2018



## TECHNICAL MEMORANDUM

Date: January 15, 2019  
To: Chuck Hathoot, Stoneridge Communities LLC  
From: Katy Cole, PE and Madison Roberts, Fehr & Peers  
Subject: **Stoneridge Villas Traffic Impact Study**



SD18-0296

Fehr & Peers has completed a traffic impact study (TIS) for the proposed Stoneridge Villas development in Douglas County, Nevada. This report includes an assessment of Existing conditions, Existing Plus Project conditions, Future Year (2030) and Future Year (2030) Plus Project conditions. In addition, a discussion of proposed site access is included. A summary of analysis results is presented below, followed by details of our analysis.

### Summary of Findings

The following findings resulted from the TIS:

- Most intersections operate at an acceptable level of service (LOS) in the AM and PM peak hours under Existing, Existing Plus Project, Future Year (2030), and Future Year (2030) Plus Project scenario conditions.
- The US 395/Waterloo Lane intersection operates at an unacceptable LOS in the PM peak hour under Future Year (2030) and Future Year (2030) Plus Project scenario conditions. The average vehicle delay at this intersection increases under the Future Year (2030) Plus Project scenario by less than 5 seconds; therefore, the project's effect on the intersection is considered negligible.
- The Pinenut Road/Project Driveway 1 will operate at LOS D in the AM peak hour under the Future Year (2030) Plus Project condition. This LOS is only for vehicles exiting the project



site and does not affect the vehicle flow on Pinenut Road; therefore, is not considered an impact to Pinenut Road.

- Due to proximity to other driveways on Muller Parkway, the project driveway on Muller Parkway (Muller Parkway/Driveway 2 intersection) should be limited to right turn in/out movements only (no left-turn access allowed).

## **Detailed Technical Analysis**

### **Project Description**

Development of the Stoneridge Villas development would include a zone amendment and the construction of 158 residential units, recreational amenities, and parking areas. The Stoneridge Villas development will be designated as a 55 or over community. The location of the proposed development site is in Douglas County, Nevada south of Gardnerville, and is located at the northeast corner of the of Muller Parkway / Pinenut Road intersection. Access is proposed via Muller Parkway and Pinenut Road. The site is currently undeveloped.

### **Transportation Evaluation**

The project site is located in Douglas County, Nevada and will incorporate use of existing roads for vehicle access. Access to the development will be provided via Muller Parkway and Pinenut Road. Project traffic is expected to primarily travel north for everyday conveniences. The transportation evaluation of the proposed project includes five study intersections and two project driveways:

- US 395/Waterloo Lane
- US 395/Grant Avenue
- US 395/Virginia Ranch Road
- US 395/Muller Parkway – Riverview Drive
- Muller Parkway/Pinenut Road
- Project driveways on Muller Parkway and Pinenut Road (analyzed for plus project scenarios)

The study includes analysis for: Existing conditions, Existing Plus Project conditions, Future Year (2030), and Future Year (2030) Plus Project conditions.

### **Peak Hour Intersection LOS Standards and Thresholds**

Three of the study intersections (US 395/Waterloo Lane, US 395/Grant Avenue, and US 395 Muller Parkway – Riverview Drive) are signalized. All three intersections are assumed to remain signalized



under project conditions. This section presents the methodologies used to perform peak hour intersection capacity analyses of the signalized study intersections within the study area.

Signalized intersections were analyzed using the Chapter 18 of the *Highway Capacity Manual 6<sup>th</sup> Edition*. This LOS method analyzes a signalized intersection's operation based on average control delay per vehicle. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay includes the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The average control delay for signalized intersections is calculated using Synchro 10.0 analysis software and is correlated to a LOS designation as shown in **Table 1**.

**Table 1: Signalized and Roundabout Intersection LOS Definitions**

Level of Service	Description	Delay in Seconds
A	Progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10.0
B	Progression is good, cycle lengths are short, or both. More vehicles stop than with LOS A, causing higher levels of average delay.	> 10.0 to 20.0
C	Higher congestion may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level, though many still pass through the intersection without stopping.	> 20.0 to 35.0
D	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	> 35.0 to 55.0
E	This level is considered by many agencies to be the limit of desirable delay. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.	> 55.0 to 80.0
F	This level is considered undesirable with oversaturation, which is when arrival flow rates exceed the capacity of the intersection. This level may also occur at high V/C ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be contributing factors to such delay levels.	> 80.0

Source: *Highway Capacity Manual*, Transportation Research Board, 2016.

The remaining two intersections (US 395/Virginia Ranch Road and Muller Parkway/Pinenut Road) are currently unsignalized - with two-way stop (TWSC) control and a roundabout, respectively. Both intersections are assumed to retain the same control under project conditions. The operations of the unsignalized intersection – US 395/Virginia Ranch Road - was evaluated using the method contained in Chapter 19: Two-Way Stop-Controlled Intersections of the *HCM 6<sup>th</sup> Edition*. LOS





ratings for stop-sign-controlled intersections are based on the average control delay expressed in seconds per vehicle. At TWSC intersections (such as the US 395/Virginia Ranch Road intersection), the average control delay is calculated for each minor-street stopped movement and the major-street left turns, not for the intersection as a whole. For approaches composed of a single lane, the control delay is computed as the average of all movements in that lane. For approaches with multiple lanes, the control delay is computed for each movement; the movement with the worst (i.e., longest) delay is presented for TWSC. The average control delay for unsignalized intersection – US 395/Virginia Ranch Road - is calculated using Synchro 10.0 analysis software.

The operations and average control delay of the roundabout – Muller Parkway/Pinenut Road – was analyzed using the method included in the SIDRA Intersection 8 analysis software. This roundabout analysis method is consistent with the method used in *Peri Enterprises Traffic Impact Study*, Fehr & Peers, June 2009.

Average control delay for unsignalized intersections is correlated to a LOS designation as shown in **Table 2.**

**Table 2: Unsignalized Intersection LOS Definitions**

Level of Service	Description	Delay in Seconds
A	Little or no delay.	≤ 10.0
B	Short traffic delay.	> 10.0 to 15.0
C	Average traffic delays.	> 15.0 to 25.0
D	Long traffic delays.	> 25.0 to 35.0
E	Very long traffic delays.	> 35.0 to 50.0
F	Extreme traffic delays with capacity exceeded.	> 50.0

Source: *Highway Capacity Manual*, Transportation Research Board, 2016.

Notes: <sup>1</sup> For approach-based and intersection-wide assessments, such as that used for AWSC intersections, LOS is defined solely by control delay.



## LOS Standards and Thresholds

Douglas County's minimum acceptable operating standard for a signalized or unsignalized intersection is LOS C. The level of service standard for Nevada Department of Transportation (NDOT) principal arterials (US 395) is LOS D or better.

Therefore, we applied the following level of service significance criteria:

- If the project causes the LOS at an intersection of two county roads to degrade from LOS A, B, or C to LOS D, E, or F the project significantly impacts the intersection.
- If the project causes the LOS at an intersection on US 395 (NDOT principal arterial) to degrade from LOS A, B, C, or D to LOS E, or F the project significantly impacts the intersection.
- If an intersection is currently operating at an unacceptable LOS, the project would impact the facility if it increases the average delay at that intersection by 5 seconds or more.

Douglas County does not specify evaluation criteria for pedestrian, bicycle, and transit facilities. However, these impacts are generally evaluated based on whether a proposed project would: 1) conflict with existing or planned pedestrian, bicycle, or transit facilities, or 2) create walking, bicycling, or transit use demand without projecting adequate and appropriate facilities for non-motorized mobility. The existing amenities for pedestrians, bicycles, and transit users were inventoried to evaluate the quality of the facilities in place today. The project will not conflict with existing or planned pedestrian, bicycle, or transit facilities or create demand for their use beyond the existing infrastructure.

## Existing Conditions

The location of the project site and immediate study area are shown on **Figure 1**.

### Study Roadways

The primary corridors for vehicle access are US 395, Grant Avenue, Virginia Ranch Road, Muller Parkway, and Pinenut Road. Each of these facilities is briefly described below.

**US 395** is operated by the NDOT, and, in the vicinity of the project site, is a 4-lane highway with a two-way left turn lane and turning pockets provided as needed south of Waterloo Lane and north of Muller Parkway-Riverview Drive. The posted speed limit in the study area is 35 miles per hour



(mph) north of Stodick Parkway and south of Muller Parkway-Riverview Drive, and is 55 mph between Stodick Parkway and Muller Parkway-Riverview Drive.

**Pedestrian Facilities:** A sidewalk is provided on the east side of the roadway north of Waterloo Lane to Muller Parkway-Riverview Drive. Continental crosswalks are provided at all intersections on the eastern leg where the sidewalk is present. Pedestrian facilities are not provided on the west side of the roadway.

**Bicycle Facilities:** Dedicated bicycle facilities are not provided on this roadway. In accordance with Nevada State law (NRS 484B.777) bicyclists can utilize the paved roadway shoulder provided on the eastern side of the roadway or share the lane with vehicular traffic.

**Grant Avenue** is operated by Douglas County and is a 2-lane roadway with necessary turning pockets that connects with the Muller Parkway extension at Grant Avenue's eastern terminus. The posted speed limit is 25 mph.

**Pedestrian Facilities:** Sidewalks are provided on both sides of the roadway. Continental or accent paving crosswalks are provided at all intersections on at least one intersection leg.

**Bicycle Facilities:** Dedicated bicycle facilities are not provided on this roadway. Bicycles must share the lane with vehicles.

**Virginia Ranch Road** is operated by the business and office association that surrounds the roadway. It is a 2-lane roadway that connects with the Muller Parkway extension and South Orchard Road at its eastern terminus.

**Pedestrian Facilities:** Sidewalks are provided on both sides of the roadway. Continental or accent paving crosswalks are provided at all intersections on at least one intersection leg.

**Bicycle Facilities:** Dedicated bicycle facilities are not provided on this roadway. Bicycles must share the lane with vehicles.

**Muller Parkway** is operated by Douglas County and is a 4-lane roadway from US 395 to Pinenut Road and a 2-lane roadway north from Pinenut Road to Grant Avenue. This roadway will provide a connection from the proposed Stoneridge Villas development to Grant Avenue and to US 395 to the north. Muller Parkway is scheduled to connect to Toler Lane as part of future year regional improvements.





**Pedestrian Facilities:** Sidewalks are provided on both sides of the roadway. Continental or accent paving crosswalks are provided at all intersections on at least one intersection leg.

**Bicycle Facilities:** Dedicated bike facilities are not provided on this roadway. South of the Pinenut Road intersection roundabout and north of the intersection on the west side of the road there are shoulders approximately four feet wide that bicyclists could use. For the remainder of the roadway and through the roundabout bicyclists share the lane with vehicles.

**Pinenut Road** is operated by Douglas County and is a 2-lane roadway with a two-way left turning lane. This roadway provides a connection to East Valley Road to the east of the proposed Stoneridge Villas Development.

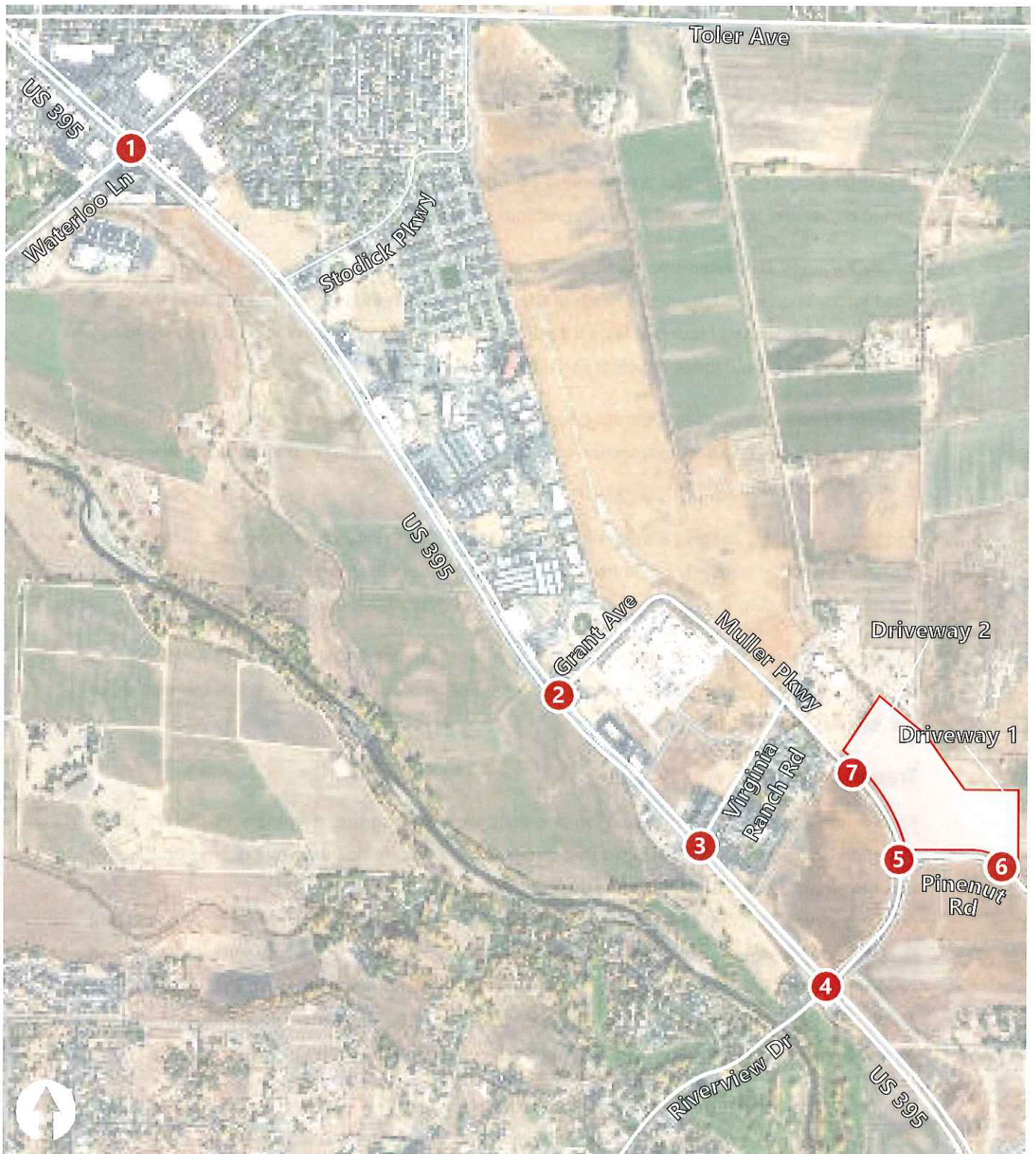
**Pedestrian Facilities:** There is a sidewalk provided on the south side of the roadway. This sidewalk terminates approximately 1/3 mile from Sawmill Road. Sidewalk is provided on the north side of the road surrounding the roundabout at the Muller Parkway / Pinenut Road intersection.

**Bicycle Facilities:** Dedicated bike facilities are not provided on this roadway. Shoulders approximately four feet wide are provided and could be used by bicyclists. Bicyclists can also share the roadway with vehicles.

### **Transit Service**

Fixed route bus stops are provided on the southwest and northeast corners of the US 395 / Waterloo Lane intersection. The buses that service these stops are operated by Eastern Sierra Transit and run along US 395. Both stops provide connections to Lone Pine and Reno (northbound in the morning serving the stop at 10:45 am and southbound in the evening serving the stop at 2:30 pm) and the southwestern stop provides a connection to Bridgeport and Gardnerville (northbound service provided on Wednesdays only serving the stop at 3:30 pm, southbound service provided on Wednesdays only departing Gardnerville no later than 7:00 pm). Reservations are encouraged for the Lone Pine to Reno route and riders can reserve their seats online.

The Tahoe Transportation District provides bus service from the Douglas County Community & Senior Center in Gardnerville to Gardnerville Ranchos with loop service. This bus route provides connections to Carson City and South Lake Tahoe. Service is provided to the Douglas County Community & Senior Center in the morning from 6:45 am to 9:00 am and in the evening from 5:15 pm to 7:30 pm.






-  Study Intersection
-  Project Site
-  Future Project Driveway

Figure 1  
Study Area





## Existing Traffic Volumes

Existing traffic counts provided for surrounding projects were utilized. The counts were provided in *Peri Enterprises Traffic Impact Study*, Fehr & Peers, June 2009 and *Virginia Ranch Commercial Planned Development Traffic Analysis*, Solaegui Engineers, Ltd., June 2009. Existing traffic volumes for each study intersection were obtained as follows:

- US 395/Waterloo Lane: The existing volumes were obtained from the *Peri Enterprises Traffic Impact Study* existing conditions scenario. These counts were originally collected in March 2008.
- US 395/Muller Parkway-Riverview Drive: The existing volumes were obtained from the *Peri Enterprises Traffic Impact Study* existing conditions scenario. These counts were originally collected in May 2009. Note that Pinenut Road was realigned as part of a roadway improvement project completed after the counts were collected; therefore, assumptions about the changes in traffic patterns were obtained from the *Peri Enterprises Traffic Impact Study*. The volumes at the US 395/Virginia Ranch Road and the US 395/Muller Parkway – Riverview Drive intersections were then balanced to depict a logical flow along US 395.
- Muller Parkway/Pinenut Road: This intersection was constructed after the *Peri Enterprises Traffic Impact Study* was completed; however, it was analyzed in the traffic study. The existing traffic volumes for this intersection were calculated by subtracting Peri Enterprises project assignment volumes from volumes provided in the Existing Plus Near Term Condition scenario of the *Peri Enterprises Traffic Impact Study*. The volumes are based on the traffic data collected in May 2009.
- US 395/Grant Avenue: The existing volumes were obtained from the *Virginia Ranch Commercial Planned Development Traffic Analysis* report. Since Walmart is currently constructed and in operation, the existing traffic volumes for this study were taken as the Existing Plus Walmart Plus Pads Condition scenario from the *Virginia Ranch Commercial Planned Development Traffic Analysis* report. The volumes are based on traffic data collected at this intersection in May 2009.
- US 395/Virginia Ranch Road: The existing volumes were obtained from the *Virginia Ranch Commercial Planned Development Traffic Analysis* report. Since Walmart is currently constructed and in operation, the existing traffic volumes for this study were taken as the Existing Plus Walmart Plus Pads Condition scenario from the *Virginia Ranch Commercial Planned Development Traffic Analysis* report. The volumes at the US 395/Virginia Ranch Road and the US 395/Muller Parkway – Riverview Drive intersections were then balanced





to depict a logical flow along US 395. The volumes are based on traffic data collected at this intersection in May 2009.

### Existing Intersection Operations

**Figure 2** shows the lane geometries and vehicle traffic volumes under Existing Conditions. **Table 3** below shows the results of the analysis for Existing Conditions. Detailed LOS Worksheets can be found in **Appendix A**.

**Table 3: Existing Intersection Levels of Service**

Intersection <sup>1</sup>	Intersection Control	Peak Hour	Delay (sec/veh) <sup>2</sup>	LOS <sup>3,4</sup>
1. US 395 & Waterloo Lane	Signalized	AM	18.2	B
		PM	28.0	C
2. US 395 & Grant Avenue	Signalized	AM	6.8	A
		PM	13.6	B
3. US 395 & Virginia Ranch Road	TWSC	AM	21.0 (EB)	C
		PM	27.6 (EB)	D
4. US 395 & Muller Parkway – Riverview Drive	Signalized	AM	18.3	B
		PM	24.2	C
5. Muller Parkway & Pinenut Road	Roundabout	AM	1.8	A
		PM	1.6	A

Source: Fehr & Peers, 2019.

Notes:

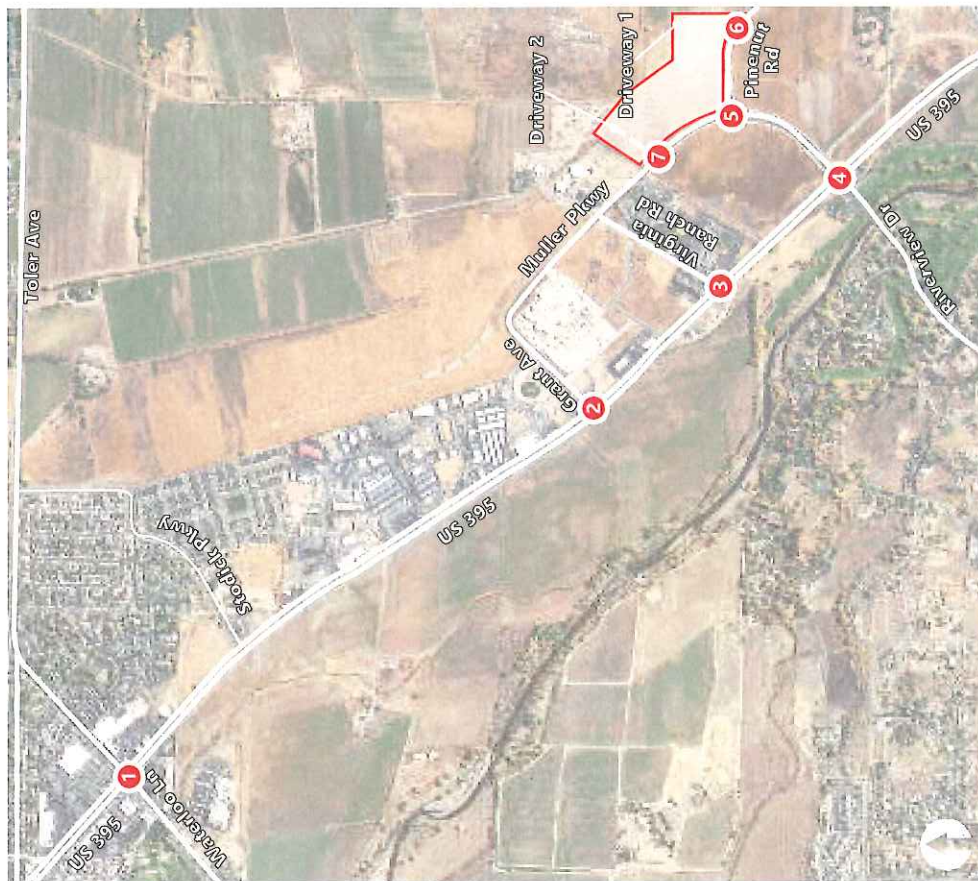
<sup>1</sup>Intersections 6 and 7 (included in Figure 2) will be constructed with the Project and are analyzed in the Existing Plus Project Condition below.

<sup>2</sup>Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. Worst movement delay reported for side-street-stop-controlled intersection.

<sup>3</sup>LOS calculations performed using the Highway Capacity Manual (HCM) method.

<sup>4</sup>Unacceptable seconds of delay per vehicle and LOS highlighted in bold.

**Table 3** shows that all study intersections operate at acceptable levels of service (LOS C or better or LOS D or better on US 395) during the existing AM and PM peak hour.



1. US 395/Waterloo Lane	2. US 395/Grant Ave	3. US 395/Virginia Ranch Rd
4. US 395/Riverview Dr/Muller Parkway	5. Muller Parkway/Pinenut Rd	

## LEGEND

- Study Intersection
- Project Site
- Future Project Driveway
- Peak Hour Traffic Volume
- Lane Configuration
- Stop Sign
- Signalized
- Roundabout
- Level of Service (LOS)

AM (PM)

Figure 2  
Peak Hour Traffic Volumes and Lane Configuration - Existing Conditions

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## Project Conditions

This section details the traffic conditions associated with the proposed project build-out and at full occupancy. The proposed Stoneridge Villas 55 or over housing development was analyzed under Existing Conditions and Future Year (2030) Conditions. This section of the report details the proposed project trip generation and distribution patterns.

### Project Trip Generation

Standard trip generation rates were used to estimate volumes for the proposed project, and a trip distribution based on existing traffic patterns was used to assign traffic to the study intersections. Each of these steps is described below.

Trip rates from the Institute of Transportation Engineers (ITE) published in *Trip Generation* (10<sup>th</sup> Edition) are developed by correlating total vehicle trip generation data at sites with various activity/land use characteristics, such as the vehicle trips per hour (vph) per single-family dwelling unit (DU) or per student at an elementary school. In the case of this project, rates for the "Senior Adult Housing - Detached" land use were applied. **Table 4** below shows the estimated trip generation for the proposed project.

**Table 4: Proposed Project Trip Generation**

Land Use	DU <sup>1</sup>	Daily		AM Peak Hour				PM Peak Hour			
		Rate <sup>2</sup>	Total	Rate <sup>2</sup>	Total	In	Out	Rate <sup>2</sup>	Total	In	Out
Senior Adult Housing – Detached [ITE Code – 251]	158	5.32	<b>841</b>	0.37	<b>58</b>	19	39	0.44	<b>69</b>	42	27

Source: Fehr & Peers, 2019.

Notes:

<sup>1</sup>DU = Dwelling Units

<sup>2</sup>Rates are based on *ITE Trip Generation* (10<sup>th</sup> Edition) regression equation trip rates.

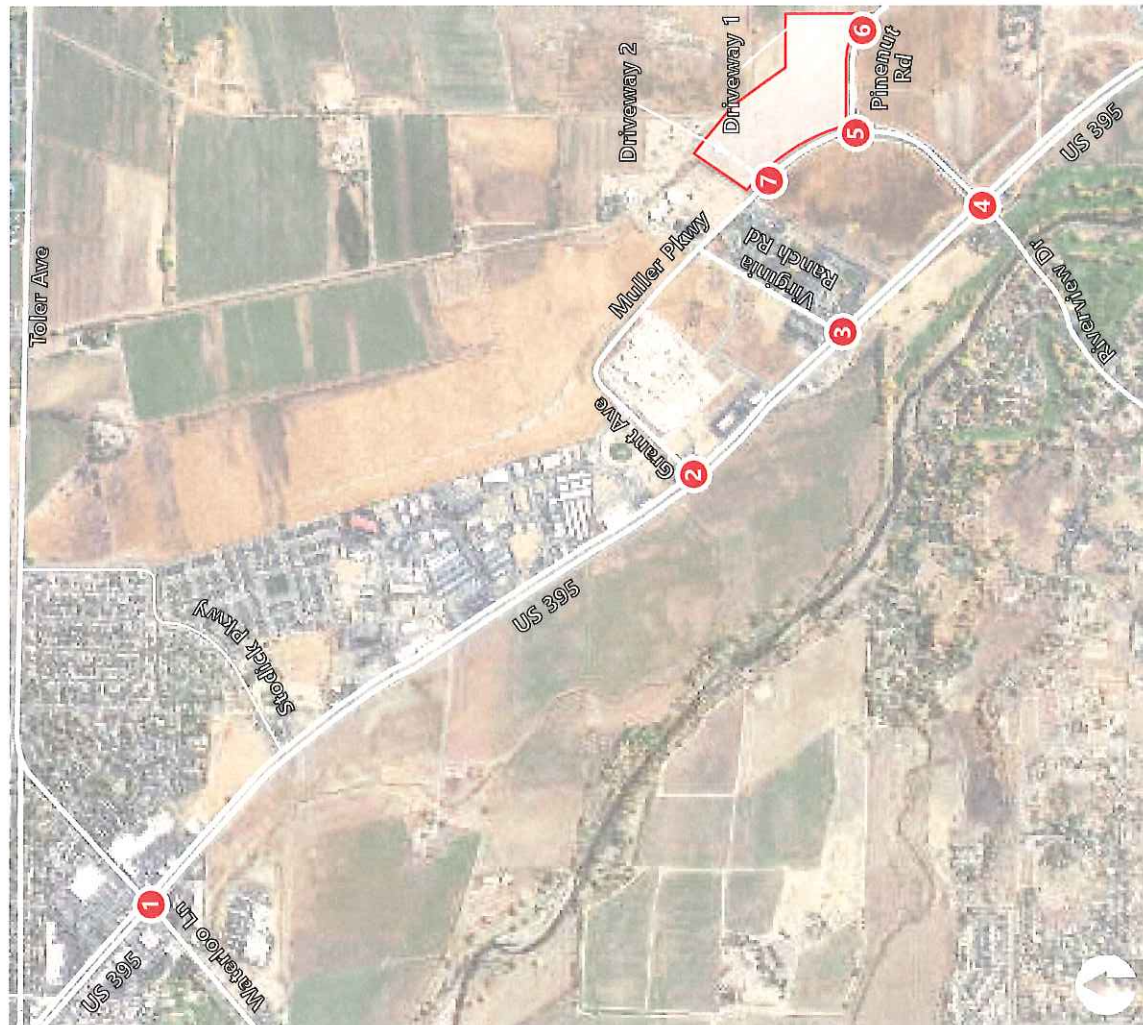
As shown in **Table 4** above, the project buildout is expected to generate 841 daily project trips with 58 trips in the AM peak hour (19 in, 39 out) and 69 trips in the PM peak hour (42 in, 27 out).

### Project Trip Distribution

A majority of residents of the Stoneridge Villas development are expected to travel north on US 395 for work and everyday conveniences. Based on the current distribution of services and the roadway network, the project trips were distributed as follows: 80% to and from the north on US



395, 10% to and from the south on US 395, 5% to and from the east on Pinenut Road, and 5% to and from the west on Riverview Drive. The trip distribution and assignment of project trips to each turning movement were applied accordingly and are displayed in **Figure 3**.



1. US 395/Waterloo Lane	2. US 395/Grant Ave	3. US 395/Virginia Ranch Rd
4. US 395/Riverview Dr/Muller Parkway	5. Muller Parkway/Pinenut Rd	6. Driveway 1/Pinenut Rd

**LEGEND**

- Study Intersection (Red X)
- Project Site (Red rectangle)
- Future Project Driveway (Red circle)
- Peak Hour Traffic Volume (AM (PM) with arrows)
- Lane Configuration (Diagram with arrows)
- Stop Sign (Red octagon)
- Signalized (Traffic light symbol)
- Roundabout (Circular arrow symbol)
- Level of Service (LOS) (Color-coded boxes: A-C, D, E, F)

Figure 3  
Project Trip Assignment



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## Existing Plus Project Conditions

**Figure 4** shows the lane geometries and vehicle traffic volumes under Existing Plus Project Conditions. **Table 5** below shows the results of the analysis for Existing Plus Project conditions. Detailed LOS Worksheets can be found in **Appendix A**.

**Table 5: Existing Plus Project Conditions Intersection Levels of Service**

Intersection	Intersection Control	Peak Hour	Existing Delay (sec/veh) <sup>1</sup>	Existing LOS <sup>2,3</sup>	Existing Plus Project Delay (sec/veh) <sup>1</sup>	Existing Plus Project LOS <sup>2,3</sup>
1. US 395 & Waterloo Lane	Signalized	AM	18.2	B	18.4	B
		PM	28.0	C	28.0 <sup>4</sup>	C
2. US 395 & Grant Avenue	Signalized	AM	6.8	A	7.0	A
		PM	13.6	B	13.6 <sup>4</sup>	B
3. US 395 & Virginia Ranch Road	TWSC	AM	21.0 (EB)	C	22.2 (EB)	C
		PM	27.6 (EB)	D	29.9 (EB)	D
4. US 395 & Muller Parkway – Riverview Drive	Signalized	AM	18.3	B	18.5	B
		PM	24.2	C	24.2 <sup>4</sup>	C
5. Muller Parkway & Pinenut Road	Roundabout	AM	1.8	A	2.0	A
		PM	1.6	A	1.8	A
6. Pinenut Road & Driveway 1	SSSC	AM	--	--	9.0	A
		PM	--	--	9.2	A
7. Muller Parkway & Driveway 2	SSSC	AM	--	--	8.5	A
		PM	--	--	8.5	A

Source: Fehr & Peers, 2019.

Notes:

<sup>1</sup>Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. Worst movement delay reported for side-street-stop-controlled intersection.

<sup>2</sup>LOS calculations performed using the Highway Capacity Manual (HCM) method.

<sup>3</sup>Unacceptable seconds of delay per vehicle and LOS highlighted in bold.

<sup>4</sup>Study intersection shows a reduction in average delay with the addition of project traffic, which is counter-intuitive. The average delay values in the table are weighted averages. Weighted average delays will be reduced when traffic is added to a movement with a low delay, such as the through movements in the non-peak direction. In these instances, the project is considered to not change the intersection delay.

**Table 5** shows that all study intersections operate at acceptable levels of service (LOS C or better or LOS D or better on US 395) during the existing AM and PM peak hour.

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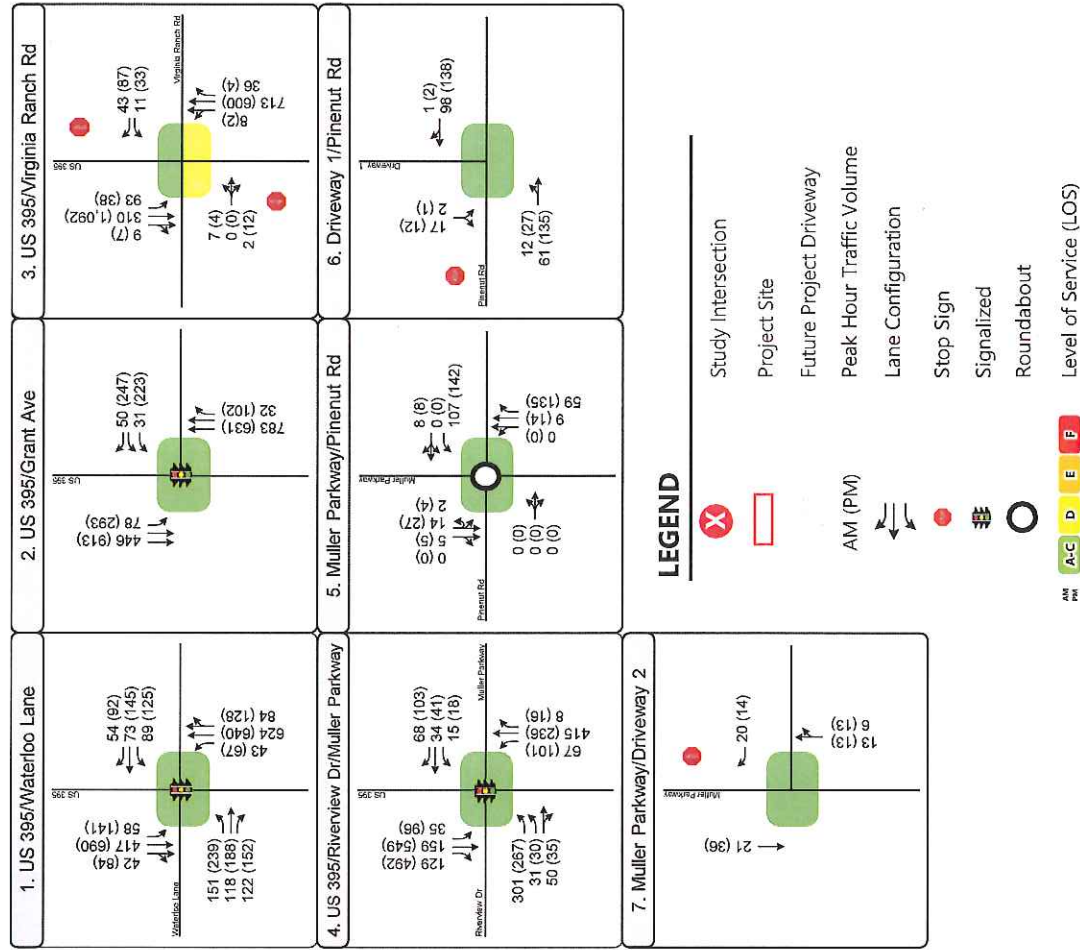
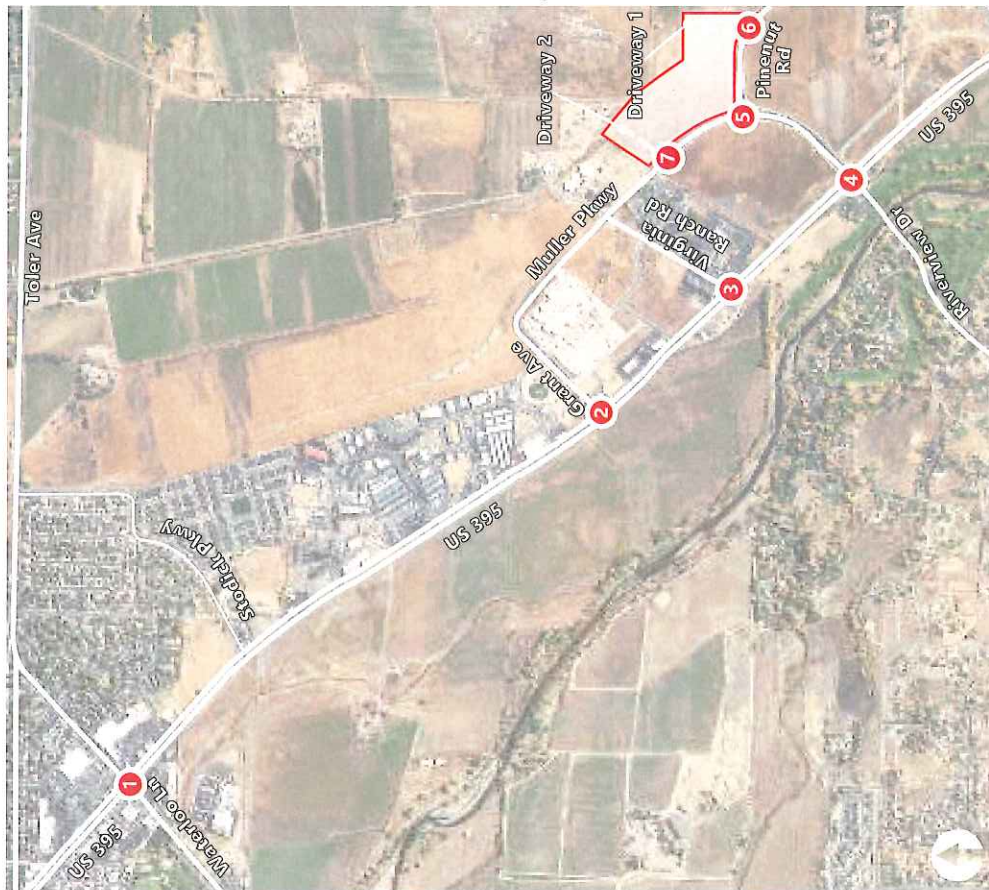


Figure 4  
Peak Hour Traffic Volumes and Lane Configuration - Existing Plus Project Conditions

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### **Future Year (2030) Conditions (No Project)**

The Stoneridge Villas development was analyzed for 2030 conditions using traffic data, forecasting and future roadway assumptions consistent with *Peri Enterprises Traffic Impact Study*, June 2009 and *Virginia Ranch Commercial Planned Development Traffic Analysis*, June 2009. For all study intersections, 2030 Plus Project condition volumes from both traffic reports were utilized. Therefore, this assumption is that the land uses assumed for the Peri Enterprises project would be built out.

The traffic volumes included in the Peri Enterprises study were generated using the Douglas County travel demand model and historical traffic volume data. Historical traffic volume data was used to develop a typical traffic volume growth rate for the project vicinity of approximately 1.5% per year. Based on the historical volumes, existing peak hour and daily traffic volumes were increased by 1% per year to account for background growth. The traffic volumes included in the Virginia Ranch study were estimated based on peak hour roadway volumes from the 2007 *Douglas County Transportation Plan*.

The Peri Enterprises study proposed roadway improvements to Muller Parkway (increase roadway to 4-lanes north of Pinenut Road) and intersection improvements at the US 395/Muller Parkway – Riverview Drive intersection (adding an additional left turn lane and adding a right turn overlap in the westbound direction to the signal phasing). The effects of these improvements are analyzed in the Future (2030) Conditions scenario. However, the analysis presented in this study does not assume that Muller Parkway is fully connected to Toler Avenue.

The Future Year (2030) traffic volumes were used to calculate intersections operations. **Figure 5** shows the lane geometries and vehicle traffic volumes under Future Year (2030) Conditions. **Table 6** below displays the intersection delay and LOS results for this scenario.





**Table 6: Future Year (2030) Conditions Intersection Levels of Service**

Intersection <sup>1</sup>	Intersection Control	Peak Hour	Future Year (2030) Delay (sec/veh) <sup>2</sup>	Future Year (2030) LOS <sup>3,4</sup>
1. US 395 & Waterloo Lane	Signalized	AM	22.3	C
		PM	<b>68.5</b>	<b>E</b>
2. US 395 & Grant Avenue	Signalized	AM	8.0	A
		PM	5.7	A
3. US 395 & Virginia Ranch Road	TWSC	AM	24.1 (WBL)	C
		PM	22.5 (WBL)	C
4. US 395 & Muller Parkway – Riverview Drive	Signalized	AM	31.8	C
		PM	47.8	D
5. Muller Parkway & Pinenut Road	Roundabout	AM	4.2	A
		PM	15.8	B

Source: Fehr & Peers, 2019.

Notes:

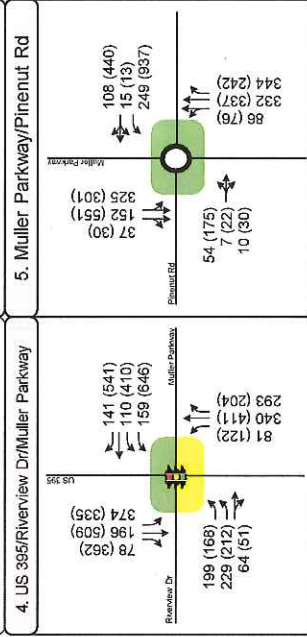
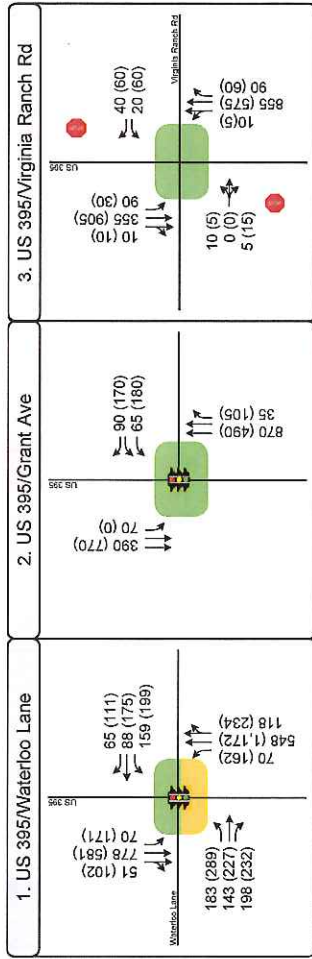
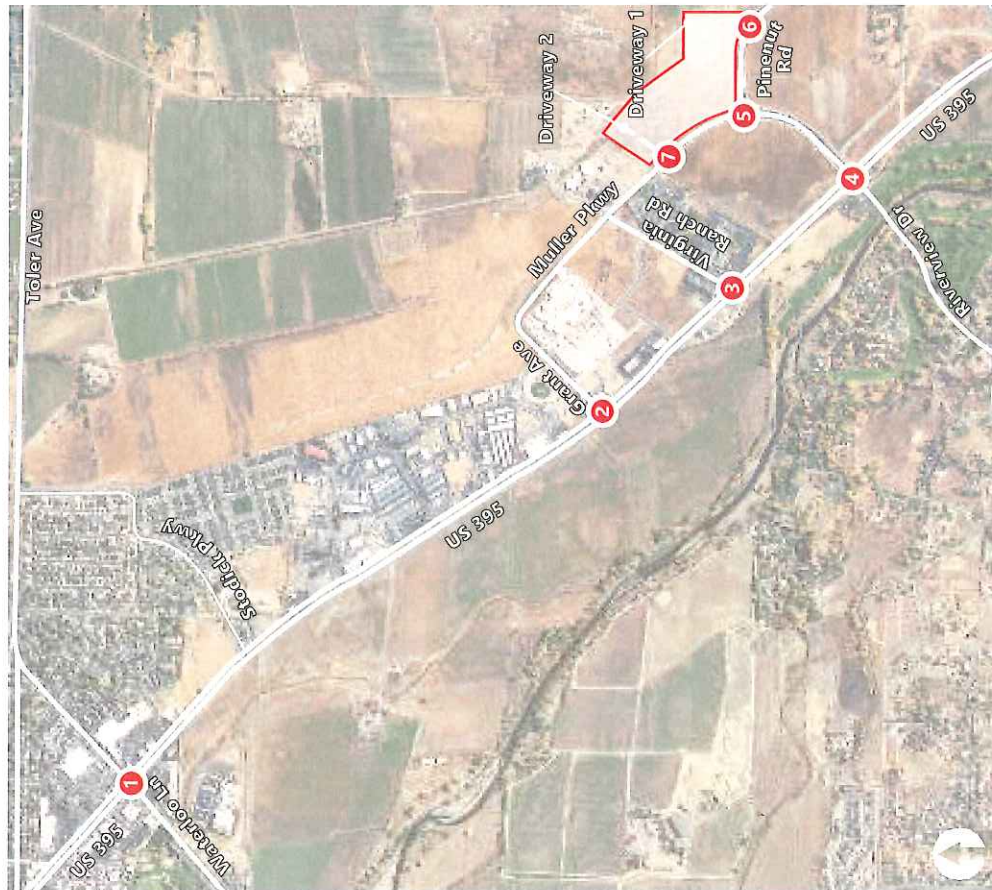
<sup>1</sup>Intersections 6 and 7 will be constructed with the Project and are analyzed in the Existing Plus Project Condition below.

<sup>2</sup>Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. Worst movement delay reported for side-street-stop-controlled intersection.

<sup>3</sup>LOS calculations performed using the Highway Capacity Manual (HCM) method.

<sup>4</sup>Unacceptable seconds of delay per vehicle and LOS highlighted in bold.

**Table 6** shows that one intersection – US 395/Waterloo Lane – operate at an unacceptable LOS in the PM peak hour.



### LEGEND

- Study Intersection
- Project Site
- Future Project Driveway
- Peak Hour Traffic Volume
- Lane Configuration
- Stop Sign
- Signalized
- Roundabout
- Level of Service (LOS)

AM (PM)

Figure 5  
Peak Hour Traffic Volumes and Lane Configuration - Future Year (2030) Conditions

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### Future Year (2030) Plus Project Conditions

The project's trip distribution was combined with the 2030 conditions traffic volumes to determine the volumes for the Future Year (2030) Plus Project conditions. These combined volumes were analyzed for intersection LOS.

**Figure 6** displays the Future Year (2030) Plus Project turning movement volumes. The results of the LOS analysis are shown in **Table 7**.

**Table 7: Future Year (2030) Plus Project Conditions Intersection Levels of Service**

Intersection	Intersection Control	Peak Hour	Future Year (2030) Delay (sec/veh) <sup>1</sup>	Future Year (2030) LOS <sup>2,3</sup>	Future Year (2030) Plus Project Delay (sec/veh) <sup>1</sup>	Future Year (2030) Plus Project LOS <sup>2,3</sup>
1. US 395 & Waterloo Lane	Signalized	AM	22.3	C	22.6	C
		PM	<b>68.5</b>	<b>E</b>	<b>71.9</b>	<b>E</b>
2. US 395 & Grant Avenue	Signalized	AM	8.0	A	8.2	A
		PM	5.7	A	7.1	A
3. US 395 & Virginia Ranch Road	TWSC	AM	24.1 (WBL)	C	25.5 (EB)	D
		PM	22.5 (WBL)	C	23.5 (WBL)	C
4. US 395 & Muller Parkway – Riverview Drive	Signalized	AM	31.8	C	35.0	C
		PM	47.8	D	48.9	D
5. Muller Parkway & Pinenut Road	Roundabout	AM	4.2	A	4.3	A
		PM	15.8	B	16.8	B
6. Pinenut Road & Driveway 1	SSSC	AM	--	--	12.2	B
		PM	--	--	<b>34.4</b>	<b>D</b>
7. Muller Parkway & Driveway 2	SSSC	AM	--	--	10.1	B
		PM	--	--	12.3	B

Source: Fehr & Peers, 2019.

Notes:

<sup>1</sup>Whole intersection weighted average stopped delay expressed in seconds per vehicle for signalized intersections. Worst movement delay reported for side-street-stop-controlled intersection.

<sup>2</sup>LOS calculations performed using the Highway Capacity Manual (HCM) method.

<sup>3</sup>Unacceptable seconds of delay per vehicle and LOS highlighted in bold.

As indicated in **Table 7** above, most intersections will operate at LOS C or better under the Future Year (2030) Plus Project scenario. The unacceptable delay at the US 395/Waterloo Lane intersection



degrades by less than 5 seconds in the Future Year (2030) Plus Project conditions. This delay is not considered to be a significant impact.

In the PM peak hour, the new project intersection of Pinenut Road/Driveway 1 operates at LOS D. The project trips that will be affected by this delay account for less than 1% of the trips passing through this intersection in the PM peak period and are therefore too negligible to require intersection redesign.

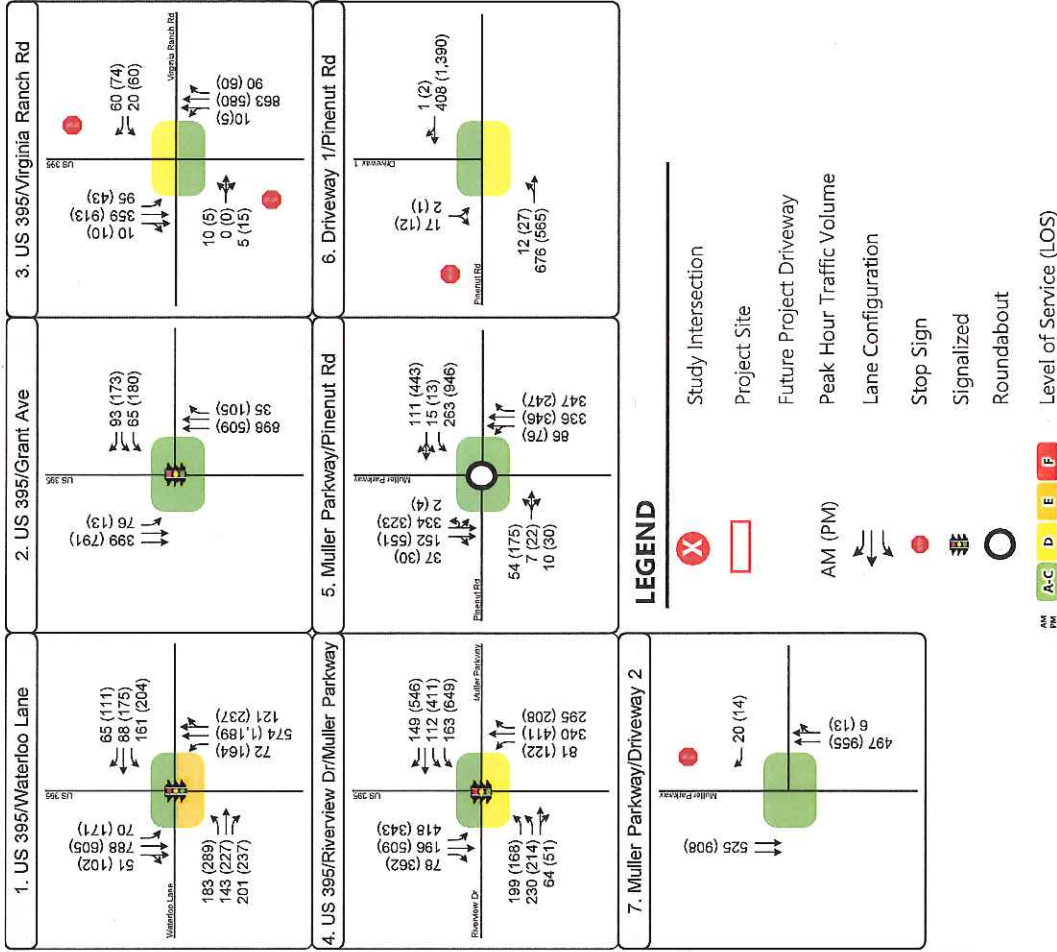
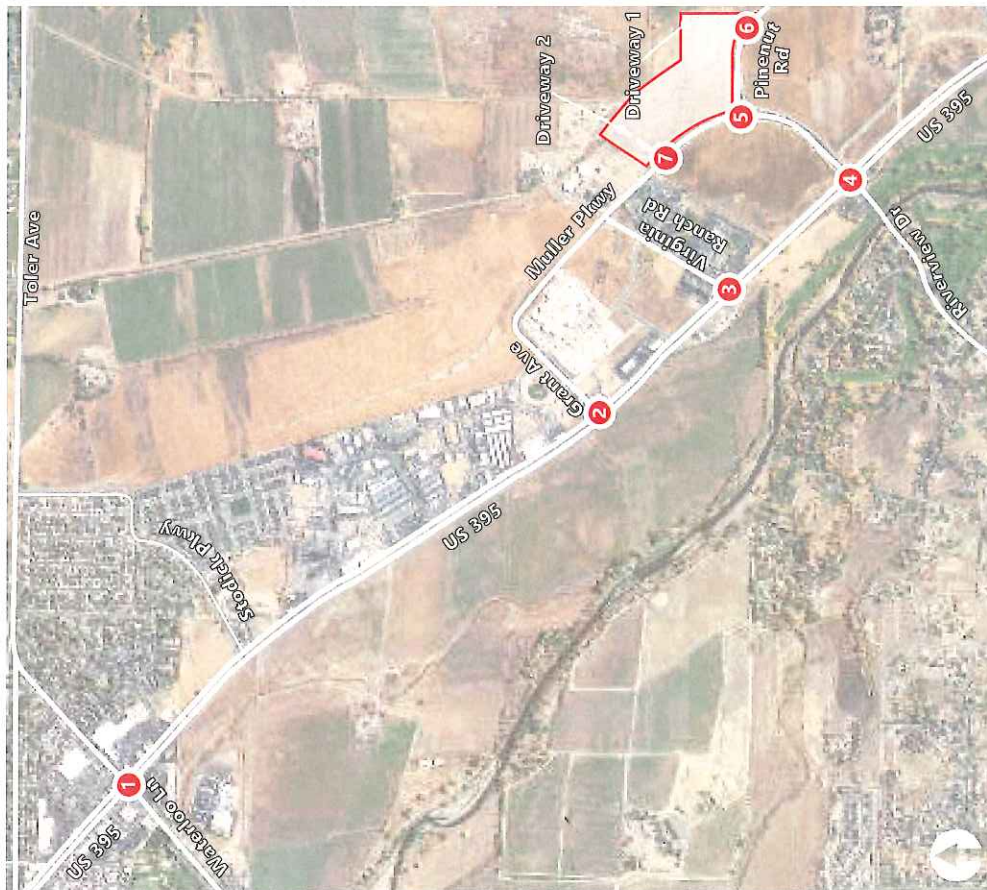


Figure 6  
Peak Hour Traffic Volumes and Lane Configuration - Future Year (2030) Plus Project Conditions



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## **Site Access**

The proposed site plan includes entry and exit at two unsignalized driveways: 1) Pinenut Road east of the Muller Parkway/Pinenut Road intersection and 2) Muller Parkway north of the Muller Parkway/Pinenut Road intersection. Unsignalized driveway spacing was compared to standards presented in the *NDOT Access Management Systems and Standards*, 1999. The requirements state, "Driveway spacings are based on speed to reduce collision potential due to right-turn conflict overlaps, as well as providing reasonable egress capacity." The posted speed limit for Muller Parkway and Pinenut Road is 30 mph. The 85<sup>th</sup> Percentile Speed is not available. Based on this posted speed, Douglas County requires a minimum spacing between driveways and intersections of 200 feet.

Driveway #1 on Pinenut Road is proposed to be approximately 750 feet from the closest driveway / intersection which is the Muller Parkway/Pinenut Road intersection. No turning movement restrictions are recommended for this driveway.

Driveway #2 on Muller Parkway is proposed to be approximately 100 feet from the closest driveway / intersection. This spacing does not meet the requirement of 200 feet. As this driveway does not meet the spacing requirement and relocating the driveway is undesirable it is recommended that turning movements are limited to a right turn into the driveway from Muller Parkway and a right turn out of the driveway on to Muller Parkway.

## **Pedestrian, Bicycle, and Transit Facilities**

The Stoneridge Villas project is not expected to generate a large amount of pedestrian, bicycle, and transit trips; however, in order to provide a continuous pedestrian connection, it is recommended that a sidewalk is provided on the north side of Pinenut Road to provide a pedestrian connection from the project's driveway to Muller Parkway.

**STONERIDGE VILLAS**  
**A 55+ LIFESTYLE COMMUNITY**

**PROJECT DETAILS:**

- ADDITION OF 12.84 ACRES TO EXISTING 16.16 ACRES ZONED MFR
- 158 HOME SITES PLUS CLUB HOUSE & ACTIVITIES
- COMPLIES WITH NDOT ACCESS RULES OFF A ROUNDABOUT
- SINGLE FAMILY OWNERSHIP RATHER THAN 258 APTS/CONDOS
- REASONABLE PRICE POINT IN TODAY'S MARKET
- NEGLIGIBLE TRAFFIC IMPACT PER TRAFFIC STUDY

**PRESENTED BY: STONERIDGE COMMUNITIES, LLC**  
**CHUCK HATHOOT 949-463-6494**  
[CHUCK@EPACRE.COM](mailto:CHUCK@EPACRE.COM)



## **Map & Zone Amendment Justification Addendum**

### **Synopsis:**

We are adding approximately 12.84 acres to existing zoning for access to the development because ingress egress to the site has to be 660' from the roundabout at Pinenut & Muller Pkwy which is where the project ends (Table 4-1 of the NDOT Access Management Systems and Standards #6 Collector Roads, Full Access from Unsignalized Intersections/Roundabout Minimum Spacing). Access is not possible from Muller alone & we're adding an access road off Pinenut.

Muller Parkway where the project is located has been improved as part of the Muller expansion project. All the infrastructure sewer, water utilities, storm drain & fire hydrants are in & available. We will be annexing into the Town of Gardnerville & are currently in their service area.

The land is no longer of value as AG, NO water rights exist for the property.

### **What we are:**

Reasonably priced, safe 55+ Life Style Community with new manufactured homes in the Mid \$200k to \$300k price range. There will be full time management on site.

Amenities including Club House with fitness center, gathering room, event kitchen, BBQ/patio area. Activities such as putting green, pickle ball, bocce, horse shoes plus a DOG PARK.

Homes have views of the Sierra Nevada, 2 car garages & yards

Location is close to Carson Valley Medical Center, Walmart & CV Golf.

Homeowner financing will be VA, FHA & of course Cash

We will also be coordinating with local businesses for residents to support them.

### **What we are not:**

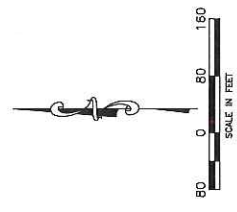
Affordable or low income housing with no HOA or HOA Fees

### **Previous County Commission meeting:**

An apartment project that was turned down by the PC was approved by the County Commissioners based on input from the town that said that they have nowhere for employees to live. Median home price in Gardnerville is now at \$475K. This project fills some of that need and provides home ownership rather than more rentals or condos. The 16.16 acres that has the MFR zone has a possibility of 258 units.

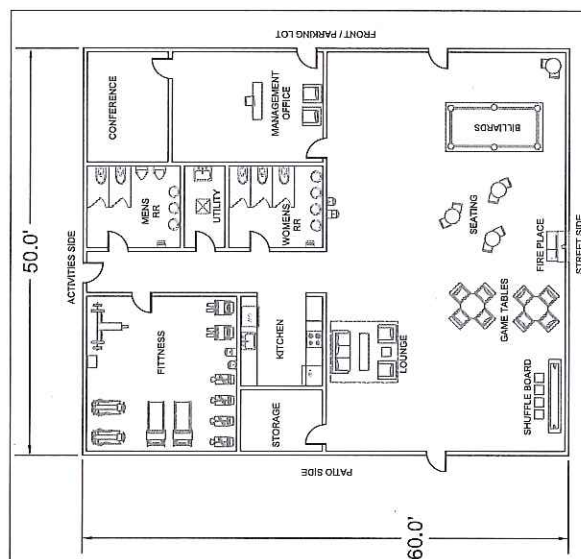
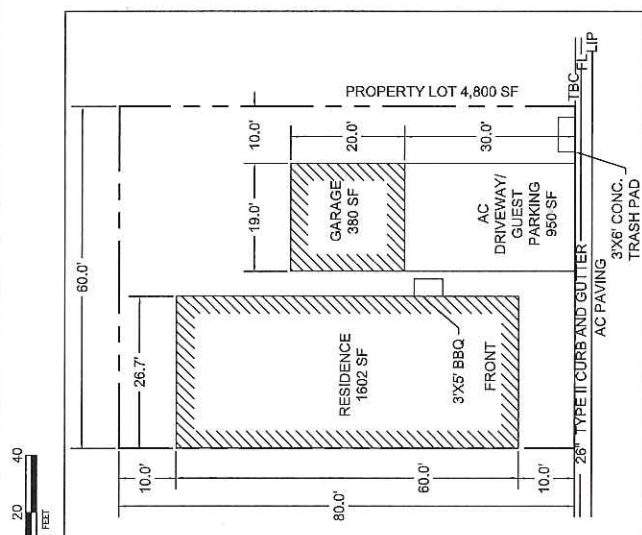
STONERIDGE VILLAS  
 APN: 130-211-09  
 DOUGLAS COUNTY  
 NEVADA  
 CHUCK HATHOOT  
 22951 VIA CRUZ  
 LAGUNA NIGUEL, CA 92656

**SITE PLAN**  
 Project: STONERIDGE VILLAS  
 Drawn By: BMMF  
 Checked By: DLT  
 Sheet Size: 24"x36"  
 Scale: AS NOTED  
 Date: SEPT. 2018  
 Sheet Number: 2 of 4



**QUANTITIES:**  
 218,500 SF 6,650 LF  
 AC ROAD  
 17,550 SF  
 3.77 AC  
 LANDSCAPE  
 28.0 AC  
 18 SPOTS  
 CLUB PARKING  
 54 SPOTS  
 SITE PARKING

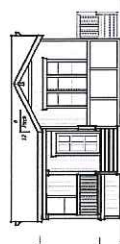
7-59



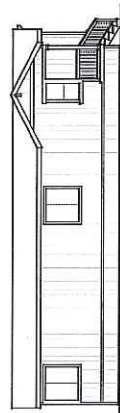




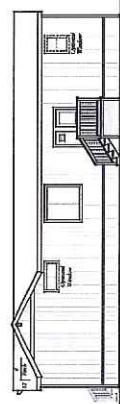




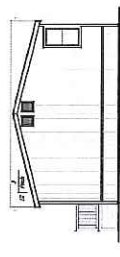
Front Elevation



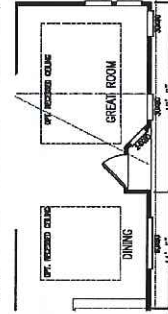
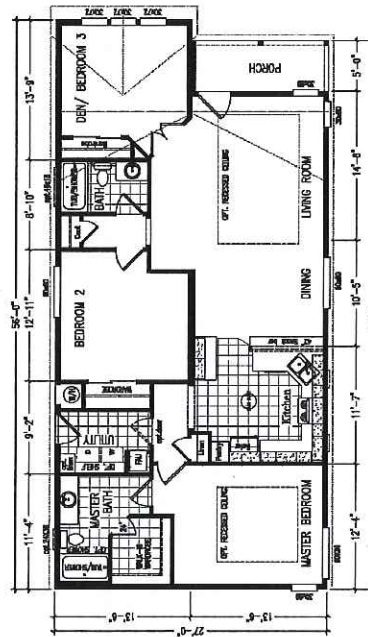
*Left Side Elevation*



Right Side Elevation



*Rear Elevation*



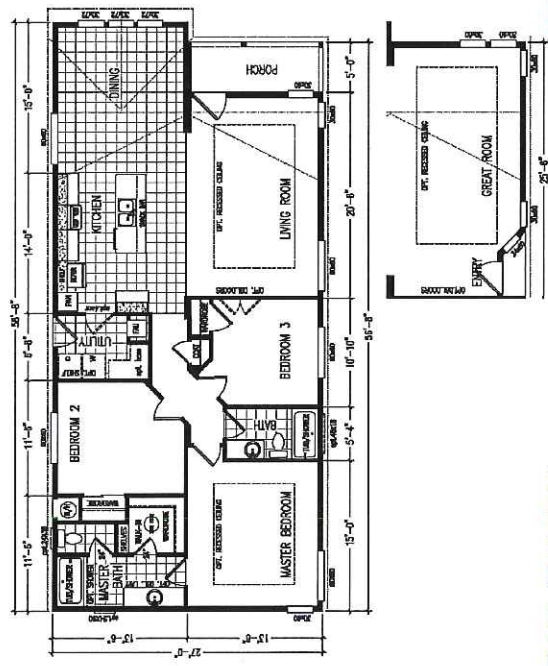
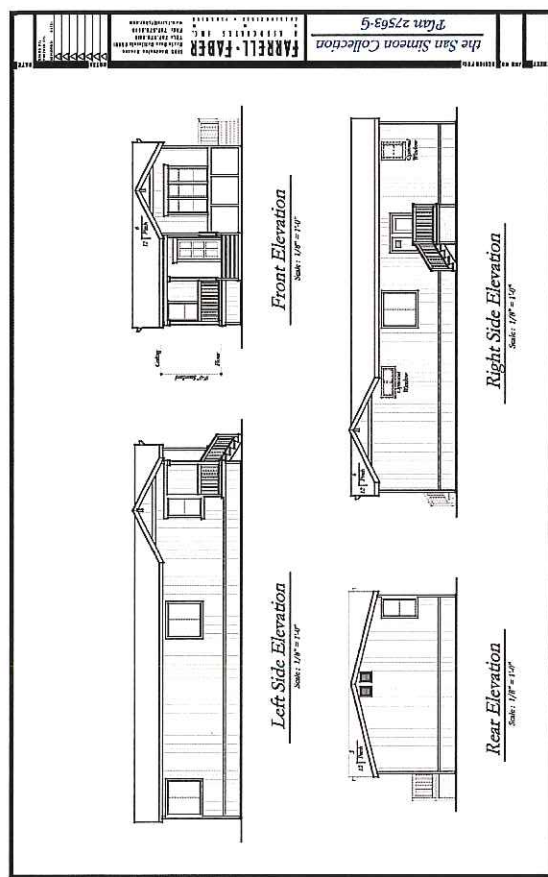
**CMH**  
**SACRAMENTO**  
— HAVEN BUILDING FACILITY —

1415/1,474 SQUARE FEET

**SAN SIMEON**  
**CSH27563G**

Because we rely on a nationwide printed media presence, publications that don't print are closed to advertising. Our readers are people across the country, and we're not closed to any of them. Our readers are people across the country, and we're not closed to any of them. Our readers are people across the country, and we're not closed to any of them.

7.62



**SAN SIMEON**  
**CSH27593C**  
 **CMH**  
**SACRAMENTO**  
— HOE BUILDING DIV —  
 25'-6"  
 1,489 / 1,538 SQUARE FEET  
ISSUED 05-12-18

Because our company has a customer-focused spirit, we understand that the best way to ensure customer satisfaction is to provide the highest quality products and services. We are committed to providing the best possible experience for our customers, and we are dedicated to ensuring that our products and services are of the highest quality. We are committed to providing the best possible experience for our customers, and we are dedicated to ensuring that our products and services are of the highest quality.



# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on request by Carson Valley Little League to use the town sound system for opening ceremonies on April 6, 2019; with public comment prior to Board action.
2. **Recommended Motion:** Approve the use of the town sound system for the Carson Valley Little League opening exercises with town staff member being in charge of pick up, set up and return of all equipment.

**Funds Available:** ☐ Yes ☒ N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** March 5, 2019

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

**Background Information:** A request by the president of the Carson Valley Little League was received a week ago. A town staff member is on the board and was wondering if the league could use the system. He will be the one to get the system from the yard, set it up and take it back once the ceremony is over. There will not be a cost associated with town staff coming in and setting it up. They have around 400 people at opening exercises and need a larger system. We are not leasing this out, its for the kids of the valley and we have a staff member involved in Little League willing to be responsible for the system. The request is attached.

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

8. **Board Action:**

☐ Approved ☐ Approved with Modifications  
☐ Denied ☐ Continued

**Dallaire, Tom**

---

**From:** nathant.cvll@gmail.com  
**Sent:** Thursday, February 21, 2019 2:08 PM  
**To:** Dallaire, Tom  
**Cc:** nathan.tnt@charter.net  
**Subject:** Request for Town

**CAUTION:** This email is from an external source. Use caution when clicking links or opening attachments.

Good afternoon Tom!

As President of the Carson Valley Little League, I was wondering if it would be possible for us to use the PA system you have for our Opening Ceremonies on April 6, 2019 at Lampe Park.

We have a couple "Block Rocker" type units, but they do not have enough power to provide the sound we need for all the people that show up for our event. Please let me know if this would be possible, if it helps, Steve Thompson is one of our board members and an employee of the town. He could be the responsible party as he has overlap with both of us. Please let me know how we proceed or if this email will suffice. Thank you in advance for your attention to this request.

Keep the faith...

Nathan Tolbert  
President  
Carson Valley LL



## Dallaire, Tom

---

**From:** Nathan Tolbert <nathant.cvl@gmail.com>  
**Sent:** Tuesday, February 26, 2019 10:58 AM  
**To:** Dallaire, Tom  
**Subject:** Re: Request for Town

**CAUTION:** This email is from an external source. Use caution when clicking links or opening attachments.

Yes, just announcing. I came come to the board meeting if it would help. We have aprx 430 players and their parents who will be attending the open ING ceremonies at Lampe Park, field two (the majors field)

On Tue, Feb 26, 2019, 9:34 AM Dallaire, Tom <[tdallaire@douglasnv.us](mailto:tdallaire@douglasnv.us)> wrote:

Hi Nathan.

A couple of questions for you?

We have a set up for movies on the park. So there are eight speakers and a sub for the town sound system.

What were you looking for or what did you want it to do?

Is it just announcing?

I assume it will be at Lampe park somewhere?

I am placing it on the town agenda for approval. I do have it last on the agenda but can move it up a little if you wanted to come and discuss it with them.

Tom Dallaire

Gardnerville Town Manager

O 775-782-7134

C 775-690-8366

# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Approve right of way acquisition agreement dated November 2, 2017 from Jerry Feldmiller, APN 1320-32-717-001, authorize the town manager to present to the County Commissioners for final approval, with public comment prior to Board action.
2. **Recommended Motion:** Approve right-of-way acquisition agreement dated November 2, 2017 from Jerry Feldmiller, APN 1320-32-717-001, authorize the town manager to present to the County Commissioners for final approval  
Funds Available: ☐ Yes ☒ N/A
3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** March 5, 2019
6. **Agenda:** ☐ Consent ☒ Administrative

**Background Information:** We discussed as part of the construction of Trinity Lutheran Church parking lot we repaved half of Mill Street, added new wider valley gutters on Mill and Douglas and added ADA ramps that are compliant to the 2010 standards. Those modifications required the acquisition of the right-of-way as the improvements needed were constructed over the land owned by the adjacent owners. This approval will allow staff to present this to the county commissioners for official dedication of right of way. This was in the works and got filed and forgotten about and is now going through the process for acceptance.

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

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued

## RIGHT OF WAY ACQUISITION AGREEMENT

THIS AGREEMENT, made this 2 day of NOVEMBER, 2017, between Jerry Feldmiller, Trustees of the Feldmiller Family Trust u/t/i/ dated Nov 2014, hereinafter called OWNER and/or GRANTOR, and the Town of GARDNERVILLE, by and through its Town Board, an incorporated town in Douglas County (County), in and for the State of Nevada, herein called the TOWN.

### WITNESSETH:

1. The OWNER for an in consideration of and subject to performance of the promises and covenants of the TOWN, is hereinafter provided, agrees as follows:
  - (a) To convey to the TOWN and the County of Douglas, in and for the State of Nevada, the agents, employees, successors and assigns of such GRANTEE forever, all that interest of GRANTOR to a portion of APN 1320-32-717-001, for the purpose of roadway, ramp, sidewalks, gutters, and the associated improvements upon, under, over and across the property; said land situate, lying and being in the Town of Gardnerville, in Douglas County, State of Nevada, and more particularly described in Exhibit "C" and depicted therein attached hereto and made a part hereof.
  - (b) To deliver to the TOWN, the County, and to the agents, employees, successors and assigns of such GRANTEE forever, a permanent public right of way for the property described and depicted in Exhibit "C".
  - (c) To permit the TOWN, its authorized agents and contractors to enter in and upon OWNER'S Exhibit "C" property, being a portion of (APN 1320-32-717-001), for which a permanent right of way is granted upon execution of this agreement.
  - (d) To the fullest extent permitted by law, OWNER shall indemnify and hold harmless and defend, not excluding the TOWN'S right to participate, the TOWN from any and all liability, claims, actions, damages, losses, and expenses, including, without limitation reasonable attorney's fees and costs, arising out the negligence or willful acts or omissions of OWNER, its officers, employees, and agents arising out of their performance or non-performance of this AGREEMENT. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise exists to any party or persons described herein. This indemnification obligation is conditioned upon receipt of written notice by the indemnifying party within thirty (30) days of the indemnified party's notice of actual pending claim or cause of action. The indemnifying party shall not be liability to hold harmless any



attorney's fees and costs for the indemnified party's chosen right to participate with legal counsel.

2. The TOWN in consideration of subject to performance of the promises and covenants the OWNER hereinabove set forth, agrees as follows:

- (a) To pay to the OWNER the sum of Two Hundred Fifty and No/100 Dollars (\$250.00), which shall be the total purchase price for the permanent right of way herein granted by OWNER.
- (b) To the fullest extent permitted by the law, the TOWN shall indemnify and hold harmless and defend, not excluding the OWNER'S right to participate, the OWNER from and against all liability, claim, actions, damages, losses and expenses, including without limitation, reasonable attorney's fees and costs, arising out of the negligent or will full acts or omissions of TOWN, its officers, employees, and agents arising out of the performance or nonperformance of this AGREEMENT. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or persons described herein. This indemnification obligation is conditioned upon receipt of written notice by the indemnifying party within thirty (30) days of the indemnified party's notice of actual or pending claim of action. The indemnifying party shall not be liable to hold harmless any attorney's fees and costs for the indemnified party's chosen right to participate with legal counsel.

3. It is mutually agreed and understood by the TOWN and by the OWNER as follows:

- (a) That all the facilities and improvements constructed by TOWN pursuant to the terms to this AGREEMENT referred to herein shall be designed and constructed by TOWN at its expense and risk in accordance with Douglas County development standards. Following the completion of the ADA improvements to the roadway, ramp, curbing, and related facilities, the TOWN will submit the public right of way for dedication to DOUGLAS COUNTY, a political subdivision of the State of Nevada.
- (b) If OWNER or TOWN fails, neglects, or refuses to do or perform any act or thing herein covenanted and agreed to be done or performed, such failure, neglect, or refusal will constitute a breach and default of this AGREEMENT. If OWNER or TOWN fails, neglects or refuses to cure the default within a reasonable time following a written request of the other party, such other party, at its option, may correct such default and thereon recover from the party the costs thereof or may require the specific performance by the other party of all terms, conditions, covenants of this AGREEMENT. The foregoing will be in addition to any other remedy now or hereafter provided by law. In the event the government approvals

required for the performance of the AGREEMENT are not obtained, despite the good faith efforts and recommendations of the parties, then parties shall have the rights and remedies afforded them by law, in addition to any rights and remedies conferred under this AGREEMENT.

- (c) The legality or invalidity of any provision or any portion of this AGREEMENT shall not affect the validity of any remaining provision.
- (d) The law of the State of Nevada shall be applied in interpreting and construing this AGREEMENT.
- (e) This AGREEMENT and Right of Way Deed, referred to in this AGREEMENT hereinafter collectively called the TRANSACTION DOCUMENTS, shall be executed and delivered contemporaneously, and once executed, the TRANSACTION DOCUMENTS shall constitute the entire contract and agreement between the parties hereto, and no modification hereof shall be binding unless such modification is set forth in writing, and signed by the parties hereto.
- (f) All property descriptions are fixed and no adjustment will be necessary to meet construction requirements.
- (g) All covenants and agreements herein contained shall extend to be obligatory upon the heirs, executors, administrators, successors, and assigns, as the case may be, of the respective parties.
- (h) As used herein, the term OWNER shall include the plural as well as the singular, and the feminine as well as the masculine and the neuter.
- (i) As set forth in the TRANSACTION DOCUMENTS, the TOWN shall have the right to adapt and improve the whole or any part of such property acquired by TOWN from OWNER.
- (j) This AGREEMENT may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT, the day and year first above written.

OWNER

The Feldmiller Trust – u/t/i dated NOV, 2014

By: Jerry Feldmiller  
Trustee

STATE OF NEVADA )

)ss.

COUNTY OF DOUGLAS )

On this 2nd day of November, 2017, before me, a Notary Public in and for said County and State, personally appeared Jerry Feldmiller, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written:

Carol A. Louthan  
Notary Public

TOWN

REVIEWED AND RECOMMENDED BY:

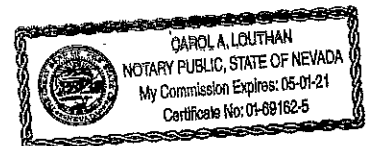
Thomas Dallaire

Thomas Dallaire, Town Manager

Dated: Nov. 2 2017

BOARD APPROVAL BY:

Ken Miller,





1393-021  
03/24/2017  
Page 1 of 1

**Exhibit "C"**  
**DESCRIPTION**  
**RIGHT OF WAY AQUISITION**  
**(A.P.N. 1320-32-717-001)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most northerly corner of Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada and also being the intersection of Douglas Avenue and Mill Street;

thence along the southerly right of way line of Douglas Avenue South 44°50'00" East, 15.00 feet;

thence leaving said southerly right of way line of Douglas Avenue South 45°10'00" West, 0.75 feet;

thence North 44°50'00" West, 10.50 feet;

thence along a tangent curve to the left having a radius of 4.00 feet, a central angle of 90°00'00" and an arc length of 6.28 feet;

thence South 45°10'00" West, 6.25 feet;

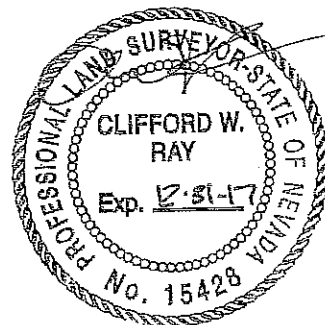
thence North 44°50'00" West, 0.50 feet to a point on the southerly right of way line of Mill Street;

thence along said southerly right of way line of Mill Street North 45°10'00" East, 11.00 feet to the POINT OF BEGINNING, containing 20 square feet, more or less.

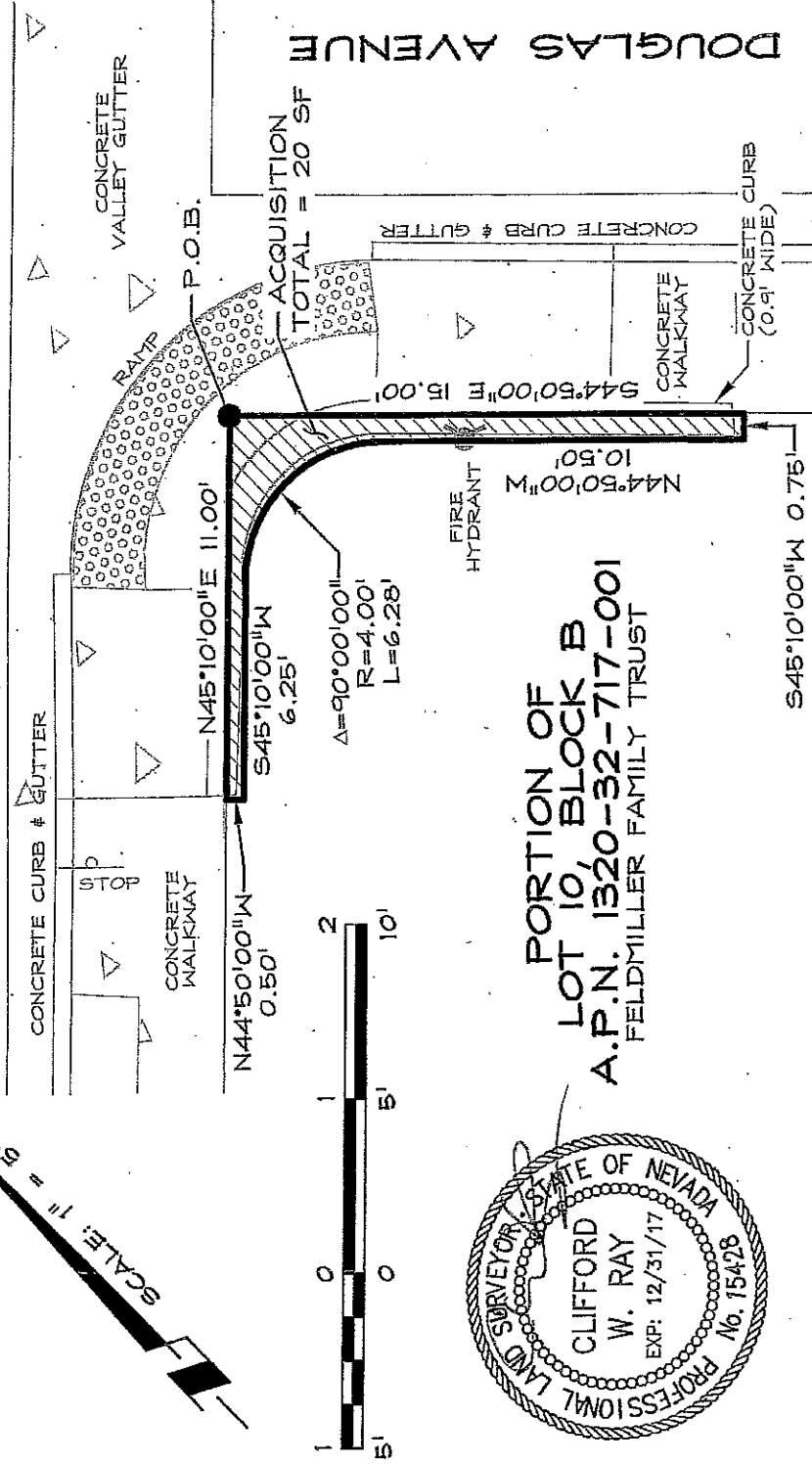
The Basis of Bearing for this description is identical to that Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada

Note: Refer this description to your title company  
before incorporating into any legal document.

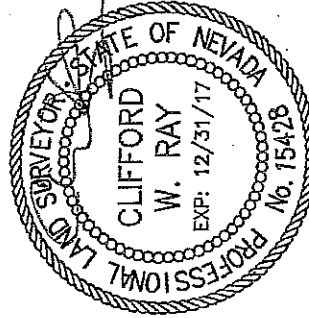
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



MILL STREET



PORTION OF  
LOT 10, BLOCK B  
A.P.N. 1320-32-717-001  
FELDMILLER FAMILY TRUST



**RO Anderson**

NEVADA  
3079 Harrison Avenue  
P.O. Box 2229  
Hendry, NV 89425  
P 775.762.2322  
F 775.762.7084  
WWW.ROANDERSON.COM

**EXHIBIT 'C'**  
RIGHT OF WAY ACQUISITION  
PORTION OF A.P.N. 1320-32-717-001

03/24/17

T:\Client Files\1393\1393-02\CAD\Survey\Exhibits\1393-02 Exhibit 1320-32-717-001.dwg 3/24/2017 9:56:36 AM Bill C. Ray

A.P.N. 1320-32-717-001

**RECORDING REQUESTED BY AND**

**MAIL TO:**

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

---

**GRANT, BARGAIN, SALE DEED**  
**RIGHT OF WAY**

THIS DEED is made the 2<sup>nd</sup> day of November, Two Thousand Seventeen (2017), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, Jerry Feldmiller Trustees of the Feldmiller Family Trust dated under trust instrument on \_\_\_\_\_, \_\_\_\_\_, (hereinafter "GRANTOR") hereby grants, bargains and sells to THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada (hereinafter "GRANTEE"), and to the agents, employees, successors and assigns of such GRANTEE forever, all of that interest of GRANTOR to a portion of the property located in State of Nevada, County of Douglas, Town of Gardnerville, Assessor's Parcel No. 1320-32-717-001. Such conveyance to GRANTEE is more particularly described as follows:

See the attached legal description and location sketch attached hereto as Exhibit "C", entitled DESCRIPTION RIGHT OF WAY ACQUISITION (A.P.N. 1320-32-717-001) containing two (2) pages, which is incorporated as if fully set forth herein.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

In Witness whereof, the GRANTOR has executed this grant, bargain, sale deed on this day and year first above written.

GRANTEE:

THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada

By: \_\_\_\_\_  
Chairman of the Board  
Douglas County Commissioners

**ACKNOWLEDGEMENT**

STATE OF NEVADA       )  
                                      ) ss.  
COUNTY OF DOUGLAS   )

On \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he is the Chairman of the Douglas County Commissioners, and who further acknowledge to that he executed the forgoing deed on behalf of said entity.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC



GRANTOR:

THE FELDMILLER FAMILY TRUST, u/t/i Nov, 2014

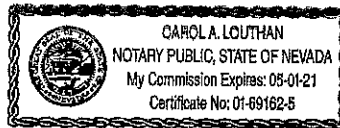
By Jerry Feldmiller  
Trustee

ACKNOWLEDGEMENT

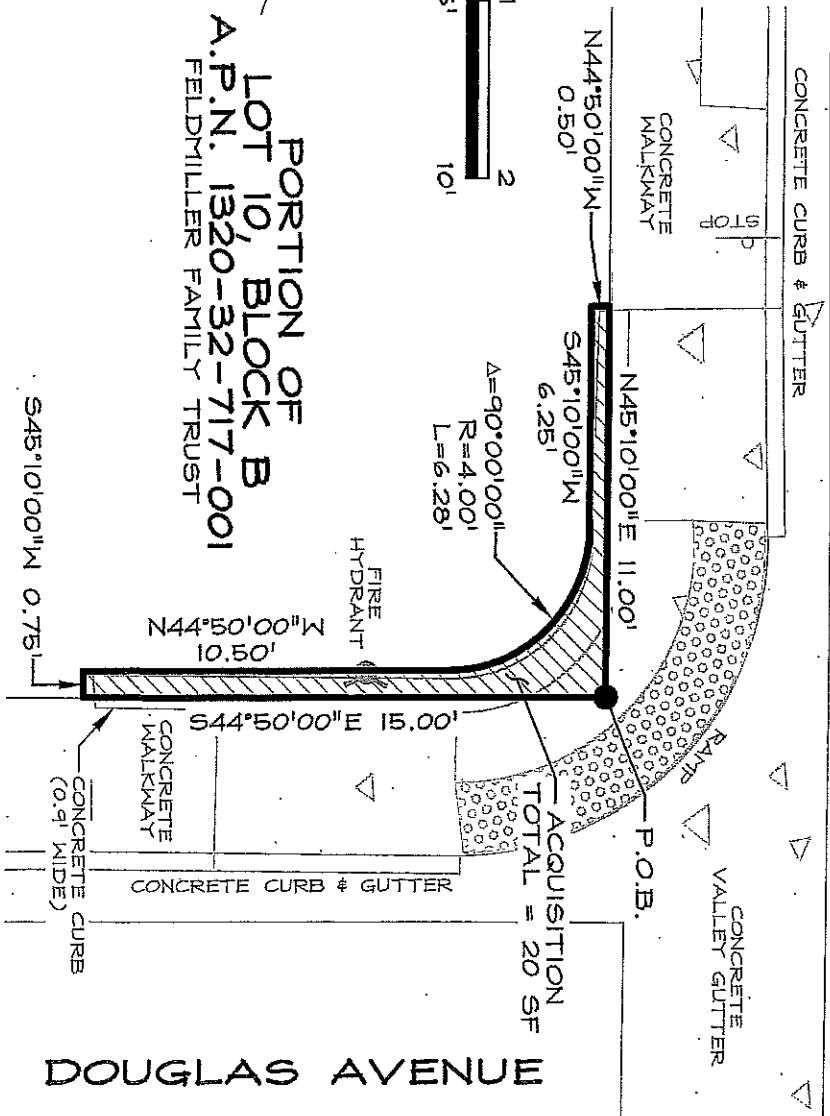
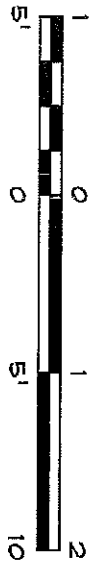
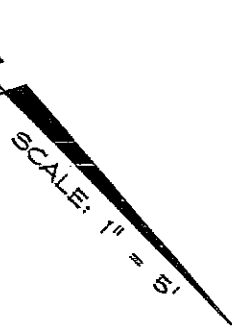
STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF DOUGLAS   )

On November 2, 2017, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry Feldmiller known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he is the Trustee of the Feldmiller Family Trust u/t/i November 2014, and who further acknowledged to that he executed the forgoing deed on behalf of said Trust.

Carol A. Louthan  
NOTARY PUBLIC



# MILL STREET



**RO Anderson**

NEVADA  
1609 Bernadette Ave  
P.O. Box 2294  
Henderson, NV 89043  
Phone: 702.232.7775  
Fax: 775.782.7084

CALIFORNIA  
3079 Harrison Avenue  
Suite 2  
Hawthorne, CA 90250  
Phone: 310.312.1580  
Fax: 775.782.7084

**EXHIBIT 'C'**  
**RIGHT OF WAY ACQUISITION**  
**PORTION OF A.P.N. 1320-32-717-001**

Client File: 1320-32-717-001, Exhibit 1320-32-717-001.dwg 3/24/2017 9:56:36 AM Bill C. Ray

03/24/17

**Exhibit "C"**  
**DESCRIPTION**  
**RIGHT OF WAY AQUISITION**  
**(A.P.N. 1320-32-717-001)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most northerly corner of Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada and also being the intersection of Douglas Avenue and Mill Street;

thence along the southerly right of way line of Douglas Avenue South  $44^{\circ}50'00''$  East, 15.00 feet;

thence leaving said southerly right of way line of Douglas Avenue South  $45^{\circ}10'00''$  West, 0.75 feet;

thence North  $44^{\circ}50'00''$  West, 10.50 feet;

thence along a tangent curve to the left having a radius of 4.00 feet, a central angle of  $90^{\circ}00'00''$  and an arc length of 6.28 feet;

thence South  $45^{\circ}10'00''$  West, 6.25 feet;

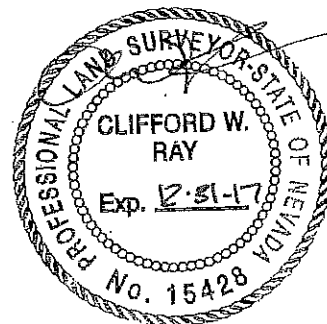
thence North  $44^{\circ}50'00''$  West, 0.50 feet to a point on the southerly right of way line of Mill Street;

thence along said southerly right of way line of Mill Street North  $45^{\circ}10'00''$  East, 11.00 feet to the POINT OF BEGINNING, containing 20 square feet, more or less.

The Basis of Bearing for this description is identical to that Lot 10 in Block B of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada

Note: Refer this description to your title company  
before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



# Gardnerville Town Board

## AGENDA ACTION SHEET



1. **For Possible Action:** Approve right of way acquisition agreement dated January 5, 2018 from William F and Sally J. Wilke, APN 1320-32-717-003, authorize the town manager to present to the Douglas County Commissioners for final approval, with public comment prior to Board action.
2. **Recommended Motion:** Approve right of way acquisition agreement dated January 5, 2018 from William F and Sally J. Wilke, APN 1320-32-717-003, authorize the town manager to present to the Douglas County Commissioners for final approval
3. **Funds Available:** ☐ Yes ☒ N/A
4. **Department:** Administration
5. **Prepared by:** Tom Dallaire
6. **Meeting Date:** March 5, 2019
7. **Agenda:** ☐ Consent ☒ Administrative

**Background Information:** We discussed as part of the construction of Trinity Lutheran Church parking lot we repaved half of Mill Street, added new wider valley gutters on Mill and Douglas and added ADA ramps that are compliant to the 2010 standards. Those modifications required the acquisition of the right-of-way as the improvements needed were constructed over the land owned by the adjacent owners. This approval will allow staff to present this to the county commissioners for official dedication of right-of-way. This was in the works and got filed and forgotten about and is now going go through the process for acceptance.

8. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
9. **Board Action:**  

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modifications
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



## RIGHT OF WAY AQUISITION AGREEMENT

THIS AGREEMENT, made this 5<sup>th</sup> day of Jan, <sup>2018</sup>~~2017~~, between  
X X X X X X, William F. Wilke and Sally J. Wilke, hereinafter called  
OWNER and/or GRANTOR, and the Town of GARDNERVILLE, by and through its Town  
Board, an incorporated town in Douglas County (County), in and for the State of Nevada, herein  
called the TOWN.

### WITNESSETH:

1. The OWNER for an in consideration of and subject to performance of the promises and covenants of the TOWN, is hereinafter provided, agrees as follows:
  - (a) To convey to the TOWN and the County of Douglas, in and for the State of Nevada, the agents, employees, successors and assigns of such GRANTEE forever, all that interest of GRANTOR to a portion of APN 1320-32-717-003, for the purpose of roadway, ramp, sidewalks, gutters, and the associated improvements upon, under, over and across the property; said land situate, lying and being in the Town of Gardnerville, in Douglas County, State of Nevada, and more particularly described in Exhibit "C" and depicted therein attached hereto and made a part hereof.
  - (b) To deliver to the TOWN, the County, and to the agents, employees, successors and assigns of such GRANTEE forever, a permanent public right of way for the property described and depicted in Exhibit "C".
  - (c) To permit the TOWN, its authorized agents and contractors to enter in and upon OWNER'S Exhibit "C" property, being a portion of (APN 1320-32-717-003), for which a permanent right of way is granted upon execution of this agreement.
  - (d) To the fullest extent permitted by law, OWNER shall indemnify and hold harmless and defend, not excluding the TOWN'S right to participate, the TOWN from any and all liability, claims, actions, damages, losses, and expenses, including, without limitation reasonable attorney's fees and costs, arising out the negligence or willful acts or omissions of OWNER, its officers, employees, and agents arising out of their performance or non-performance of this AGREEMENT. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise exists to any party or persons described herein. This indemnification obligation is conditioned upon receipt of written notice by the indemnifying party within thirty (30) days of the indemnified party's notice of actual pending claim or cause of

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remedy now or hereafter provided by law. In the event the government approvals required for the performance of the AGREEMENT are not obtained, despite the good faith efforts and recommendations of the parties, then parties shall have the rights and remedies afforded them by law, in addition to any rights and remedies conferred under this AGREEMENT.

- (c) The legality or invalidity of any provision or any portion of this AGREEMENT shall not affect the validity of any remaining provision.
- (d) The law of the State of Nevada shall be applied in interpreting and construing this AGREEMENT.
- (e) This AGREEMENT and Right of Way Deed, referred to in this AGREEMENT hereinafter collectively called the TRANSACTION DOCUMENTS, shall be executed and delivered contemporaneously, and once executed, the TRANSACTION DOCUMENTS shall constitute the entire contract and agreement between the parties hereto, and no modification hereof shall be binding unless such modification is set forth in writing, and signed by the parties hereto.
- (f) All property descriptions are fixed and no adjustment will be necessary to meet construction requirements.
- (g) All covenants and agreements herein contained shall extend to be obligatory upon the heirs, executors, administrators, successors, and assigns, as the case may be, of the respective parties.
- (h) As used herein, the term OWNER shall include the plural as well as the singular, and the feminine as well as the masculine and the neuter.
- (i) As set forth in the TRANSACTION DOCUMENTS, the TOWN shall have the right to adapt and improve the whole or any part of such property acquired by TOWN from OWNER.
- (j) This AGREEMENT may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one in the same instrument.

A.P.N. 1320-32-717-003

**RECORDING REQUESTED BY AND**

**MAIL TO:**

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.

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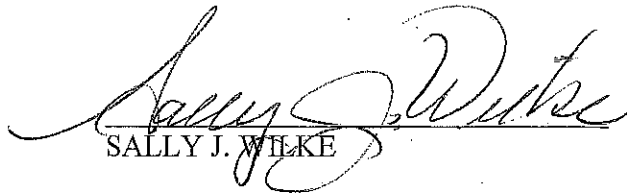
**GRANT, BARGAIN, SALE DEED**  
**RIGHT OF WAY**

THIS DEED is made the 5<sup>th</sup> day of Jan, Two Thousand <sup>ELUITEEN</sup>~~Seventeen~~  
<sup>2018</sup>~~(2017)~~, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, **WILLIAM F. WILKE and SALLY J. WILKE**, (hereinafter "GRANTOR") hereby grants, bargains and sells to THE COUNTY OF DOUGLAS, a political subdivision of the State of Nevada (hereinafter "GRANTEE"), and to the agents, employees, successors and assigns of such GRANTEE forever, all of that interest of GRANTOR to a portion of the property located in State of Nevada, County of Douglas, Town of Gardnerville, Assessor's Parcel No. 1320-32-717-003. Such conveyance to GRANTEE is more particularly described as follows:

See the attached legal description and location sketch attached hereto as Exhibit "C", entitled DESCRIPTION RIGHT OF WAY ACQUISITION (A.P.N. 1320-32-717-003) containing two (2) pages, which is incorporated as if fully set forth herein.

GRANTOR:

  
WILLIAM F. WILKE

  
SALLY J. WILKE

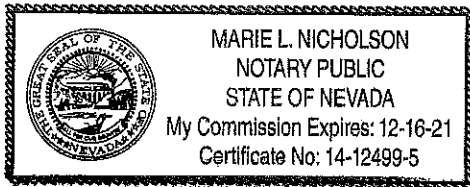
ACKNOWLEDGEMENT

STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

On 1/5/18, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM F. WILKE and SALLY J. WILKE known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

  
NOTARY PUBLIC





1393-021

03/24/2017

Page 1 of 1

**Exhibit "C"**  
**DESCRIPTION**  
**RIGHT OF WAY AQUISITION**  
**(A.P.N. 1320-32-717-003)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most westerly corner of Lot 10 in Block A of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada and also being the intersection of Douglas Avenue and Mill Street;

thence along the southerly right of way line of Mill Street North  $45^{\circ}10'00''$  East, 11.86 feet;

thence leaving said southerly right of way line of Mill Street South  $13^{\circ}22'31''$  West, 6.70 feet;

thence along a tangent curve to the left having a radius of 12.00 feet, a central angle of  $55^{\circ}36'23''$  and an arc length of 11.65 feet;

thence South  $45^{\circ}10'00''$  West, 0.50 feet to a point on the easterly right of way line of Douglas Avenue;

thence along said easterly right of way line of Douglas Avenue North  $44^{\circ}50'00''$  West, 13.19 feet to the POINT OF BEGINNING, containing 54 square feet, more or less.

The Basis of Bearing for this description is identical to that Lot 10 in Block A of Hawkins Addition To The Town Of Gardnerville recorded May 16, 1915 in Book B of Miscellaneous records, at page 408 in the Office of Recorder, Douglas County, Nevada

Note: Refer this description to your title company  
before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423

