



City of Reno

Donald J. Cook
City Clerk

OFFICE OF THE CITY CLERK

Deborine J. Peebles
Chief Deputy City Clerk

CITY OF RENO

JAN 17 1990

DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

January 16, 1990

FILED THIS DATE

1/17/90
BY: [Signature]
CITY CLERK

Edgewater Partners, et al.
Don Ekins or Duane Moore
P. O. Box 2903
Reno, NV 89505

RE: Case No. 104-87 (Edgewater Subdivision - Time Extension)

Dear Applicant:

At a meeting held January 9, 1990, the City Council upheld the staff recommendation and approved a one year time extension on the tentative map for Edgewater Subdivision, subject to the original conditions of approval, with two additional conditions as follows:

10. Prior to the recordation of each final map, the applicant shall contribute his proportionate share towards the cost of installation of signalization and channelization at the intersection of McCarran Blvd. with Mayberry Drive, in accordance with Resolution No. 3688, in the amount of \$44.64 per dwelling unit for a total contribution for the remaining 78 units of \$3,481.92.
11. Prior to the recordation of each final map, the applicant shall contribute his proportionate share towards the cost of installation of signalization and channelization at the intersection of McCarran Blvd. with West Fourth Street, in accordance with Resolution No. 3688, in the amount of \$44.64 per dwelling unit for a total contribution for the remaining 78 units of \$3,481.92.

A copy of this letter must be attached to your building plans when making application for a building permit with the Department of Building and Safety.

Edgewater Partner, et al.
Case No. 104-87 (Edgewater Subdivision - Tentative Map)
January 16, 1990
Page 2

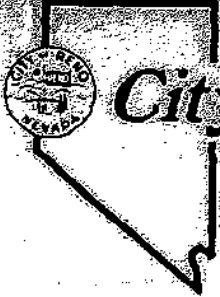
Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Commission
Engineering Division
Dept. of Building and Safety
CFA, Mike Trudell



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborah J. Peebles
Chief Deputy City Clerk

CITY OF RENO

JAN 29 1988

DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

January 27, 1988

Don Ekins and Duane Moore
Edgewater Partners, et. al.
P. O. Box 2903
Reno, NV 89505

RE: Case No. 104-87 (Edgewater Subdivision)

Dear Applicant:

At a regular meeting held January 25, 1988, the City Council approved a one-year time extension on the tentative map for Edgewater Subdivision, subject to the original conditions of approval.

Sincerely,

Donald J. Cook
City Clerk

DJC:edg

xc: Planning Commission
Engineering Division
Department of Building and Safety
Churn, Fittinghoff & Assoc.



City of Reno

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

March 2, 1987

Case 104-87
Edgewater Subdivision
OFFICE OF THE CITY CLERK
20-5-20 setbacks

PUD

Edgewater Partners, Et al
P.O. Box 2903
Reno, Nevada 89505

Re: Annexation, Zone Change and Tentative Map Case No. 104-87
(Edgewater)

Gentlemen:

At a regular meeting held February 23, 1987, and following a public hearing thereon, the City Council upheld the recommendation of the City Planning Commission and granted the following:

Approval of an ordinance annexing the 59.96 acre property.

Approval of an ordinance changing the zoning from R-1 (Single Family) to PUD (Planned Unit Development).

Approval of the tentative map, subject to the following conditions:

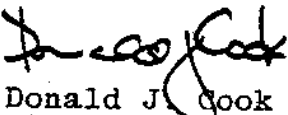
1. Final maps for all units recorded after the annexation of the property shall comply with all applicable City codes.
2. Prior to final map approval, a grading plan shall be submitted for approval by the Washoe-Storey Conservation District, the Building Department and the City Engineer. Said plan shall include detailed plans for erosion control, soil stabilization and elimination of mosquito breeding areas.
3. The developer will contribute a per trip fee to the Road Improvement Fund established by the City and/or County for off-site mitigation of the traffic impacts of development as determined by the Regional Transportation Commission staff and the City or County Public Works Directors. Said fee will be paid at the time certificates of occupancy are issued and will be computed at \$17.00 per vehicle trip which equates to \$135.00 per residential unit. Said fee shall be used for traffic improvements that are identified by the Regional Transportation Commission staff and the City Public Works Director to mitigate direct impacts resulting from this project.

4. The applicants shall pay a 2% construction park tax only on the 35 lots bordering the Truckee River and shall dedicate an 8-foot wide access from the west end of the dedicated park to the west end of the subdivision extending south from the high water mark.
5. The right-of-way for McCarran Boulevard shall be dedicated to Washoe County at the time of recordation of the final map abutting said right-of-way, or by March 1, 1988.
6. The developer shall participate in the costs associated with the Lawton-Verdi Interceptor, or an approved downsized southside collector, to the western boundary of the subdivision.
7. The developer shall construct an emergency vehicle access in the northwest corner of the subdivision to the approval of the Fire Department.
8. For those areas where public improvements do not currently exist, fire hydrants shall be installed in accordance with the spacing requirements of the City.
9. Prior to the recordation of any final maps, the applicant shall dedicate to the City of Reno such water rights as are necessary to serve the project.

The approved annexation and zone change will become effective with passage and adoption of the appropriate ordinances.

Please attach a copy of this letter to your building plans when making application for a building permit with the Department of Building and Safety.

Sincerely,


Donald J. Cook
City Clerk

DJC:djp

xc: City Planning Commission
Dept. of Building and Safety
Engineering Division
Bruce Arkell, RTC
Don Ekins or Duane Moore

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Bill Thomas, Senior Planner
MEETING DATE: January 7, 1987
SUBJECT: Case No. 104-87 (Edgewater Subdivision)

PROPOSED PROJECT:

The applicants request approval of the following:

- A. Annexation of a 58.59 acre property.
- B. A zone change from R-1 (Single Family Residential) to PUD (Planned Unit Development) in order to allow a park tax credit in accordance with RMC 18.14.060.
- C. A tentative map for a 242 lot single family subdivision with an average lot size of 7,820 square feet and a minimum lot size of 6,000 square feet.

The applicants propose to construct houses on 205 of the lots within the subdivision. The remaining 37 lots, all of which would be located adjacent to the Truckee River, are to be sold to individuals.

BACKGROUND:

On April 9, 1985, the Washoe County Board of County Commissioners approved a change of land use from E-1 to R-1, a tentative map, special use permit and variance for Edgewater Subdivision.

On December 11, 1985, the County Chief Sanitary Engineer issued a sewer "will serve" letter for 73 lots within the subdivision.

On July 14, 1986, the City Council discussed sewer service to the subdivision. The Council directed staff to negotiate with the developers for possible annexation.

On October 14, 1986, staff met with the applicants. The applicants advised staff that they were not interested in annexation unless the City accepted the subdivision as it was approved in the County. Several communications were exchanged between staff and the applicants (attached). The applicants' attorney prepared a letter stating the terms under which they would agree to annexation (see November 5, 1986, letter from Roger Bergmann).

Final maps have been recorded for Units I (73 lots) and II (10 lots). The County Commission has approved the final map for Unit III (43 lots).

ANALYSIS:

Master Plan:

- (1) The Land Use/Transportation Guide designates this site as "Single Family Residential" which is defined as areas where the predominant use is single family homes. Ancillary uses may be parks, necessary public facilities, and small convenience stores.
- (2) Reno Policy Plan: The project is consistent with adopted policy relative to:

II.B.8 - Assure new development is compatible with surrounding land use.
- (3) Annexation Plan: This site is within the Juniper Hills area which is designated for annexation within this plan.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	Truckee River	
South	Single Family Residential	E-1 (County)
East	Vacant (Caughlin Ranch-Alum Creek Patio Homes)	E-1 (County)
West	Single Family Residential	E-1 (County)

The area in which this site is located is predominately single family residential in nature. The multiple dwellings within Caughlin Ranch to the west (River Run) will be separated from this site by McCarran Boulevard. The proposed land use is consistent with existing land uses in the area.

Proposed Zoning: The Planned Unit Development Zone requires that the following standards be adopted: permitted uses; minimum size; density; primary design standards; yards; advertising displays; landscaping; parking; engineering design and improvement standards; common open space-amount; and common open space-management. These standards for this subdivision

SERVO

shall be those which apply to the standard R-1 zoning. The applicants conditions, covenants and restrictions provide for private maintenance of the private park and landscaped median.

Access, Streets and Traffic: Access to the subdivision is from a single entry on Mayberry Drive. All streets within the development are proposed for dedication to the City. These streets comply with the minimum width standards of the City. As originally designed by the applicants, the pavement thickness of streets would be consistent with the minimum 2-1/2" depth of asphalt required by Washoe County Standards. The applicants have agreed to install the City Standard of 4" of asphalt for all new phases of construction beginning with Unit 3.

The project is estimated to generate 2,420 daily vehicle trips or a peak hour volume of 194 vehicle trips. In approving this project, the County applied a condition requiring the developers to contribute \$135 per dwelling unit toward funding of traffic improvements. This requirement is similar to that which was applied to the Caughlin Ranch development. As this money would be used to offset the traffic impacts associated with the development, this condition should be retained with approval of the tentative map by the City.

Future McCarran Boulevard abuts this property along its eastern perimeter. Dedication of property for McCarran Boulevard will be required in accordance with the alignment adopted by the Regional Transportation Commission.

Utilities: The development is currently serviced by the Reno-Sparks Joint Wastewater Treatment Facility. A 33" sanitary sewer line traverses the northern portion of the site within what will ultimately be Edgewater Drive. This sewer line is an extension of the interceptor which is eventually proposed to service the Verdi area.

The applicants have received two "will serve" letters for water service from Sierra Pacific Power Company. These letters indicate a commitment to serve a total of 81 dwelling units. The applicants will be required to dedicate water rights to the City, with the recordation of final maps for the balance of the lots.

In approving the sewer service for this subdivision, the County established a connection fee of \$1500 per dwelling unit. This fee was to be split equally between a standard connection fee and retirement of the debt incurred by the assessment district for the construction of the Lawton-Verdi Interceptor. With annexation, the connection fee collected by the City would be reduced to \$750 per dwelling unit. However, the applicants would still be responsible for their share of assessments for the interceptor.

PC 38166

HEARING DATE: _____
HEARING TIME: _____

The City Council of the
City of Reno, Nevada

Re: Case No. 104-87 (Edgewater)

Sirs:

I, Duane Moore

in accordance with Section 18.06.420 of the Reno Municipal Code, do hereby
appeal the recommendation of the Planning Commission in the
above captioned case for the following reason(s) (attach additional pages if
necessary): I disagree with the conclusions reached by the Planning Commission
with regard to condition Nos. 4 and 7 and desire to present my case to the
City Council.

I HEREBY CERTIFY that the above and foregoing reason(s) are base upon
evidence presented at the hearing before the Planning Commission
held on the 7th day of January, 1987.

(THE CITY COUNCIL WILL NOT CONSIDER ANY PLANS OR MATERIALS NOT PRESENTED
AT THE ORIGINAL HEARING BEFORE THE RENO PLANNING COMMISSION OR BOARD OF
ADJUSTMENT).

I FURTHER CERTIFY that in Case No. 104-87, I am (insert one of
the statements listed on the reverse side of this sheet) an applicant

and as such have the right of appeal to the City Council.

Dated: January 20, 1987

(for use by an individual)

Edgewater Partners
(fill name)

CITY By: Duane Moore
Title: Partner

RECEIVED
JUN 20 1987



City of Reno

Donald J. Cook
City Clerk

OFFICE OF THE CITY CLERK

Deborine J. Peebles
Chief Deputy City Clerk

March 2, 1987

File/Edgewater
Edge water

Edgewater Partners, Et al
P.O. Box 2903
Reno, Nevada 89505

F=20
S = 5' 10% of width
R = 20

R-1 setbacks

Re: Annexation, Zone Change and Tentative Map Case No. 104-87
(Edgewater)

instaff report

Gentlemen:

At a regular meeting held February 23, 1987, and following a public hearing thereon, the City Council upheld the recommendation of the City Planning Commission and granted the following:

Approval of an ordinance annexing the 59.96 acre property.

Approval of an ordinance changing the zoning from R-1 (Single Family) to PUD (Planned Unit Development).

Approval of the tentative map, subject to the following conditions:

1. Final maps for all units recorded after the annexation of the property shall comply with all applicable City codes.
2. Prior to final map approval, a grading plan shall be submitted for approval by the Washoe-Storey Conservation District, the Building Department and the City Engineer. Said plan shall include detailed plans for erosion control, soil stabilization and elimination of mosquito breeding areas.
3. The developer will contribute a per trip fee to the Road Improvement Fund established by the City and/or County for off-site mitigation of the traffic impacts of development as determined by the Regional Transportation Commission staff and the City or County Public Works Directors. Said fee will be paid at the time certificates of occupancy are issued and will be computed at \$17.00 per vehicle trip which equates to \$135.00 per residential unit. Said fee shall be used for traffic improvements that are identified by the Regional Transportation Commission staff and the City Public Works Director to mitigate direct impacts resulting from this project.

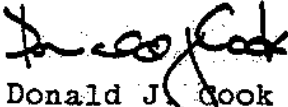
o/o

- 12 lots in West 1
4. The applicants shall pay a 2% construction park tax only on the 35 lots bordering the Truckee River and shall dedicate an 8-foot wide access from the west end of the dedicated park to the west end of the subdivision extending south from the high water mark.
 5. The right-of-way for McCarran Boulevard shall be dedicated to Washoe County at the time of recordation of the final map abutting said right-of-way, or by March 1, 1988.
 6. The developer shall participate in the costs associated with the Lawton-Verdi Interceptor, or an approved downsized southside collector, to the western boundary of the subdivision.
 7. The developer shall construct an emergency vehicle access in the northwest corner of the subdivision to the approval of the Fire Department. *Handwritten: access road (as stated on map)*
 8. For those areas where public improvements do not currently exist, fire hydrants shall be installed in accordance with the spacing requirements of the City.
 9. Prior to the recordation of any final maps, the applicant shall dedicate to the City of Reno such water rights as are necessary to serve the project.

The approved annexation and zone change will become effective with passage and adoption of the appropriate ordinances.

Please attach a copy of this letter to your building plans when making application for a building permit with the Department of Building and Safety.

Sincerely,


Donald J. Cook
City Clerk

DJC:djp

xc: City Planning Commission
Dept. of Building and Safety
Engineering Division
Bruce Arkell, RTC
Don Ekins or Duane Moore



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

April 14, 1988

Edgewater Parnters
Don J. Ekins
P. O. Box 2903
Reno, NV 89505

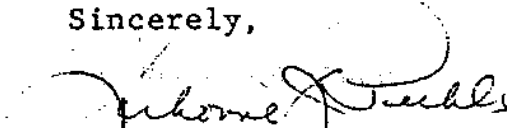
RE: Case No. 104-87 (Edgewater Unit 1)

Dear Applicant:

At a regular meeting held April 11, 1988, the City Council upheld the recommendation of the Board of Adjustment and approved your request for a special use permit to install cable television equipment on property within the Edgewater subdivision, subject to the following conditions:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.
2. The applicant shall apply for a building permit for the project within six (6) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.

Sincerely,

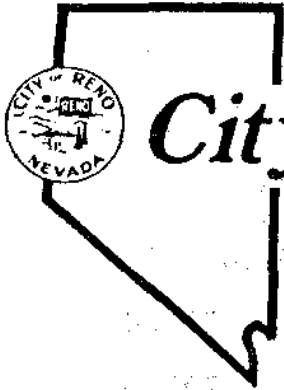

Deborine J. Peebles
Chief Deputy City Clerk

DJP:cdg

xc: Planning Commission
Engineering Division
Department of Building and Safety

JAN 17 1990

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

January 16, 1990

FILED THIS DATE

1/17/90
BY: [Signature]
CITY CLERK

Edgewater Partners, et al.
Don Ekins or Duane Moore
P. O. Box 2903
Reno, NV 89505

RE: Case No. 104-87 (Edgewater Subdivision - Time Extension)

Dear Applicant:

At a meeting held January 9, 1990, the City Council upheld the staff recommendation and approved a one year time extension on the tentative map for Edgewater Subdivision, subject to the original conditions of approval, with two additional conditions as follows:

Traffic

10. Prior to the recordation of each final map, the applicant shall contribute his proportionate share towards the cost of installation of signalization and channelization at the intersection of McCarran Blvd. with Mayberry Drive, in accordance with Resolution No. 3688, in the amount of \$44.64 per dwelling unit for a total contribution for the remaining 78 units of \$3,481.92.

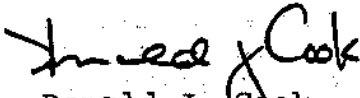
Traffic

11. Prior to the recordation of each final map, the applicant shall contribute his proportionate share towards the cost of installation of signalization and channelization at the intersection of McCarran Blvd. with West Fourth Street, in accordance with Resolution No. 3688, in the amount of \$44.64 per dwelling unit for a total contribution for the remaining 78 units of \$3,481.92.

A copy of this letter must be attached to your building plans when making application for a building permit with the Department of Building and Safety.

Edgewater Partner, et al.
Case No. 104-87 (Edgewater Subdivision - Tentative Map)
January 16, 1990
Page 2

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Commission
Engineering Division
Dept. of Building and Safety
CFA, Mike Trudell

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Bill Thomas, Senior Planner
MEETING DATE: January 7, 1987
SUBJECT: Case No. 104-87 (Edgewater Subdivision)

PROPOSED PROJECT:

The applicants request approval of the following:

- A. Annexation of a 58.59 acre property.
- B. A zone change from R-1 (Single Family Residential) to PUD (Planned Unit Development) in order to allow a park tax credit in accordance with RMC 18.14.060.
- C. A tentative map for a 242 lot single family subdivision with an average lot size of 7,820 square feet and a minimum lot size of 6,000 square feet.

The applicants propose to construct houses on 205 of the lots within the subdivision. The remaining 37 lots, all of which would be located adjacent to the Truckee River, are to be sold to individuals,

BACKGROUND:

On April 9, 1985, the Washoe County Board of County Commissioners approved a change of land use from E-1 to R-1, a tentative map, special use permit and variance for Edgewater Subdivision.

On December 11, 1985, the County Chief Sanitary Engineer issued a sewer "will serve" letter for 73 lots within the subdivision.

On July 14, 1986, the City Council discussed sewer service to the subdivision. The Council directed staff to negotiate with the developers for possible annexation.

On October 14, 1986, staff met with the applicants. The applicants advised staff that they were not interested in annexation unless the City accepted the subdivision as it was approved in the County. Several communications were exchanged between staff and the applicants (attached). The applicants' attorney prepared a letter stating the terms under which they would agree to annexation (see November 5, 1986, letter from Roger Bergmann).

Final maps have been recorded for Units I (73 lots) and II (10 lots). The County Commission has approved the final map for Unit III (43 lots).

ANALYSIS:

Master Plan:

- (1) The Land Use/Transportation Guide designates this site as "Single Family Residential" which is defined as areas where the predominant use is single family homes. Ancillary uses may be parks, necessary public facilities, and small convenience stores.
- (2) Reno Policy Plan: The project is consistent with adopted policy relative to:
II.B.8 - Assure new development is compatible with surrounding land use.
- (3) Annexation Plan: This site is within the Juniper Hills area which is designated for annexation within this plan.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	Truckee River	
South	Single Family Residential	E-1 (County)
East	Vacant (Caughlin Ranch-Alum Creek Patio Homes)	E-1 (County)
West	Single Family Residential	E-1 (County)

The area in which this site is located is predominately single family residential in nature. The multiple dwellings within Caughlin Ranch to the west (River Run) will be separated from this site by McCarran Boulevard. The proposed land use is consistent with existing land uses in the area.

Proposed Zoning: The Planned Unit Development Zone requires that the following standards be adopted: permitted uses; minimum size; density; primary design standards; yards; advertising displays; landscaping; parking; engineering design and improvement standards; common open space-amount; and common open space-management. These standards for this subdivision

shall be those which apply to the standard R-1 zoning. The applicants conditions, covenants and restrictions provide for private maintenance of the private park and landscaped median.

Access, Streets and Traffic: Access to the subdivision is from a single entry on Mayberry Drive. All streets within the development are proposed for dedication to the City. These streets comply with the minimum width standards of the City. As originally designed by the applicants, the pavement thickness of streets would be consistent with the minimum 2-1/2" depth of asphalt required by Washoe County Standards. The applicants have agreed to install the City Standard of 4" of asphalt for all new phases of construction beginning with Unit 3.

The project is estimated to generate 2,420 daily vehicle trips or a peak hour volume of 194 vehicle trips. In approving this project, the County applied a condition requiring the developers to contribute \$135 per dwelling unit toward funding of traffic improvements. This requirement is similar to that which was applied to the Caughlin Ranch development. As this money would be used to offset the traffic impacts associated with the development, this condition should be retained with approval of the tentative map by the City.

Future McCarran Boulevard abuts this property along its eastern perimeter. Dedication of property for McCarran Boulevard will be required in accordance with the alignment adopted by the Regional Transportation Commission.

Utilities: The development is currently serviced by the Reno-Sparks Joint Wastewater Treatment Facility. A 33" sanitary sewer line traverses the northern portion of the site within what will ultimately be Edgewater Drive. This sewer line is an extension of the interceptor which is eventually proposed to service the Verdi area.

The applicants have received two "will serve" letters for water service from Sierra Pacific Power Company. These letters indicate a commitment to serve a total of 81 dwelling units. The applicants will be required to dedicate water rights to the City, with the recordation of final maps for the balance of the lots.

In approving the sewer service for this subdivision, the County established a connection fee of \$1500 per dwelling unit. This fee was to be split equally between a standard connection fee and retirement of the debt incurred by the assessment district for the construction of the Lawton-Verdi Interceptor. With annexation, the connection fee collected by the City would be reduced to \$750 per dwelling unit. However, the applicants would still be responsible for their share of assessments for the interceptor.

Fire Service: There are two primary concerns about this subdivision which have been expressed by the Fire Department; access and hydrant spacing.

The Fire Department has recommended that the inside, or median side, portion of Edgewater Parkway be painted red and signed for no parking. In addition, a secondary emergency access is suggested in the northwest corner of the subdivision. This emergency access would be gated and connected to an existing gravel-based County roadway within the Mayberry Ranch Estates Subdivision to the west.

County fire standards permit a fire hydrant spacing of 1,000 feet, while City Standards require a minimum spacing of 500 feet. The Fire Department feels that the County spacing reflects a more rural service need. Since this subdivision more closely represents a standard City, or urban, density, it should meet the City Standard. It is recommended that the City fire hydrant spacing standard of 500 feet be applied to all areas where improvements are installed subsequent to annexation.

Fiscal Impact: Staff estimates that annexation of this project would generate, at build out, \$155,041 annually. Annual expenditures for servicing this property are estimated at \$253,253. The annual net fiscal impact would be negative by \$98,212. This is typical for residential developments wherein the present tax structure provides for residential properties paying only approximately 60% of their service costs.

Parks and Recreation: The issue of parks is the most complex issue relating to this annexation. As previously mentioned, the applicant's annexation petition is based on their receiving an approval which is substantially the same as that which was granted to them by Washoe County. The County has a park tax of 1% of building valuation while the City taxes at a rate of 2% of building valuation. This represents a doubling of the taxes associated with development of the site. In order to provide the Council with more discretion in administering any park tax credit to the developers, staff recommended the zone change to PUD (Planned Unit Development). Under RMC Section 18.14.060, the Council is granted the authority to give a park tax credit up to 100% provided the finding is made that the facilities provided by the applicant would meet the needs of the future residents of the subdivision. In granting this credit, code requires that the Council consider the recommendation of the Parks and Recreation Department.

Initial representations of 100% park tax credit by staff were based on the applicants' contention that a similar credit was granted by the County. In researching the matter, staff discovered that what the County had in fact granted was a waiver of \$153,300 in park taxes for the dedication of a +2.19 acre park site. In addition, 35 river front lots were to be assessed for the 1% park tax. This then, would allow for an approximately equal exchange of park tax for dedication of property.

The applicants request that the Council grant a waiver of 100% of the park tax for the 207 lots which they intend to develop. The 35 remaining river front lots would be assessed the City Standard 2% rate. The applicants request is that the credit be based on the following:

1. Dedication of the 2.19 acre public park;
2. granting of a 5 foot wide access easement along the river between the park and the western edge of the subdivision for fisherman's access;
3. granting of two 20 foot wide public access easements extending from Edgewater Drive to the river;
4. improvement of a one acre private park including a swimming pool, picnic areas and landscaping; and
5. development of a 24 foot wide landscaped median in Edgewater Parkway to include a jogging path extending from Mayberry Drive to the proposed park.

The applicants contend that these provide for the park and recreational needs of the future residents. The Parks and Open Space Guide element of the Master Plan establishes a parks need of 5 acres per 1000 people. This translates to a park need of 2.78 acres for this subdivision. If the Council were to grant a credit to the developers of this project for the 1 acre private park, then the total acreage of park land for this subdivision would be 3.19.

The Parks and Recreation Department recommends that no credit be given for either the private park or the landscaped jogging path/median. The Department contends that historically, no credit for these types of amenities have been given to developers. They fear that such action may set an undesirable precedent for future developments. The Parks Department is of the opinion that the applicants request does not meet the intent of RMC Section 18.14.060, which reads:

(5) That the open space for which credit is given is a minimum of three (3) acres and provides all (or a minimum of five (5)) of the local park basic elements listed below or a combination of such other recreational improvements that will meet the specific recreation and park needs of the future residents of the area:

	Acres
a. Children's play apparatus area.....	.50 to .75
b. Landscape park-like and quiet areas..	.50 to 1.00
c. Family picnic area.....	.25 to .75
d. Game court area.....	.25 to .50
e. Turf playfield.....	1.00 to 3.00

(6) The common open space is sufficient to accommodate the park, playground and recreational needs of the projected population of the planned unit residential development.
(Ord. No. 2820, § 1 (16.09.060), 3-24-80)

The Parks Department further recommends that a jogging/pedestrian path, a minimum of eight feet in width, be dedicated in place of the five foot access easement. This, in conjunction with the 2.19 acre park site, would give the City ownership of a strip of land along the entire river frontage of the site. Such action would be consistent with the City's policy of establishing a river corridor. Additionally, it would be consistent with the representations made to the Truckee River Advisory Board by the applicants.

Other Concerns: In order to make a smoother transition from City to County, the City would develop an agreement with the County to allow the County to provide inspections for subdivision improvements and building permits approved by the County prior to annexation.

It should be noted that a provision of the annexation terms stipulated by the applicants' attorney (attached letter from Roger Bergmann - page 3, number 6, third sentence) states that if the City does not agree to the terms of annexation for any reason, the City would agree to provide sewer service for the entirety of the Edgewater Subdivision.

4. The developer shall be granted a construction park tax credit not to exceed \$ 153,300 for the dedication of the 2.19 acre park and shall be granted a credit for the appraised value of the dedication of a minimum 8 foot wide strip of land extending to the south of the high water mark for the length of the Truckee River frontage.
5. The right-of-way for McCarran Boulevard shall be dedicated to Washoe County at the time of recordation of the final map abutting said right-of-way.
6. The developer shall participate in the costs associated with the Lawton-Verdi Interceptor, or an approved downsized southside collector, to the western boundary of the subdivision.
7. The developer shall construct an emergency vehicle access in the northwest corner of the subdivision to the approval of the Fire Department.
8. For those areas where public improvements do currently exist, fire hydrants shall be installed in accordance with the spacing requirements of the City.
9. Prior to the recordation of any final maps, the applicant shall dedicate to the City of Reno such water rights as are necessary to serve the project.