Client: Carson City Parks and Recreation Department

Revised Submittal: Master Plan and Zoning Map

Amendment & Special Use Permit Application

Submittal Date: November 6, 2008

LUMOS & ASSOCIATES

800 East College Parkway, Carson City, Nevada 89706

Tel. 775.883.7077 Fax. 775.883.7114

www.lumosengineering.com

LUMOS
& ASSOCIATES

November 6, 2008

Ms. Jennifer Pruitt, AICP, LEED AP
Director, Carson City Planning and Community Development
2621 Northgate Lane Suite 62
Carson City, NV 89706

Via Hand Delivery

Re: Boys and Girls Club and Carson City Parks and Recreation Department MPA/ZMA/SUP Re-Submittal

Dear Jennifer,

Enclosed for review and processing are 34 copies of the revised application packets for the above referenced project. As you know, we had to postpone this matter because of issues associated with the Boys and Girls Club of Western Nevada ("BGCWN") and the Parks and Recreation Department's ("Parks and Rec.") buildings sharing a common wall. After much redesign, BGCWN and Parks and Rec. decided to separate the two buildings and now, each building is located on its own parcel. This should resolve the building code issues.

I tried to limit the resubmittal information to only the documents that had changed, but almost all of the documents changed, so I am basically submitting entirely new packets. The changes are not necessarily substantial, but the separation of the two buildings had residual effects. It was simpler to submit whole new packets rather than have staff, the Planning Commission and Board of Supervisors switch between two packets. The traffic study, however, did not change, so I am not submitting any additional traffic studies. If you need more copies, please let me. Also, I had submitted an analysis of the original SUP conditions and how we were complying with or requesting amendments to those conditions. A couple of items did change slightly, e.g., the distance of the bus loading and unloading zone from the public roads, so I included an updated version in the application packets, along with the letter I sent to you regarding the public meeting held earlier this year. I tried to consolidate as much information as possible.

We will be rectifying the changed parcel lines during the final parcel map submittal, but I did reference the new acreage in the table for the SUP performance standards. Additionally, Parks and Rec. sent personal invitations to the Parks and Rec. Board's regularly meeting on November 4 to the people who attended the public meeting. Parks and Rec. will be providing an update at this Board meeting, and the attendees will be given notice of these changes. In the invitations, it is my understanding that copies of the new site plan were provided. I will let you know what comments we receive.

S:\7330-002\planning\Jennifer Pruitt letter5.doc

Thank you for your attention to this matter, and if you have any questions, do not hesitate to contact me.

Sincerely,

Audra Miller, AICP
Planning Manager

AM/

Enc.

cc: Michael Bennett, P.E., w/enc.
Hal Hansen, w/enc.
Vern Krahn, w/enc.
Brent Tippets, w/enc.
Tom Grundy, P.E., w/o enc.

TABLE OF CONTENTS

Landscape Plan (Color) 24" x 36" (Original packet only.)
(Additional copies available upon request) L1

SEPARATE COVER (Five copies)
Traffic Study (previously submitted)
Preliminary Drainage Study

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # MPA - 08 -

MASTER PLAN AMENDMENT

PROPERTY OWNER
Boys and Girls Club of Western Nevada

MAILING ADDRESS, CITY, STATE, ZIP 673 S. Stewart Street
Carson City, NV 89701

E-MAIL ADDRESS halh@bgcwn.org

PHONE # 775-882-8820 FAX # 775-882-0250

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT
Lumos and Associates Inc. Attn: Audra Miller

MAILING ADDRESS, CITY, STATE ZIP
5401 Longley Lane, Ste. 5 Reno, NV 89511

PHONE # (775) 827-6111 FAX # (775) 827-6122

E-MAIL ADDRESS amiller@lumosengineering.com

FEE: $3,050.00 + noticing fee

SUBMITTAL PACKET

- G Application Form
- G Site Plan
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 34 Completed Application Packets (1 Original + 33 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
002-101-85	1870 Russell Way	89706-2785

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
HDR	SF6	Northridge and Russell

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.070. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal See Project Narrative

PROPERTY OWNER'S AFFIDAVIT

Hal Hanson, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: [signature] Address: 1827 Clydesdale Dr Date: 4/3/08

Use additional page(s), if necessary, for other names.

STATE OF NEVADA)
COUNTY of Lyon)

On April 3, 2008 Hal Hanson, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Regina L. Berry
Notary Public

REGINA L. BERRY
NOTARY PUBLIC
STATE OF NEVADA
No.07-4237-12 My Appt. Exp. July 2, 2011

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you made the above determination.

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant

Date 4/4/08

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # ZMA - 08 -

ZONING MAP AMENDMENT

PROPERTY OWNER
Boys and Girls Club of Western Nevada

MAILING ADDRESS, CITY, STATE, ZIP 673 S. Stewart Street
Carson City, NV 89701

E-MAIL ADDRESS halh@bgcwn.org

PHONE # 775-882-8820 FAX # 775-882-0250

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT
Lumos and Associates Inc. Attn: Audra Miller

MAILING ADDRESS, CITY, STATE ZIP
5401 Longley Lane, Ste. 5 Reno, NV 89511

PHONE # (775) 827-6111 FAX # (775) 827-6122

E-MAIL ADDRESS amiller@lumosengineering.com

FEE: $2,450.00 + noticing fee

SUBMITTAL PACKET

- G Application Form
- G Site Plan
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 34 Completed Application Packets (1 Original + 33 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule
Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
002-101-85	1870 Russell Way	89706-2785

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
HDR	SF6	Northridge and Russell

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

See Project Narrative

PROPERTY OWNER'S AFFIDAVIT

Hal Hansen, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Hal Hansen — Signature
1827 Clydedale Dr — Address
4/3/08 — Date

Use additional page(s), if necessary, for other names.

On April 3, 2008, HAL HANSEN, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Regina L. Berry
Notary Public

REGINA L. BERRY
NOTARY PUBLIC
STATE OF NEVADA
No.07-4237-12 My Appt. Exp. July 2, 2011

1/06

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant _____ Date 7/9/08

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # SUP - 08 -

SPECIAL USE PERMIT

PROPERTY OWNER
Boys and Girls Club of Western Nevada

MAILING ADDRESS, CITY, STATE, ZIP 673 S. Stewart Street
Carson City, NV 89701

E-MAIL ADDRESS hallh@bgcwn.org

PHONE # 775-882-8820 FAX # 775-882-0250

Name of Person to Whom All Correspondence Should Be Sent
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Lumos and Associates Inc. Attn: Audra Miller

MAILING ADDRESS, CITY, STATE ZIP
5401 Longley Lane, Ste. 5 Reno, NV 89511

PHONE # (775) 827-6111 FAX # (775) 827-6122

E-MAIL ADDRESS amiller@lumosengineering.com

FEE: $2,450.00 Major
$2,200.00 Minor
+ Noticing Fee

SUBMITTAL PACKET

- G Application Form
- G Site Plan
- G Building Elevation Drawings and Floor Plans
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 26 Completed Application Packets (1 Original + 25 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

Application Reviewed and Received By:

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002-101-85	1870 Russell Way	89706-2785

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
HDR	SF6	Northridge and Russell

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

See Attached

PROPERTY OWNER'S AFFIDAVIT

I, HAL Hansen, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: HL Hansen Address: 1827 Clydesdale Date: 4/3/08

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY of Lyon)

On April 3 2008, HAL Hansen, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is ~~subscribed to the foregoing document and who~~ acknowledged to me that he/she executed the foregoing document.

Regina L. Berry
Notary Public

REGINA L. BERRY
NOTARY PUBLIC
STATE OF NEVADA
No.07-4237-12 My Appt. Exp. July 2, 2011

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant _____ Date 4/4/08

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson City Recreation Center (MFA Parcel)

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

- ☒ Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- N/A Promote infill and redevelopment in an identified priority area (1.2a)?
- N/A At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- N/A Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- ☒ Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- ☒ Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- N/A In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- ☒ Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- ☒ Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- ☒ Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- ☒ Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- ☒ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- N/A Provide opportunities to expand parks and recreation opportunities (4.2a)?
- ☒ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- N/A Help maintain and enhance the primary job base (5.1)?

- ☒ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- N/A Encourage the development of regional retail centers (5.2a)
- N/A Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- N/A Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A Promote revitalization of the Downtown core (5.6a)?
- N/A Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- ☒ Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- N/A If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- ☒ Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- ☒ Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- ☒ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☒ Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☒ Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson City Recreation Center

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- N/A Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☒ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- N/A Located in a priority infill development area (1.2a)?
- ☒ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- ☒ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- N/A At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- N/A In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☒ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☒ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☒ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☒ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- N/A If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- ☒ Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- ☒ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- N/A Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- N/A Encourage the development of regional retail centers (5.2a)
- N/A Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- N/A Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A Promote revitalization of the Downtown core (5.6a)?
- N/A Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- ☒ Use durable, long-lasting building materials (6.1a)?
- ☒ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- ☒ Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- ☒ Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- N/A If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- N/A If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- N/A Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- ☒ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☒ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☒ Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

PROJECT DESCRIPTION AND JUSTIFICATION STATEMENT

Introduction

Boys and Girls Club of Western Nevada ("BGCWN") owns 15.2 acres on Northridge Drive and Russell Way in Carson City, Nevada (APN 002-101-50), and in April 2003, BGCWN received a Special Use Permit ("SUP") from Carson City ("City") to construct and operate a new facility at this location. At that time, BGCWN operated a facility on Stewart Street and due to the success of its program, BGCWN needed a larger building to fulfill its mission: "To enable all youth to realize their full potential as productive, responsible and caring individuals." As part of the SUP process, BGCWN submitted a site plan showing the building, parking area, ball fields, tennis courts and outdoor basketball courts.

BGCWN began construction in 2006, and substantially completed the building in 2007, but a certificate of occupancy has not been issued. BGCWN must still install the parking lot and landscaping. BGCWN has spent considerable effort on planning for the development of the site, while working within its budget. Contemporaneously, the Carson City Parks and Recreation Department ("Parks and Rec.") was planning for the recreational needs of the citizens of the City and focused on one of its top priorities: an indoor recreational facility.

Prior to starting construction on the new BGCWN building, BGCWN and Parks and Rec. did discuss a joint use facility, but Parks and Rec. decided a proposed site on the Western Nevada College ("WNC") campus met its needs better and focused its attention on developing that site with WNC. For a variety of reasons, the proposed location did not come to fruition. BGCWN and Parks and Rec. began discussing the feasibility of a joint use facility again, and BGCWN and the Carson City Board of Supervisors ("Board") have now agreed to a Memorandum of Understanding ("MOU") regarding the construction and operation of a joint use facility. (See Exhibit L). The Board approved the MOU at its April 1, 2008 meeting.

In order for BGCWN and the City to develop the joint use facility, the property must be subdivided, the City's Master Plan and Zoning Map amended and a SUP obtained. BGCWN already submitted a tentative parcel map application in February 2008, and the City approved the tentative parcel map to subdivide the 15.2 acre site into four parcels, (A, B, C and D). (See Exhibit C)[1] BGCWN and Parks and Rec. next submitted a Major Project Review ("MPR") application for the overall development plan to the City for review and comment. Parks and Rec. received the comments and directed its consultant team to incorporate the comments into the site plan. Now, BGCWN and Parks and Rec. are formally requesting the City approve Master Plan and Zoning Map amendments and a SUP as follows:

[1] BGCWN and Parks and Rec. have not amended the tentative parcel map to address the revised parcel lines. They will work with staff to submit a new map to address the change.

TABLE ONE
MASTER PLAN, ZONING MAP AMENDMENTS AND SUP

Parcel	Current MP	Proposed MP	Current Zoning	Proposed Zoning	SUP
A	HDR	Public/Quasi Public	SF6	PR	Granted (building, tennis and basketball courts)
B	HDR	Public/Quasi Public	SF6	PR	Building, parking, splash pad,
C	HDR	HDR	SF6	MFA	N/A
D	HDR	Public/Quasi Public	SF6	PR	Multi-purpose fields

Project Description

BGCWN is a not for profit corporation whose stated mission is to provide a structured and nurturing environment for children ages 7-18. BGCWN provides after school activities such as indoor and outdoor recreational sports, arts and crafts, educational guidance, etc., and it is committed to helping children become productive citizens. It is currently operating from its Stewart Street location, but it will relocate once the new facility on Northridge Drive obtains a certificate of occupancy. The State owns the Stewart Street facility and once BGCWN relocates, it intends on demolishing the building.

After BGCWN obtained a Special Use Permit ("SUP") in April 2003, it constructed a 12,900 square foot building on Parcel A. The building contains meeting rooms, activity rooms and offices, and BGCWN is in the process of completing construction and obtaining a certificate of occupancy. The parking area and landscaping have not yet been installed, and BGCWN will not obtain the certificate of occupancy until the parking area is completed. The building and the site do not currently contain active recreational amenities, e.g., basketball courts, fitness rooms, multi-purpose fields, etc. as originally envisioned. BGCWN needs these amenities, but realized as it proceeded with the construction process, funding for the additional amenities would take longer than expected.

At the same time, Parks and Rec. was analyzing how it could provide additional indoor recreational facilities to the residents of the City. In 1996, the City's voters passed the Quality of Life Initiative (Question 18), which provided funding for capital improvement projects for parks and recreational facilities. As presented to the voters, Question 18 funding can only be used for parks and recreation, open space and for the benefit of the residents of the City. During this initiative process, a multipurpose gym/recreational facility was identified as one of the top priority items for the City. The City confirmed this priority in 2006 with the adoption of the Carson City Parks and Recreation Master Plan ("Park Plan"), which identified the lack of indoor recreational facilities as a major detriment to the citizens' quality of life. The residents of the City were actively involved in the planning process, and the City conducted surveys seeking input from the residents. These surveys verified the residents' desire for more indoor recreational facilities.

Parks and Rec. began planning such a facility in 2006 at the WNC campus, which the Park Plan identified as a possible location. After much discussion, it became apparent the Nevada State Legislature would not fund the WNC site, so Parks and Rec. began exploring alternative locations. At the same time, BGCWN realized it was unable to construct its facility, as envisioned in 2003, in a reasonable time frame. Funding realities made the construction phasing and timing of the development of its property a much lengthier proposition.

With Parks and Rec. and BGCWN both confronting issues related to their respective projects, they entered into a dialogue about how a joint use facility could be constructed and operated to benefit both parties. After much planning and discussion, BGCWN and Parks and Rec. agreed to utilize Parcels A, B and D as joint use facilities. BGCWN and Parks and Rec. believe a joint use program benefits everyone in the following manner:

- BGCWN can expand the services it provides,
- Parks and Rec. will fulfill the goals and objectives of the Park Plan and Question 18,
- Residents will have expanded recreational opportunities and,
- Construction and maintenance costs will be reduced because two different entities are sharing facilities and services. The two entities have agreed to a MOU and within three months of both parties executing the MOU, they will enter into a formal agreement concerning the construction, use and operation of the joint use facility. (See Exhibit L).

Parks and Rec. has received some general comments and concerns from the public about the project funding, especially during the current economic realities confronting the City. All of the funding for the Parks and Rec. portion of the project will come from Question 18 funds. By passing Question 18, the voters agreed to the expansion of park and recreational facilities, and Parks and Rec. is fulfilling its obligation to achieve this mandate. For Parks and Rec., this is an ideal opportunity to construct the much discussed and much needed indoor recreational facility. BGCWN will convey Parcel B to the City in fee simple at no cost. Additionally, with the slowing economic market, construction costs are lower, and Parks and Rec. will save money on the building's construction and other site improvements. Also, Parks and Rec. and BGCWN will be able to reduce operational costs by sharing facilities and services.

With the overall goals of both parties as a blueprint for the development of the joint use facility, Parks and Rec. will construct a two story building on Parcel B, and the building will be available for use by BGCWN and Parks and Rec. visitors. Multi-purpose fields will be located on Parcel D and be available for both entities. BGCWN received a grant to improve the multi-purpose fields and for the foreseeable future, BGCWN will own the parcel and then dedicate Parcel to D to the Parks and Rec. after the completion of the improvements.

Originally, BGCWN and Parks and Rec.'s buildings were connected, i.e., shared a common wall. This, however, created building code issues, and after much discussion and consideration, BGCWN and Parks and Rec. decided to separate the two buildings. Each building will be located on its own parcel. BGCWN'S parcel (Parcel A) includes the building's footprint, expansion area, three and a half basketball courts and two tennis courts. Parks and Rec. will own Parcel B and eventually D. The Parks and Rec. building, basketball courts, splash pad and parking lots will be located on Parcel B, and the multi-purpose sports fields will be located on Parcel D.

The only anticipated improvement to cross a parcel line is the sidewalk on the south side of the BCGWN building, where the property line is located in the center of the sidewalk. Since BCGWN and Parks and Rec. are entering into a joint use agreement, maintenance and access for this sidewalk, as well as the parking and drive aisles, will be determined and provided for in the final agreement(s).

Parks and Rec. and BGCWN will develop a common landscape plan for the entire site but they will be responsible for landscaping their respective portions of the project site. A common landscape plan provides for unity and consistency among the parcels and an overall aesthetically pleasing environment. The area along Northridge Drive will be landscaped, and the landscaping will tie in with the existing landscape along Northridge Drive. Parks and Rec. wants to continue the landscaping theme established west of the property. To identify the main entrance from Northridge Drive and have a strong visual entrance, the main entrances will be landscaped with trees and shrubs. Landscape islands are provided in the parking area. Total landscape area provided for Parcels A and B is 144,527 square feet. Parcel D is limited to multi-purpose fields, and landscape calculations are not included. The site has two dumpsters, located son the south side of the Parks and Rec. building and north of the BGCWN building. The dumpster will be screened on three sides with concrete masonry unit ("CMU") walls and have a vinyl slat gate on the fourth side.

Overall site layout was important in designing the project. The architects wanted to ensure the orientation of the site maximized solar exposure based on the needs and season. The splash pad is intentionally located in an area that will receive direct sunlight during a majority of the day. Horizontal shading devices are incorporated into the building design and will shade the south façade during the summer and provide more daylight during the winter months. Vertical fins are being placed on the west side of the building to reduce the impact of the low direct evening sun. For the overall site, trees are being incorporated at the south façade to shade parking areas during the summer months.

Parks and Rec. has two alternate layouts for the building. Depending on construction bids, Parks and Rec. will construct either a 35,000 square foot (approximately) building or a 41,000 square foot (approximately) building. Regardless of the scenario, within the Parks and Rec. building, Parks and Rec. will provide basketball courts, aerobics/fitness studios, weight room, locker rooms, indoor walking/jogging track, and possibly a climbing wall. The building will be two stories. The walking and jogging track will be located on the second floor and will be designed to interact with all interior spaces. If the construction bids are low enough and funding is available, Parks and Rec. will also include an auxiliary gymnasium, and a splash pad along with associated areas within the building (ticket office changing room, restroom facilities and mechanical room.) The Health Department stated during the MPR process all users must shower before utilizing the splash pad. Parks and Rec. will have locker rooms with showers inside the building, which addresses this issue. If funding is not available, the gymnasium and splash pad and ancillary facilities will be constructed at a later date.

Additionally, Parks and Rec. is reserving space for a future gymnasium. The reserved area is sixty-five feet by eighty-five feet. The site plan included in the submittal packets includes the building footprint and design for the entire project (auxiliary gymnasium plus future expansion gymnasium). The splash pad and shade structure are also shown and will be constructed with the building if funds are available. Parks and Rec. and BGCWN are showing all potential improvements to the project area because the SUP is site plan specific. The future gymnasium will be constructed when demand and funds warrant. BGCWN'S building expansions will also be constructed when funding and demand warrant.

Parcel D is reserved for multi-purpose fields. In the original SUP, BGCWN identified tennis courts, basketball courts and ball fields on the property. The multi-purpose fields will be all purpose fields designed for a myriad of purposes, soccer, football, baseball, and general recreation (Frisbee, kickball, etc.). The only improvements contemplated are grading and the installation of turf, trees along the property boundary, and an irrigation system. The sports fields will not be lighted, so no events will occur after dark. Large tournaments should not be held at these fields because the City uses the Edmonds Sports Complex and Governor's Field for large sporting events. Practice sessions, however, will be held on the fields. Parks and Rec. will occasionally sponsor special events, such as dog Frisbee contests, that will result in higher than normal weekend attendance. These special events, however, will be infrequent.

The tennis and basketball courts will be constructed on Parcel A. There will be two tennis courts and three full court basketball courts and one half-court basketball court. None of the courts will be lighted.

BGCWN and Parks and Rec. have overlapping hours of operation, but primary hours of operation are different. BGCWN operates Monday through Friday from 8:00 a.m. to 6:00 p.m. Parks and Rec. operates seven days a week. Monday through Friday, Parks and Rec. anticipates the hours of operation to be from 5:00 a.m. to 9:00 p.m. and Saturday and Sunday from 8:00 a.m. to 7:00 p.m. Parks and Rec. assumes peak hours of use to be on weekends and 5:00 p.m. to 8:00 p.m. during the week. Weekend use, however, diminishes during the summer. BGCWN has peak hours of use from 3:00 p.m. to 6:00 p.m. on weekdays.

The improvements to Parcels A, B and D will occur in three phases. BGCWN will start construction on the first section of parking and drive aisles as soon as possible, which is tentatively scheduled for March 2009. Phase II will consist of constructing the Parks and Rec. building, splash pad (depending on funding), and second phase of parking, and BGCWN installing the turf, trees, and irrigation for the multi-purpose fields and installing the tennis courts and basketball courts. Parks and Rec. anticipates starting construction within one year of the SUP being approved and completing Phase II within two years. Phase III is dedicated to the future expansion areas. At this time, Parks and Rec. and BGCWN have conceptual ideas for the expansion areas. Parks and Rec. anticipates constructing an additional gymnasium, and BGCWN will expand its existing building. (See Exhibit D). The timing of the construction of the expansion areas depends on funding and need.

Landscaping needs to be installed, and Parks and Rec. and BGCWN do intend on installing the landscaping, but they want to wait on the installation of the landscaping until construction is completed. Essentially, the parking lot, drive aisles and Parks and Rec. building construction will occur in a seamless manner. BGCWN will start with the parking lot for its building and then Parks and Rec. will continue with the drive aisles, parking and building for its parcel. Parks and Rec. and BGCWN intend on bidding the entire project, but obtain two separate permits: the first for the BGCWN parking area and drive aisles and the second for the Parks and Rec. building, remaining parking and drive aisles and tennis and basketball courts. Since construction will be ongoing, Parks and Rec. and BGCWN want to wait on installing the landscaping along Northridge Drive until the end of the project. This will ensure: 1) landscaping is not destroyed while construction is ongoing, 2) Parks and Rec. can bid the landscaping as one job, 3) the standard one-year warranty covers the entire project, and 4) continuity of installation is achieved. BGCWN wants to obtain its certificate of occupancy as soon as possible and will request the City grant the CO after the requisite parking areas are installed. If the City allows the CO to be issued, BGCWN and Parks and Rec. will work with the City to ensure all required landscaping is ultimately installed.

Currently, there is a wooden fence along the western boundary of the entire parcel. Per the original SUP, BGCWN is required to build a six foot masonry wall along the western boundary to buffer residential uses from the BGCWN facility. Since there is an existing wood fence along the property line, BGCWN and Parks and Rec. would like to utilize the fence as a buffer instead of the masonry wall. Landscaping will be added to this area (trees and shrubs). The fence, plus the proposed landscaping, should provide the appropriate level of screening. If BGCWN and Parks and Rec. constructed a wall, there would be a gap between the fence and wall, which would collect trash and debris and invite trespassers to loiter between the wall and fence. Fencing will be installed on the perimeter of Parcel D because it is being utilized for recreation. In all likelihood, the entire south property line for Parcel B will be fenced because of the adjacent MFA parcel (Parcel C). Parks and Rec. has not made a final decision as to the type of fencing to be installed. Additionally, the tennis and basketball courts will be fenced. The turf picnic area, including a small gazebo or shade structure, on Parcel B will also have a fence around it.

BGCWN and Parks and Rec. will provide dark sky compliant exterior lighting in the parking lots and around the building. The lighting will comply with the City Code and not be adjacent to the western property boundary. (See Exhibit H)

Parking is provided on-site (no on-street parking will be permitted due to existing bike lanes), and 173 spaces will be constructed. Forty spaces will be constructed in Phase I, and the remaining 133 will be constructed in Phase II. The Carson City Development Code for parking standards does not have a land use category similar to the proposed joint use facility. As a result, BGCWN, Parks and Rec. and the design consultant team consulted the 3rd Edition of the Institute of Transportation Engineers Parking Generation Manual ("Parking Manual") for the MPR. The closest land use category is "Recreational Community Center" (Land Use 495). For such a use, the average peak parking demand is 3 spaces per 1,000 sq. ft. GFA. (See Exhibit N) This parking space requirement includes employees and visitors. Based on this standard, 161 spaces would be required.

During the MPR process, Parks and Rec. and BGCWN showed only 96 spaces on the conceptual site plan. Parks and Rec. and BGCWN wanted to install the minimum amount of parking needed for the initial phase of development and believed this would be sufficient for the immediate future. They planned on reserving space for additional parking if the 96 spaces proved to be inadequate. City staff asked the architect to perform a parking demand analysis based on other similar projects, as City staff doubted 96 spaces would be sufficient. The architect determined 96 spaces would not be sufficient for a joint use facility of this size and scope. (See Exhibit N) In light of this analysis, Parks and Rec. and BGCWN agreed to install all the required parking in Phases I and II. The project site, therefore, will have 173 spaces, which is more than adequate for this project. A minimum of 10 parking spaces will be handicap accessible. The parking calculations are based on a demand of three spaces per 1,000 square feet of building. Parks and Rec.'s calculations include the existing BGCWN building and the Parks and Rec. building, including the auxiliary gymnasium.

Parking demand may be less than anticipated because it is difficult to determine true demand with joint uses. First and foremost, BGCWN and Parks and Rec. have different peak hour demand times, with very little overlap. BGCWN experiences peak hours on weekdays between 3:00 p.m. and 6:00 p.m., while Parks and Rec. experiences peak hour demand weekdays between 5:00 p.m. and 8:00 p.m. and on weekends. (Weekend use tends to diminish during summer months.) With different peak hour demands, the required parking demands are lowered. Second, both organizations historically have seen some users travel from the neighboring communities to use their respective facilities. Since there are residential uses nearby, BGCWN and Parks and Rec. anticipate some users will bike or walk to the site, thus reducing parking demand. Bike rack locations are provided for on site, and there will be three to five bike racks on site. Lastly, parents utilizing the BGCWN do not normally remain on-site. BGCWN and Parks and Rec. will have a permanent loading and unloading area located on the north side of its building for parents to drop off and pick up their children. Since the buses drop off the children to the site and the parents pick up the children, BGCWN will utilize the same area for bus drop off and parent pick up. Conflicts between these two groups should be minimal. Parents, during the summer, normally drop off their children and then return to pick them up. During the school year, most children arrive at the facility by school bus and are picked up by their parents via automobile or walk home. BGCWN has an agreement with all City schools to drop off children during the school year at its facilities. The same arrangement will be continued at the new facility.

BGCWN and Parks and Rec. will each have employees to staff their respective buildings. BGCWN will employ approximately 20 employees during the summer (peak season), and Parks and Rec. anticipates having 7 full time and 9 part time employees on site year round. Additionally, Parks and Rec. will utilize program instructors at various times. The number of instructors will vary depending on season and programs being offered.

Access is via two entrances off of Northridge Drive and one entrance from Russell Way. These are full movement access points and open to all vehicular traffic. A sidewalk and bike lane currently exists along Russell Way and Northridge Drive. A JAC bus stop is located in front of the project site on Russell Way and at the corner of Russell and Northridge. Visitors to the facilities, therefore, do have transportation alternatives, and motor vehicles are not the sole option. Fire Department and City maintenance access is provided along the west side of the project site. The gated portion of the drive will be gravel. Access to the west side of the project is for emergency purposes and installing an emergency access gate near the tennis courts and the rear parking area will permit emergency vehicles to access the site but keep vehicles for the general public from driving along the western boundary. Traffic will be directed toward the east and south sides of the property.

There are two bus drop off areas located onsite. BGCWN has its own drop off site located on the northwest side of the building, and Parks and Rec. has a drop off site on the east side of its building near the front of the building. Buses for the BGCWN building will enter from the northwest access from Northridge Drive and buses for the Parks and Rec. building will enter and leave the site from Russell Way.

During the MPR staff review, City staff raised concerns about the potential conflict between the buses and pedestrians walking from the parking areas. City staff is especially sensitive to this issue because the City schools are experiencing this issue and recently, Mark Twain elementary had to install additional parking and reconfigure the bus drop-off area. BGCWN and Parks and Rec. are committed to a safe environment for pedestrians, while making sure vehicular flow is maintained. BGCWN, Parks and Rec. and the design consultant team believe the type of conflict experienced by the schools will be minimal for this site for the following reasons:

- BGCWN'S operation is different than a school. Many of the children arrive via bus and leave via parent pick up.
- Unlike schools, Parks and Rec. users visit the site at various times of the day. With schools, everyone arrives and leaves at a designated time, creating congestion.
- The entire site has more than adequate parking for visitors and parents dropping off children and parking is located close to the front doors of both facilities. Mark Twain did not have enough parking, which caused a significant portion on the problem.
- There will be very little traffic through the bus drop off lane located in front of the BGCWN and Parks and Rec.'s buildings. This is not a primary vehicle route through the site, and traffic should be limited to buses.

In addition to vehicular access, there is pedestrian and bicycle access to the site. In addition to approving the Master Plan and Park Plan, the City also approved the Unified Pathways Master Plan ("UPMP") in April of 2006, which addresses the City's non-motorized transportation needs. The City wants a continuous transportation system providing non-motorized mobility for the residents. With this project involving Parks and Rec., pedestrian and bike mobility is of extreme importance. One of the objectives of the UPMP is to have new development incorporate appropriate pathways into a project. Parks and Rec. and BGCWN believe this project is no exception.

BGCWN and Parks and Rec. have designed the site to either maintain or enhance current pathways. Along Northridge Drive, a sidewalk five feet in width will be installed. This sidewalk will connect to the existing sidewalk west of the site in Fullstone Park and connect to the existing sidewalk on Russell Way. A sidewalk already exists on Northridge Drive east of the intersection with Russell Way. A seamless sidewalk, therefore, will be provided. (Goals 1 and 2 of UPMP). The new sidewalk will be

located adjacent to the landscape area, making the sidewalk more aesthetically pleasing as envisioned in goal number 3 of the UPMP.

The pedestrian connection is maintained onto the site as well. The exterior sidewalks connect to pedestrian sidewalks on-site. The connections through the parking areas are raised and clearly marked and identified, minimizing conflicts between vehicles and pedestrians. Access to the site complies with ADA requirements.

Bike lanes already exist on Northridge Drive and Russell Way. They are striped and clearly identified. Parks and Rec. and BGCWN'S project will not affect these current facilities. Bicycle access is being maintained, and Parks and Rec. and BGCWN are encouraging people to bike to the facilities by providing bike racks near the entrance of the BCGWN and Parks and Rec. buildings.

During the parcel map review, a question arose over legal access from Northridge Drive. There was a question regarding a strip of land between the BGCWN'S property and the right-of-way for Northridge Drive. This area is first referenced on parcel map file number 53686, which shows a 80 foot wide Access, Drainage and Public Utilities Easement granted to Steinheimer. This easement shows up on successive parcel maps, so there is legal access from Northridge Drive to BGCWN'S parcel.

For the operations of both facilities, BGCWN is a private not for profit corporation and will not rely upon the City for funding. Funding for the project is through private donations, grants and assistance from the United Way. The Parks and Rec. facility will be operated on a user fee basis. Parks and Rec. anticipates charging fees based on daily admission, three month passes, annual passes, corporate/group rates and rentals. Other revenue generators may include childcare services for users, vending, and special event fees.

Parcel C will be sold to a third party purchaser. Parcel C has a Master Plan designation of High Density Residential ("HDR") and is currently zoned SF6. To prepare the parcel for sale, BGCWN will request the City rezone the parcel to Multi-Family Apartment ("MFA"). BGCWN will not develop or improve the parcel, and the potential uses for Parcel C are those uses listed as permitted in the Carson City Development Code in a MFA zoning district. Access, parking, etc. will all be provided on Parcel C, and BGCWN and Parks and Rec. do not anticipate having any shared uses.

FINDINGS FOR A MASTER PLAN AMENDMENT

For Parcels A, B and D, BGCWN is asking the City to amend its Master Plan from HDR to Public/Quasi Public. The requested amendments are in compliance with the goals and policies of the Master Plan and the Park Plan, and the City can make all of the required findings.

Is the requested amendment compatible with the goals and policies of the Master Plan?

The requested amendment from HDR to Public is compatible with the Master Plan and the Park Plan and furthers goals and policies of both documents. Since at least 1996 when the voters approved Question 18 funding, the citizens of Carson City have identified additional indoor recreational facilities as a major priority for the City and Parks and Rec. The need for this type of facility was confirmed in April 2006 when the City approved both the updated Master Plan and Parks Plan.

In Chapter 6.7 of the Park Plan, existing indoor active recreational facilities are evaluated and recommendations are made for expansion of these types of facilities. This category of Park and Recreational Facilities scored the lowest satisfaction rating in the public survey conducted as part of the

Park Plan. The City currently has only one gymnasium at the Community Center and utilizes two middle school gymnasiums. All three facilities are utilized to the maximum extent possible for volleyball and basketball. Parks and Rec. would like to expand the league opportunities for both sports but cannot do so without constructing another facility.

In addition to volleyball and basketball, the citizens of the City want other indoor recreational activities, e.g., aerobics, weight lifting, yoga, pilates, etc. The City has one small weight lifting facility at the Aquatic Center and one room at the Community Center for exercise and aerobic classes. Current facilities are not adequate to meet current demand, let alone future demand.

The Park Plan identified the need for a Comprehensive Recreation Center, which the Master Plan reiterated. Goals 4.1(a) and 4.1(b) of the Master Plan state that the City needs to meet demand, expand existing recreation facilities and ensure these facilities are equitably distributed. Both Plans encouraged the City, i.e., Parks and Rec. to explore opportunities to construct and/or operate shared facilities with area partners, such as the School District. (Park Plan 6.8.1 (Implementation Strategies) and Master Plan 4.1(b)). The City acknowledged the construction and maintenance of park facilities is costly, and Question 18 funding is limited. "The reality is that cost increases related to inflation have greatly reduced the purchasing power of the Question 18 fund. The remaining projects have been scaled back from the original aspirations." (7.1.3 Parks Plan) By sharing resources, recreational opportunities for all the City's citizens can be expanded.

The proposed joint use facility, therefore, meets the goals and policies of the City. Parks and Rec. gains real property in fee simple and the use of an already constructed building without incurring any costs. BGCWN'S building has offices, meeting rooms and activity rooms, which Parks and Rec. would have otherwise needed to construct. In exchange for the use of its building, Parks and Rec. is able to expand the recreational opportunities offered at no additional costs.

Will the proposed amendment provide for compatible land uses?

The proposed recreational facility and multi-purpose fields are compatible with the surrounding land uses. The surrounding properties have the following Master Plan, zoning designations and uses.

TABLE TWO
SURROUNDING LAND USES

Direction	Master Plan	Zoning	Use
North	Open Space	MH6	Vacant[2]
South	HDR	MFA	Assisted Living Center and Apartments
East	MDR	MHP	Hwy 395 and Carson Royale Mobile Home Park
West	MDR	SF6	Single Family Residential

In the vicinity of the project, there are numerous residential areas, and an indoor recreational facility is compatible with residential uses. Normally, residents want parks and recreation programs and facilities close to their homes to provide easy access and use. It is considered a positive selling feature for residential units to be located near parks and schools. With the location of this joint use facility, the

[2] Parks and Rec. intends on utilizing this area as a wetland park with a multiuse path adjacent to the undeveloped area. A bike path is already located on the eastern side of the property, adjacent to Highway 395.

adults and children in the area have easy access to basketball courts, volleyball courts, weight rooms, fitness studios, meeting rooms, etc.

Additionally, since Highway 395 is located on the eastern side of the property, the project serves as a buffer between a major thoroughfare and residential uses. The project site is located in close proximity to existing parks and paths. Fulstone Park is located to the west of the project and Parks and Rec. is planning a wetland park on the north side of Northridge Drive. Bike paths and sidewalks are located along the property boundary (north and east side), so there is a connection between different park and recreational amenities.

Is the requested amendment in response to changing conditions?

Yes. In the Park Plan, the City identified seven (7) potential sites for a recreation facility. Two sites were on Bureau of Land Management ("BLM") owned property, three sites were on existing Parks and Rec. property, one site was on the WNC campus, and the last site was on private property, Lompa Ranch. As the City was finalizing the Park Plan and Master Plan, Parks and Rec. was in the process of securing funding to construct the recreation center on the WNC campus, and it appeared the project would move forward. The Master Plan and Park Plan reflected the conditions as they existed at that time. BGCWN and Parks and Rec. had previously discussed a partnership, but by the time the City adopted the Master Plan and Park Plan, these discussions had ended.

Unfortunately, the WNC site did not come to fruition due to lack of funding from the State Legislature, and Parks and Rec. had to look for a different site. Parks and Rec. wanted to limit the cost of acquiring real property, locate the facility close to a residential area, and construct the facility as soon as possible. With any development, securing real property is one of the most difficult aspects of a project. The timing, location and price have to be compatible.

The City was obviously aware of the difficulties in acquiring property for parks and recreation, and the costs associated with maintaining multiple facilities. For this reason, the Master Plan encourages the community and Parks and Rec. to seek partners in recreation facilities and services, and this goal tacitly acknowledges such partnerships will be a fluid process and will evolve over time. While Parks and Rec. and BGCWN discussed a partnership prior to the Park Plan and Master Plan being approved, it was not considered viable at the time of passage. After the original WNC site became not feasible, BGCWN and Parks and Rec. decided the timing was right to begin discussing a joint use facility again.

In most circumstances, such agreements cannot be planned. This type of agreement depends on a myriad of factors, including but not limited to, funding availability for both parties, current and future needs, available land, and community willingness to engage in such an endeavor. All of these conditions are present today. Both BGCWN and Parks and Rec. are encountering restricted budgets due to economic forces, BGCWN and Parks and Rec. have constituent demands that outpace available services, BGCWN has extra land for development while Parks and Rec. needs land for development, and the proposed uses for each building/facility complement each other. It is rare to have all of the major factors in constructing a joint use facility be compatible at the same time.

Will the requested amendment further the City's desired pattern of growth?

Yes. Theme two in the Master Plan states, "As it continues to grow, the City seeks to create more equitable (not necessarily equal) recreational resources for each of its neighborhoods, recognizing that the types of resources available in each area will vary based on the specific needs and wants of the community." The location of the joint use facility satisfies this theme, and provides a much needed indoor recreational facility to the surrounding neighborhood, as well as the entire community. Currently,

the City's only indoor gymnasium is at the Community Center, and the City shares the middle school gymnasiums. By locating the facility on this site, the City ensures the facility is located near residential communities and in the center of the City. Within a couple mile radius, there is a large single family residential subdivision, an apartment complex, and a mobile home park. Also, the indoor recreational facility ties in with other open space and park amenities. The property north of Northridge Drive is open space with a bike path, Fullstone Park is located to the west and bike lanes are located on Northridge Drive and Russell Way.

The City is seeking compact growth, with City services located in close proximity to the developed areas. The joint use facility location accomplishes this goal. In the Park Plan, the City identified seven possible locations for additional recreation centers. While the subject site is not one of the locations identified (see above reasons), it is in close proximity to two of the identified sites, Lompa Ranch and Mills Park and therefore, fulfills the City's goals in locating an indoor recreational facility in an underserved area of the City and near residential uses.

Finally, the City is able to locate the project on developed land within an urbanized area. The City does not need to encroach into undeveloped areas or areas designated open space. The City is able to preserve its open space and sensitive environmental areas.

FINDINGS FOR A ZONING MAP AMENDMENT

In order for the City to approve the zoning map amendment request, it must make certain findings. BGCWN and Parks and Rec. believe all the necessary findings can be made.

What is the current and historical zoning (last five years) of the surrounding properties?

Current zoning of the surrounding properties are listed in Table Three. To the best of BGCWN and Parks and Rec.'s knowledge, the current zoning has been in effect for at least the last five years.

How will the zoning map amendments affect the surrounding property owners?

The zoning map amendments will not affect the surrounding property owners. For Parcel C, the zoning map amendment is consistent with the adopted Master Plan Land Use designation of HDR. Properties surrounding Parcel C are zoned and used as follows:

TABLE THREE
PARCEL C SURROUNDING USES
PARCEL C

Direction	Zoning	Use
North	PR[3]/MH6	Boys and Girls Club
South	MFA	Apartments and Assisted Living Facility (proposed)
East	MHP and RC	Highway 395 and Carson Royale Mobile Home Park
West	PR[4]/SF6	Boys and Girls Club, single family residential

[3] If Parcels A and B rezoned.
[4] If Parcel D is rezoned

A MFA zoning designation and the uses allowed in such a district are compatible with the surrounding uses. The area is a mixture of residential (medium and high density), public and commercial uses (commercial operations are located on the south side of Long Street). MFA uses are appropriate in this area. A residential use will be maintained, which is compatible with the apartments to the south and the single family residential to the west. The City planned for such a use since the Master Plan identifies this parcel as HDR. The property provides a buffer between the medium density residential to the west and Highway 395 to the east. Since there are apartments to the south and the Parks and City Rec. Center will ultimately be located to the north, the MFA zoning is appropriate between these two higher intensity uses.

The City will need to determine the ultimate density of the project located in this MFA district. The permitted density in a MFA district is broad. The City will be able to evaluate the proper density when the purchaser of the property is ready to develop the project. Regardless of the use, the project will, in all likelihood, need either tentative map approval or a SUP. During those review processes, the City can determine what density is most appropriate and compatible with the single family residential, Highway 395 and the apartments.

For Parcels A, B, and D, the surrounding zoning and uses are:

TABLE FOUR
SURROUNDING ZONING AND USES
PARCELS A, B, AND D

Direction	Zoning	Use
North	MH6	Vacant
South	MFA	Apartments and Assisted Living Center
East	MHP/RC	Highway 395 and Carson Royal Mobile Home Park
West	SF6	Single Family Residential

Zoning Parcels A, B and D to PR provides for compatible uses and zoning. The purpose of the PR zoning district is to provide for regional facilities throughout the City. The location of the joint use recreational facility fulfills this goal. Park facilities are normally placed close to residential uses to make them convenient for the residents of the community. With the surrounding residential uses, this project is located in an appropriate location because it will be convenient and accessible for use. The City's Master Plan has a stated goal of distributing facilities in all four major quadrants of the City. (Goal 4.2(a)). This is the first indoor recreational facility to be developed for the City, and in the future, Parks and Rec. hopes to construct more indoor recreational facilities in the other quadrants.

The City has already determined the BGCWN is an appropriate use in this area via the previously approved SUP. BGCWN wants to rezone the property to have compatible zoning districts with the Parks and Rec. facility. Since it is a joint use facility, it is more appropriate to have all three parcels have the same Master Plan and zoning map designations. Additionally, the tentative parcel maps lines may need to be adjusted during the final parcel map process, and if zoning districts were different, the result may be split zoning on certain parcels. With the three parcels being zoned the same, BCGWN and Parks and Rec. have certain flexibility to adjust parcel lines, if needed, to accommodate setbacks and building footprints.

BGCWN and Parks and Rec. are cognizant of the existing single family residential uses located to the west of the site and will mitigate impacts to the adjacent property owners. There is an existing wood fence along the joint property line. The SUP for the BGCWN, approved in 2003, identified buffering standards for the western property boundary, and BGCWN and Parks and Rec. will maintain the described buffer. All structures will be a minimum of 50 feet from the adjacent residential property lines and active outdoor recreation uses such as sports fields, courts and play equipment will be setback a minimum of 25 feet from adjacent residential properties. Additionally, the original SUP identified a six-foot decorative masonry wall to be installed along the western boundary as screening. BGCWN and Parks and Rec. believe the existing fence with appropriate landscaping should be sufficient for screening the uses and would like to limit the screening requirement to either the existing wooden fence or replacing the wooden fence, if needed and installing some landscaping.

To further mitigate impacts, the proposed tennis courts, outdoor basketball courts, multi-purpose fields, and splash pad are for daytime use only and will not be lighted. The multi-purpose fields are not regulation size for soccer or baseball, so more high volume uses such as tournaments and league play will not occur at this location. Practice sessions may occur, but the City normally uses the Edmonds Sports Complex and Governor's Field for large tournaments. Parks and Rec. may have some special events such as dog Frisbee contests, but these special events will be infrequent. With only two tennis courts and three full court outdoor basketball courts and one-half court basketball court, the use should be limited to general recreation and not tournament or league play.

How do the zoning map amendments support or further the policies and goals of the Master Plan?

Rezoning Parcel C to MFA supports and furthers the policies and goals of the Master Plan. The Master Plan identifies this parcel as HDR, and MFA is an appropriate zoning district for HDR. At this time, BGCWN does not have an intended use for the parcel and is seeking a third party buyer to purchase the parcel and develop it. Uses for the parcel, therefore, will be any use permitted in a MFA zoning district. The Master Plan also identifies MHP and MFD as appropriate zoning districts as well, but BGCWN does not believe either of these districts is appropriate for this area.

The surrounding properties are developed with apartments, assisted living centers, single family residential and public recreation. A mobile home park would not be compatible with these uses. The lower density MFD would not be appropriate either. The surrounding uses have higher density/intensity uses, and Highway 395 is in close proximity to the parcel. A more intense zoning district is appropriate. MFA provides a buffer between uses (Highway 395/PR and SF6) by enabling the parcel to serve as a transition from Highway 395 to the SF6 property.

According to the Master Plan, the City is seeking a balanced land use pattern, with a compact and efficient pattern of growth and stewardship of natural resources. Parcel C is ideally suited to be developed under the MFA zoning uses and requirements. It is located in a developed/urbanized area with City services, e.g., water, sewer, fire and police protection, etc., readily available. Public roads are able to service the proposed location, and sidewalks and bike lanes already exist. Areas designated open space or for low-density growth are not impacted.

The City is also seeking more high-density residential development, in the appropriate areas, and a MFA zoning will permit higher density residential, if desired, by the ultimate purchaser. High density zoning allows the City to concentrate growth toward the City center and remove the pressure to develop in rural areas of the City. Since the City identified the future land use of this parcel as HDR, it is an appropriate location for higher density residential uses.

For Parcels A, B and D, the zoning will be consistent with the requested Master Plan amendment. As stated under the Master Plan section, the City acknowledges in both its Master Plan and Park Plan that it is favorable for Parks and Rec. to partner with other government and private entities to construct and operate joint use facilities. With the proposed partnership, Parks and Rec. is obtaining real property at no cost and is able to utilize the BGCWN building for meetings and indoor programs. It is a benefit to BGCWN, Parks and Rec. and the City to maximize resources and minimize operational and maintenance costs.

The zoning amendment allows Parks and Rec. to develop the recreational facilities by sharing costs with BGCWN and fulfill the mandate from the voters established in 1996 with their approval of the Question 18 funding and reiterated in the Master Plan and Park Plan approved in 2006. Additionally, it allows Parks and Rec. to locate facilities throughout the community.

What impacts, if any, will occur to uses within the City?

There should not be any impacts to the City. Rezoning Parcel C to MFA is planned for growth by the City, and all infrastructure is available. Parcel C is only 3.5 acres and any development occurring will probably be similar in scope and size to the apartment complex and assisted living facility to the south.

The development of Parcels A, B and D as a joint use indoor recreational facility will actually mitigate impacts to the City because it is providing the long needed and sought after indoor recreational facility. It will expand recreational programs offered to the residents and relieve the overburdened Community Center gymnasium and middle school gymnasiums. All three facilities are considered overburdened and result in late night games, inconsistent schedules and conflicts between users. (6.7.1 Parks Plan). It has even resulted in cancellation of certain leagues. The most recent being the 2004 Winter Adult Volleyball program because no facility was available. The additional facilities will help alleviate the burden on existing facilities.

What impacts will there be to Public Services and Facilities?

Parcel C is currently zoned SF6, which is a residential zoning. If the zoning map amendment is approved, the new zoning will be MFA. Impacts to Public Services and Facilities should be minimal. For the public schools district, the project would impact the following schools:

Elementary	Mark Twain
Middle	Carson City Middle School
High	Carson City High School

Based on current enrollment, Mark Twain has capacity and can accommodate additional students. Carson City School District is in the process of rezoning school zones, and the MFA parcel will be in the Carson City Middle School district. Once the redistricting occurs, the Middle School will be able to accommodate additional students. Carson City High School is at capacity. While the exact density of the project is unknown, any residential project developed on Parcel C should not significantly affect these schools.

Public water and sewer are available and service the developed uses in the area. There is an existing 10 inch water line along Northridge Drive, a 30 inch sanitary sewer line located in Russell Way and a 10 inch sanitary sewer line in Northridge Drive. BGCWN'S building is already connected to public water and sewer. Parks and Rec.'s facilities will connect to the sewer line in Russell Way. Water will connect to the existing line in Russell Way. To ensure public safety, four new fire hydrants will be placed on site and a fire line will be installed along the emergency access route. Adequate fire flows exist and

with the added fire line and hydrants, emergency services are provided for. (See Exhibit J). The existing water and sewer mains should be sufficient to service Parcel C when it is developed. A complete sewer and water analysis and utility plan will be provided at that time.

A traffic study has been prepared for submittal with the application packet. The joint use facility is expected to generate 895 ADT, with 65 trips during a.m. peak hour and 150 during p.m. peak hour. Three intersections were analyzed (Russell Way and Northridge Drive, Lompa Lane and Northridge Drive/Carmine Street and Lompa Lane and U.S. 50), and the existing Level of Service ("LOS") is maintained for all intersections except for the peak hour rating at Russell Way and Northridge Drive. Vehicle delay is increased by four seconds, which reduces the LOS from B to C. The current delay time is 14.5 seconds and an increase of a half second delay actually reduces the LOS from B to C. LOS C is an acceptable standard for the City. One mitigation measure is recommended. At Lompa Lane and Northridge Drive, Lumos recommends the eastbound approach be striped with a left turn lane and a shared thru-right lane. With this change, the existing level of service for p.m. peak hour improves from LOS D to LOS C.

FINDINGS FOR A SPECIAL USE PERMIT

BCGWN already received a SUP for the entire site, but the layout has changed, so the new SUP addresses the development on Parcel B and D and clarifies uses on Parcel A.

Is the proposed use compatible with the goals and policies of the Master Plan?

Yes. See narrative above.

Will the proposed use be detrimental to the use and enjoyment of surrounding properties, have a negative economic impact, does the proposed use preserve the character and integrity of the surrounding neighborhoods and how are potential impacts mitigated?

The addition of a joint use indoor recreational facility will not be detrimental to the use and enjoyment of surrounding property. On the east side, Highway 395 runs along the property boundary, so there will be no effect to the east. To the north, Parks and Rec. is in the process of developing a wetlands park, which will tie in with the indoor facility. Residents can enjoy both outdoor and indoor recreational opportunities within close proximity. To the south, there is an existing apartment complex and an assisted living facility is currently in the process of obtaining a building permit. To the east is a single family residential subdivision. It is very compatible to have parks and recreational opportunities near residential areas.

From a planning perspective, the location of the project meets the general planning objectives for facilities such as this. Generally, a recreational facility should be located on a major thoroughfare, and connected to the community via sidewalks and bike lanes. The economic impact on the surrounding neighborhoods should be positive because people generally look for schools and parks when choosing a residence as they have a positive impact on the residents' quality of life.

BGCWN and Parks and Rec. do not want to have a negative impact on surrounding neighborhoods and will work to mitigate impacts to surrounding property owners. The buildings and multi-purpose fields will be a minimum of 50 feet and 25 feet, respectively, from the joint property line. Since the multi-purpose fields will not be lighted, hours of operation for the multi-purpose fields will be limited to daylight hours. The splash pad is located away from the property line and its use will be limited to daylight hours. A comprehensive landscape plan will be prepared and landscaping will be incorporated throughout to make the site aesthetically pleasing. Parking will be on-site and no off site

parking will be permitted. The bike lanes and sidewalks will be maintained and pedestrian access will be maintained around the site.

The size of the buildings are compatible with the existing uses. Maximum height for both buildings (39 feet) does not exceed the maximum height permitted in the MFA zoning district (45 feet), which is adjacent to the site.[5] The Parks and Rec. building is 39 feet from grade, which is consistent with the height in the MFA zoning district. The exterior colors of both buildings are muted and maintain the desert landscape image. Both buildings will be of a similar architectural style and compliment each other.

Will the proposed use have little or no effect on pedestrian and vehicular traffic?

Pedestrian and bike traffic will be maintained. Sidewalks exist on the south side of Northridge Drive and on the east and west side of Russell Way. Parks and Rec. and BCGWN are actually improving pedestrian connectivity by completing the sidewalk along Northridge Drive. The sidewalk will be five feet wide and be straight. Parks and Rec. and BGCWN are also installing a sidewalk on the west side of the property. It will connect to the existing sidewalk west of the site (along Belmont Avenue) and complete the connection between the BGCWN western property line and the intersection of Northridge and Russell Way. Bike lanes exist on both sides of Northridge Drive (north and south) and on both sides of Russell Way (east and west). BCGWN and Parks and Rec. are not seeking to have on-street parking, so bike movement will be maintained as well. Bike racks are provided on-site to encourage people to bike to the joint use facility.

Lumos prepared a traffic study for this project. The traffic study concluded impacts to existing traffic patterns would be minimal. Of the three intersections analyzed, only the p.m. peak hour traffic at Northridge Drive and Russell Way would result in a change in the LOS. The wait time would increase by four seconds, changing the LOS from B to C. This intersection has an existing delay of 14.5 seconds, and a change of only 0.6 seconds delay reduces the LOS to C, so the overall impact on this intersection is minimal.

The intersection of Lompa Lane and Northridge Drive/Carmine Street has an existing p.m. peak hour LOS of D. This project will actually improve this to a LOS of C because the traffic study recommends striping the left turn lane, which will make the traffic flow better.

What impacts will the proposed use have on public services?

Fire and Police Department

There is an existing fire station located 1.7 miles from the project site. Response time will be adequate. Both buildings will have fire sprinklers and have fire rated walls. The sheriff's station is 1.3 miles from the site, so response time should be adequate for the facility. The addition of the facilities does not technically increase use, but redistributes use from other areas of the City. Impacts should be minimal, and to some extent the impacts will be mitigated because the Stewart Street BGCWN facility will be closed.

Schools

There are no impacts on the public schools as this is for a park and recreation facility.

[5] This height is higher than the height shown in the architectural elevations. The mechanical screen wall will extend past the roofline.

Water

A 10 inch water line is located in Northridge Drive. BGCWN is connecting to this line. Parks and Rec. will connect to the existing water line in Russell Way. For both lines, the existing lines can accommodate the additional demand.

Sewer

A 30 inch sewer main is located in Russell Way and a 10 inch sewer line is located in Northridge Drive. BGCWN'S building is constructed and connected to public water and sewer. Parks and Rec. facilities will connect to the existing public sewer mains. Sewer will connect to the 30 inch line, which has sufficient capacity to handle the additional demand. (See Exhibit I)

Public Roads

Access to the site is via two public roads, Northridge Drive and Russell Way, and both are considered local streets/minor collectors. Traffic impacts will be minimal. A traffic study was prepared for the SUP application and three intersections were analyzed: Russell Way and Northridge Drive, Lompa Lane and Northridge Drive/Carmine Street and Lompa Lane and U.S. 50. The joint use facility is expected to generate 895 ADT, with 65 trips during a.m. peak hour and 150 during p.m. peak hour. The existing LOS is maintained for all intersections except for the p.m. peak hour rating at Russell Way and Northridge Drive. Vehicle delay is increased by four seconds, which reduces the LOS from B to C. LOS C is an acceptable standard for the City. One mitigation measure is recommended. At Lompa Lane and Northridge Drive, Lumos recommends the eastbound approach be striped with a left turn lane and a shared thru-right lane. With this change, the existing level of service for p.m. peak hour improves from LOS D to LOS C

Storm Drains

On site detention is not being proposed. Storm water runoff will be directed to the southeast corner of the property to the existing NDOT drainage system. The drainage pipe crossing Russell Way may need to be upsized. If so, Parks and Rec. will show the required upsizing on the improvement plans.

Does the proposed use meet the development standards for the proposed zoning district?

Since the project is located in a PR zoning district, the SUP determines the development/performance standards for the project site. BGCWN and Parks and Rec. are proposing the development standards identified in Table 5.

TABLE FIVE
PROPOSED DEVELOPMENT STANDARDS

PARCEL	LOT SIZE	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	LANDSCAPE AREA	PARKING	BUFFER	BUILDING HEIGHT
A	1.91 acres	50 feet	20 feet	25 feet/50 feet[6]	10 feet[7]	20%[8]	0	25/50 on west side[9]	39 feet
B	8.19 acres	50 feet	20 feet	10 feet/25 feet[10]	50 feet	20%	173 spaces	25/50 on west side	39 feet
D	2.42 acres	50 feet	20 feet	50 feet	25 feet	N/A	N/A	25/50 on west side	N/A

[6] On west side, setback is 50 feet. On east side, it is 25 feet.
[7] For BGCWN, the rear property line is the dashed line on the site plan. The solid line references a landscape area, which is less than 10 feet from the property line.
[8] Since the project is a joint use facility, the twenty percent is the aggregate for Parcels A, B and D. Parcel A will probably not have 20% landscaping but all three parcels jointly will constitute 20% landscaping.
[9] No structures will be within 50 feet of the property line and no multi-purpose fields, play areas, etc. will be within 25 feet of the property line.
[10] On north side, setback is 10 feet and on south side, setback is 25 feet.

Will the proposed use be detrimental to the public health, safety, convenience and welfare?

The proposed use will actually improve the public health, safety, convenience and welfare. The proposed indoor recreational facility, splash pad, and multi-purpose fields will improve the quality of life for the residents of the City by expanding recreational opportunities. Additional recreational opportunities will help children and adults be more physically active and improve overall health. With a nationwide obesity epidemic, children, especially, need to learn healthy habits at an early age. The partnership between BGCWN and Parks and Rec. helps ensure children engage in physical activity on a routine basis, and maintain a healthy lifestyle.

Adults will benefit from the additional recreational facility as physical activity benefits all ages and helps adults emotionally as well as physically. There is a desire within the community to have these types of facilities as demonstrated by the Question 18 funding, goals and policies of the Master Plan, objectives in the Parks Plan and inability of all residents to utilize the Community Center gymnasium as evidenced by the cancellation of the 2004 volleyball season.

Will the proposed use result in material damage to adjacent property owners?

The proposed use will not result in material damage to adjacent property owners. The property is bordered on the north and east side by existing City streets (Northridge and Russell) and immediately to the east is Highway 395. Wetlands exist to the north, across Northridge. The City's Master Plan shows this area as open space, so there is no potential harm to future property owners. The properties to the south have an assisted living center and apartment located on them. The assisted living center bought its property from BGCWN and knew about the plans for the site. It will not be materially impacted by the joint use facility. In addition to the assisted living facility, there is an apartment complex to the south. This use is compatible with the surrounding properties and material damage will not occur.

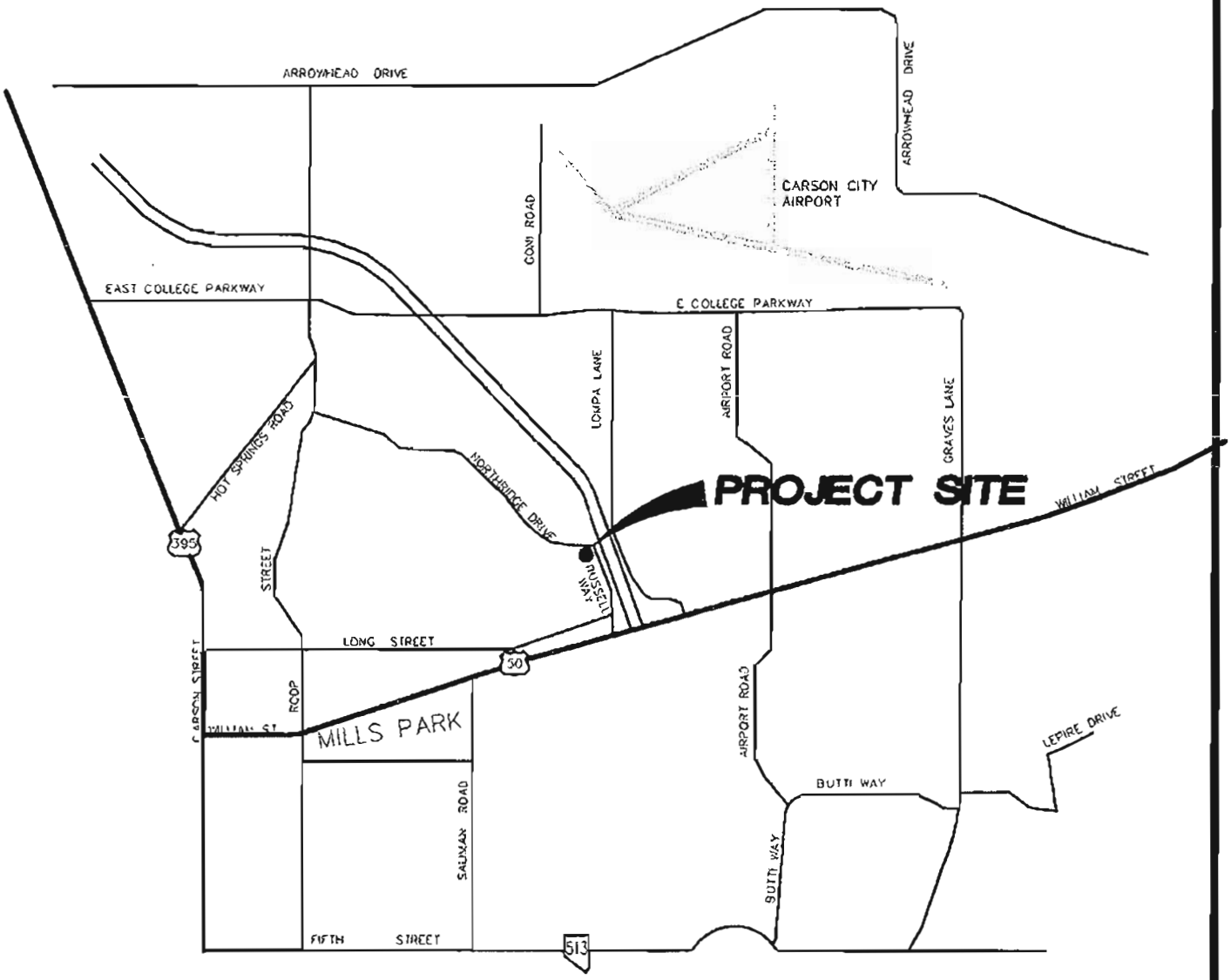
As stated previously, there is an existing residential subdivision to the west of the property. BGCWN and Parks and Rec. are doing everything they can to mitigate impacts to these property owners. They have focused on location of facilities, screening, hours of operation and lighting to make sure the property owners are not impacted.

CONCLUSION

BGCWN and Parks and Rec. are excited about the proposed joint use facility and believe this will be a much needed addition to the recreational opportunities for the City. BGCWN and Parks and Rec. are expending significant effort to make this joint use facility a quality project for the City and will work with the City and its residents to resolve any questions or concerns. For this reason, Parks and Rec. held a community meeting in May 2008 with the surrounding property owners. Six residents attended along with one person from the media. A letter was sent to the City Community Development Department outlining the comments received from these citizens and BGCWN and Parks and Rec.'s response. A copy is attached for reference as Exhibit P. Parks and Rec. will provide the updated site plan to the individuals who attended this meeting, and answer any comments they may have. Parks and Rec. and BGCWN will continue to explain the project and address comments and concerns from the public.

Parks and Rec. is holding its regularly scheduled board meeting on November 4, 2008, and Parks and Rec. is sending notices to the individuals who attended the community meeting. At the board meeting, Parks and Rec. will present the revised plan and answer questions/comments about this plan. Parks and Rec. will provide a summary of the meeting to the City. Any comments received will be addressed and Parks and Rec. will notify City staff of any significant public concerns.

EXHIBIT A
VICINITY MAP



LUMOS & ASSOCIATES

CARSON CITY AND RECREATION CENTER

CARSON CITY RECREATION CENTER
VICINITY MAP

CARSON CITY NEVADA

Date: APRIL 2008
Scale: NOT TO SCALE
Job No: 7330.002
EXHIBIT 1

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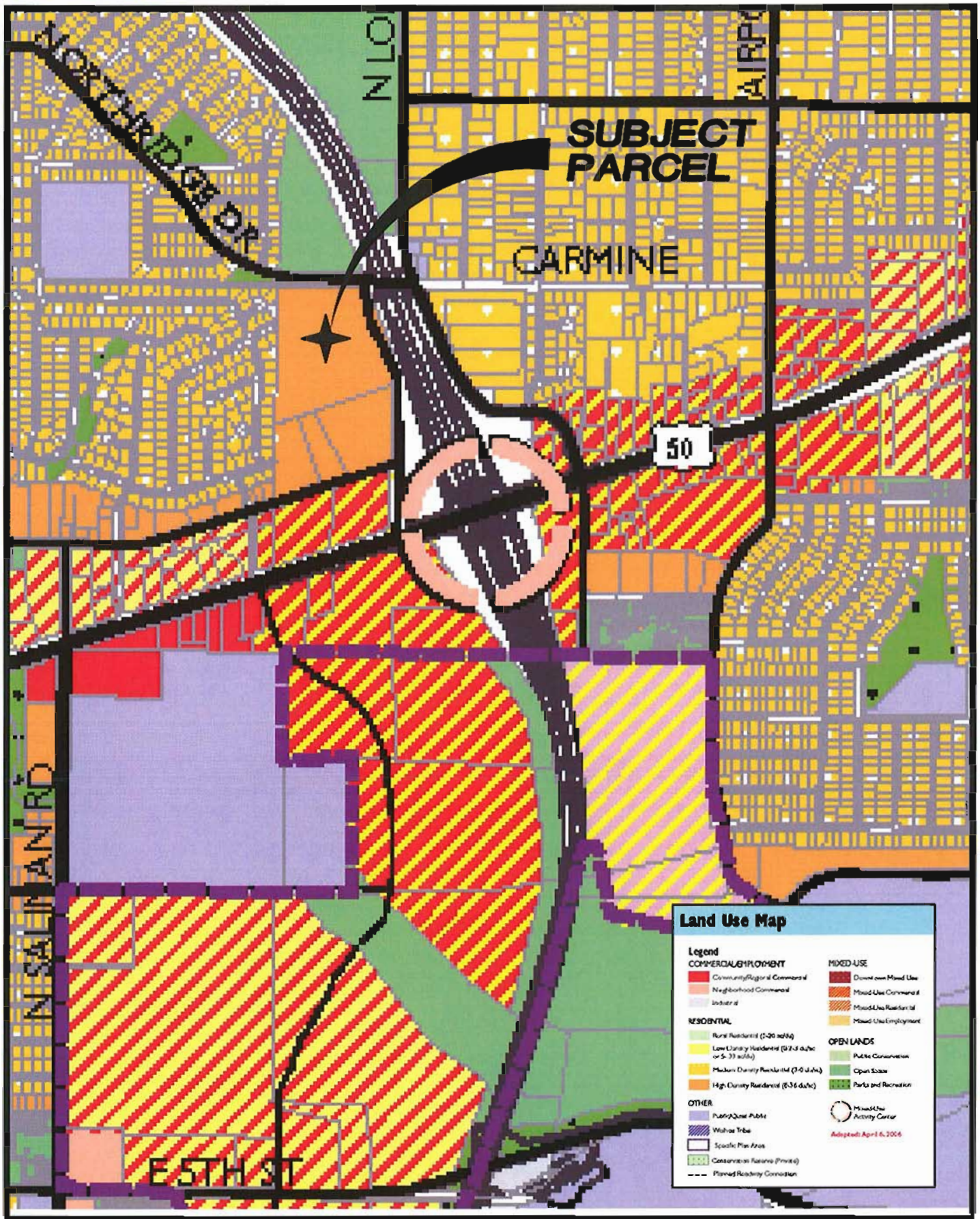
EXHIBIT B
FUTURE LAND USE MAP



LUMOS & ASSOCIATES

CARSON CITY PARKS AND RECREATION

CARSON CITY RECREATIONAL CENTER
LAND USE MAP

CARSON CITY NEVADA

Date:	10/30/08
Scale:	N.T.S.
Job No:	7330.002
EXHIBIT	L1

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EXHIBIT C
PARCEL MAP

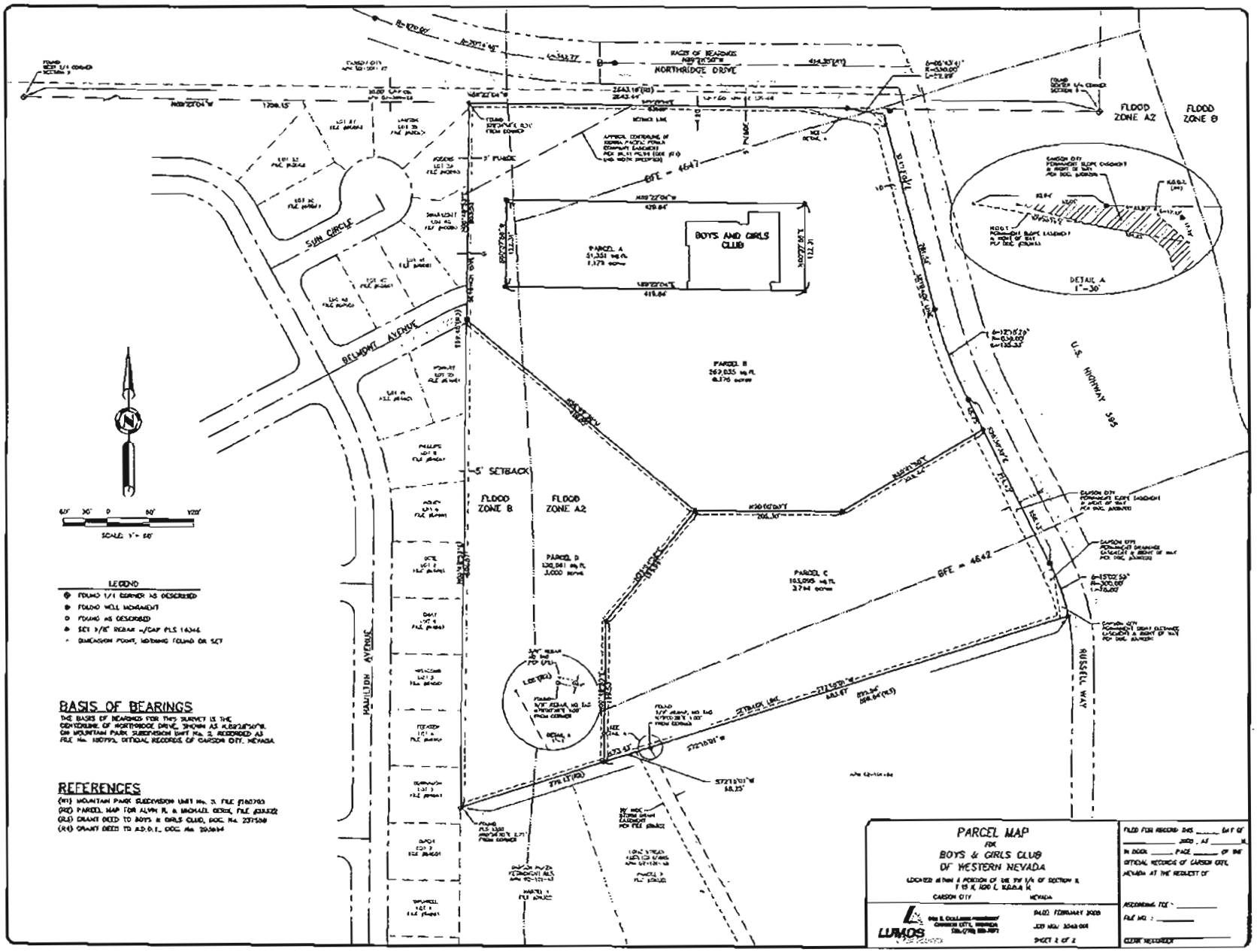

NORTHRIDGE DRIVE
FLOOD ZONE A2
FLOOD ZONE B
BOYS AND GIRLS CLUB
PARCEL A
PARCEL B
PARCEL C
PARCEL D
BFE = 4642
SUN CIRCLE
BELMONT AVENUE
HAMILTON AVENUE
RUSSELL WAY
U.S. HIGHWAY 395
5' SETBACK
DETAIL A
1"=30'
SCALE: 1"= 60'
LEGEND
FOUND 1/4 CORNER AS DESCRIBED
FOUND WELL MONUMENT
FOUND AS DESCRIBED
SET 1/2" REBAR w/CAP PLS 16346
DIMENSION POINT, NOTHING FOUND OR SET
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NORTHRIDGE DRIVE, SHOWN AS N.89°28'50"W. ON MOUNTAIN PARK SUBDIVISION UNIT NO. 3, RECORDED AS FILE NO. 180793, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
REFERENCES
(R1) MOUNTAIN PARK SUBDIVISION UNIT NO. 3, FILE #180793
(R2) PARCEL MAP FOR ALVIN R. & MICHAEL DERIX, FILE #33522
(R3) GRANT DEED TO BOYS & GIRLS CLUB, DOC. NO. 237508
(R4) GRANT DEED TO A.D.O.T., DOC. NO. 205614
PARCEL MAP
FOR
BOYS & GIRLS CLUB
OF WESTERN NEVADA
LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 8, T 15 N, R20 E, M.D.B.&M.
CARSON CITY NEVADA
LUMOS
DATED: FEBRUARY 2008
SHEET 1 OF 1
FILED FOR RECORD THIS _____ DAY OF _____, 2008, AT _____ M.
IN BOOK _____ PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF
RECORDING FEE: _____
FILE NO.: _____
CLERK RECORDER

EXHIBIT D
PHASING PLAN

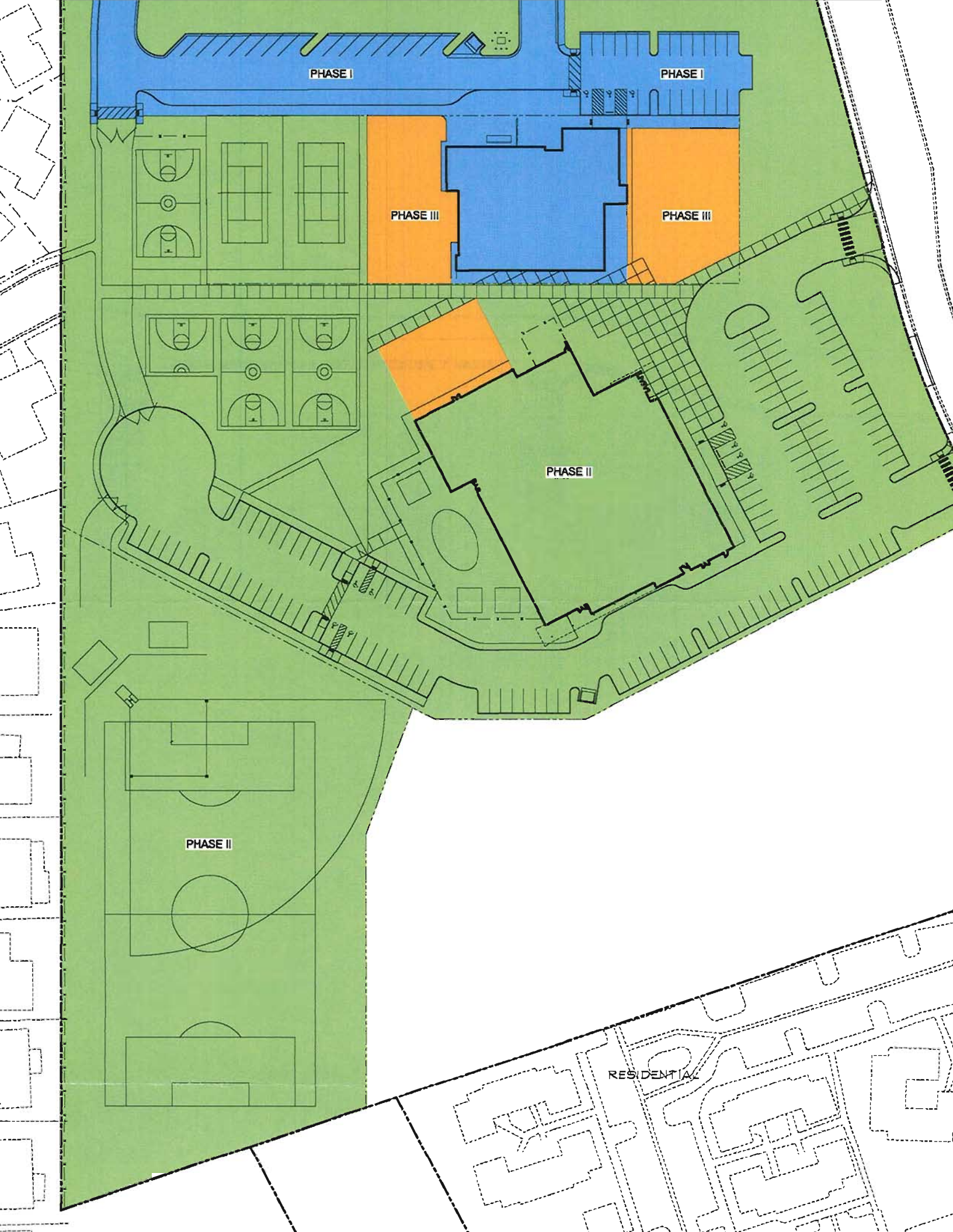
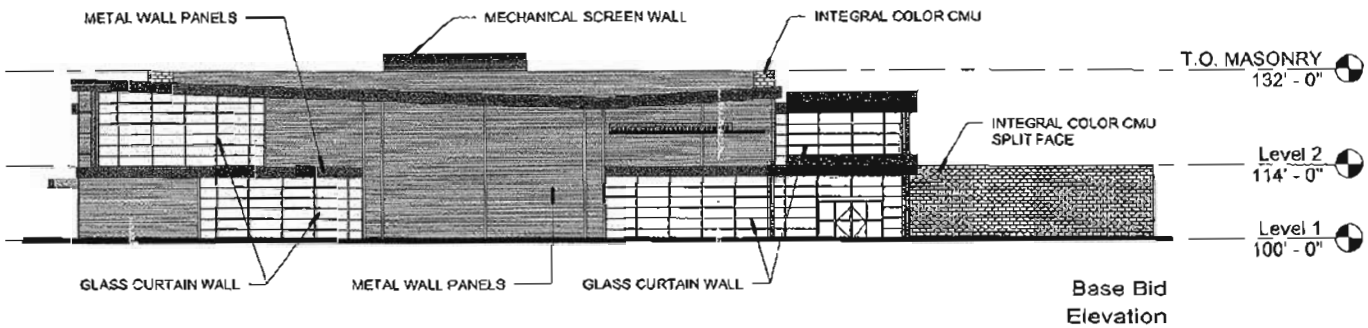
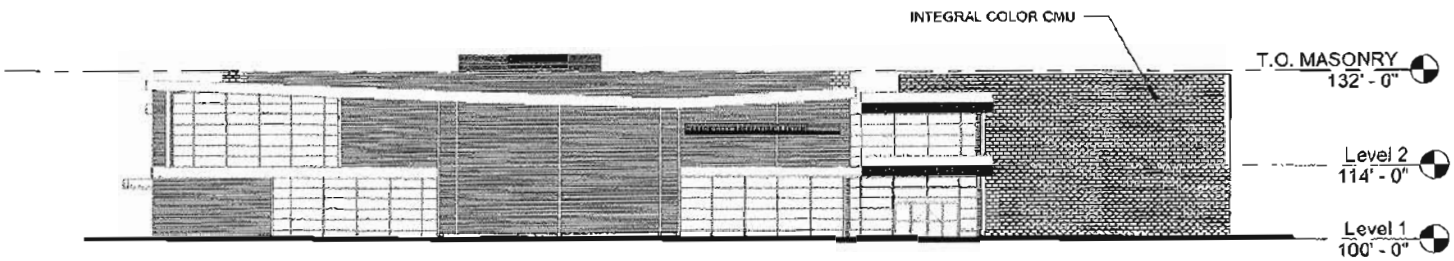

PHASE I
PHASE I
PHASE III
PHASE III
PHASE II
PHASE II
RESIDENTIAL

EXHIBIT E
ARCHITECTURAL ELEVATIONS

East Elevation

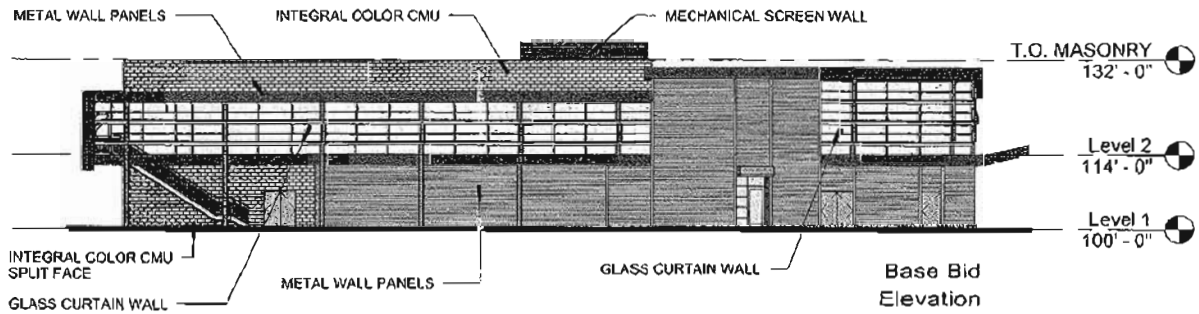


Base Bid
Elevation

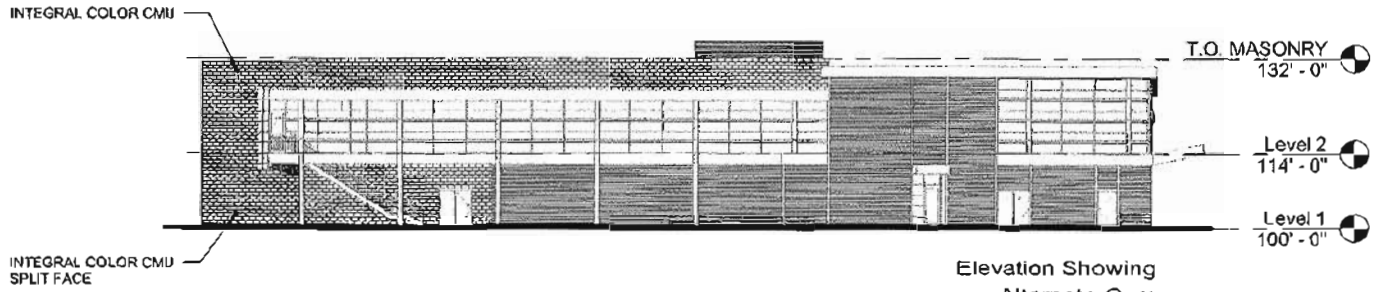


Elevation Showing
Alternate Gym

South Elevation

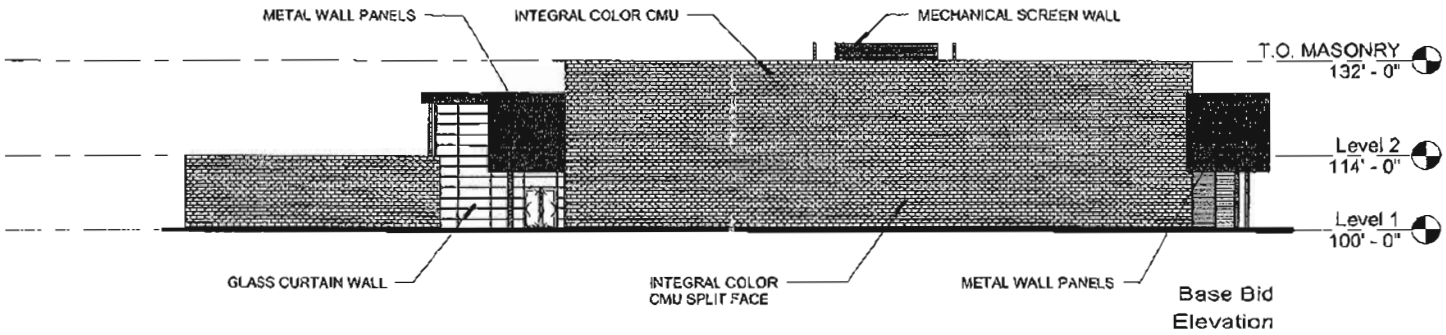


Base Bid Elevation

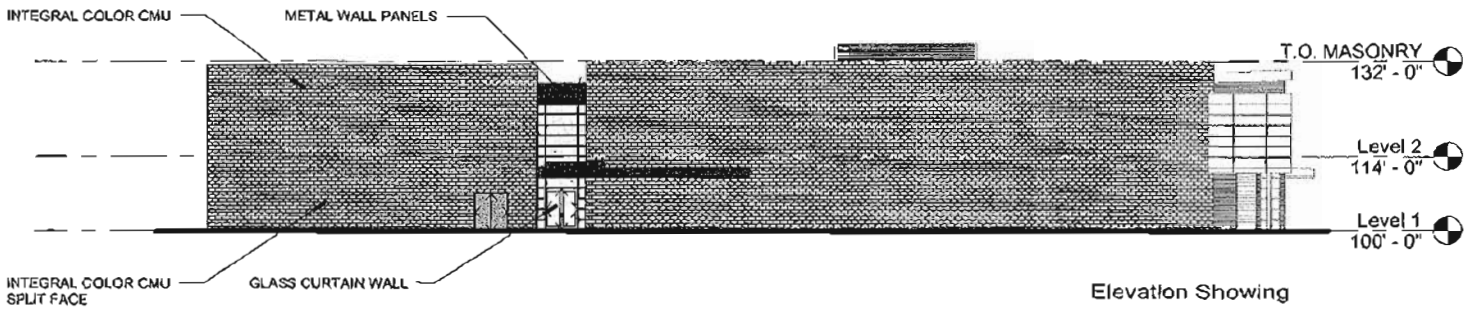


Elevation Showing Alternate Gym

West Elevation

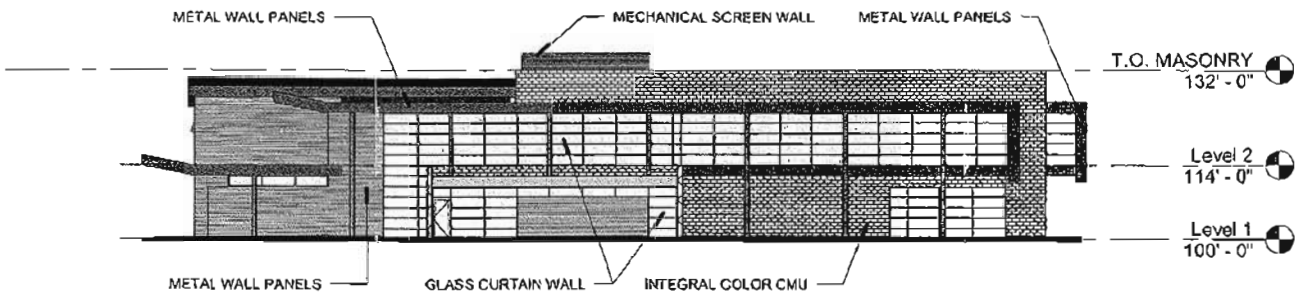


Base Bid
Elevation

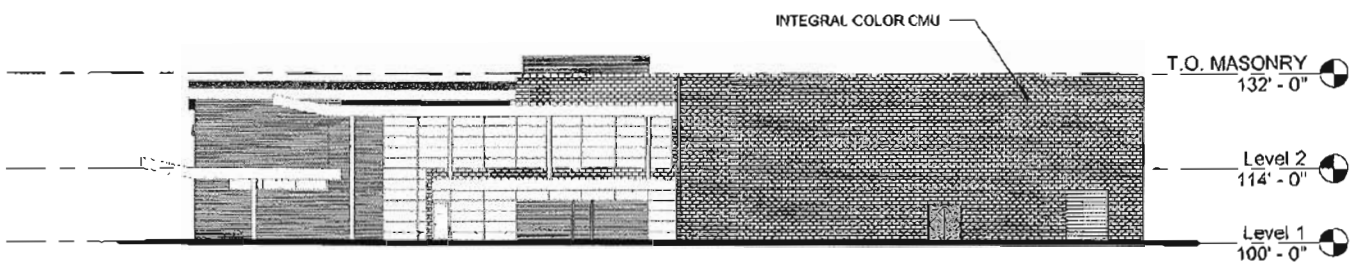


Elevation Showing
Alternate Gym

North Elevation

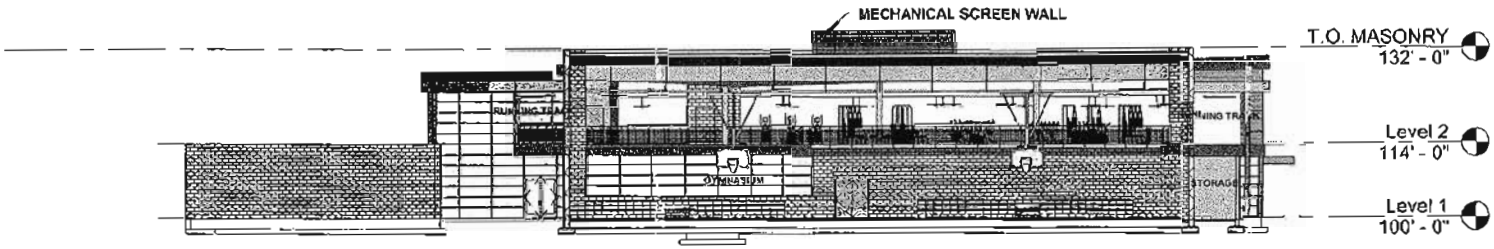


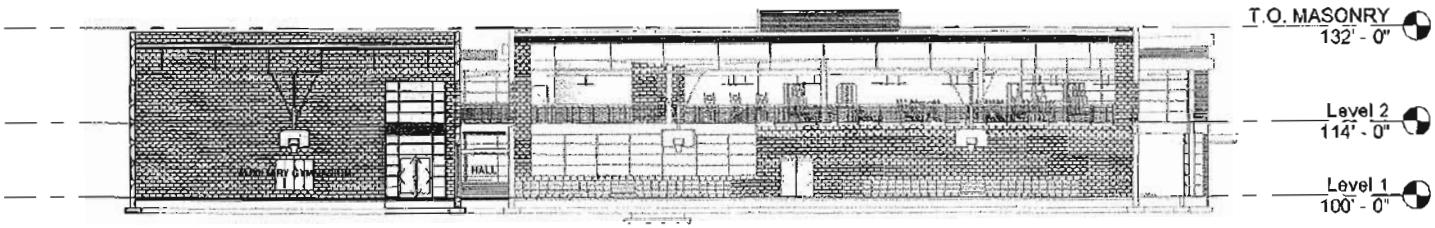
Base Bld
Elevation

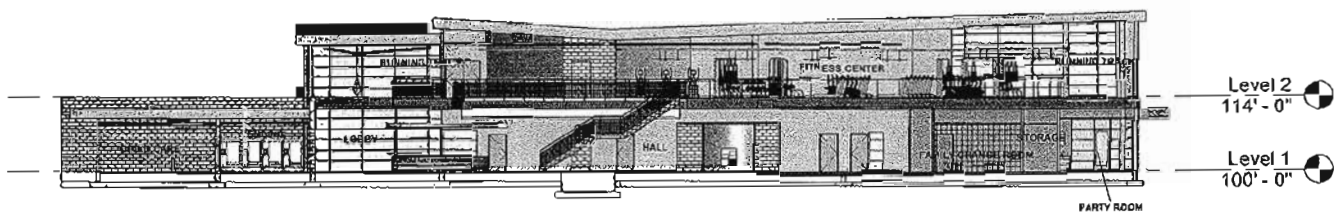


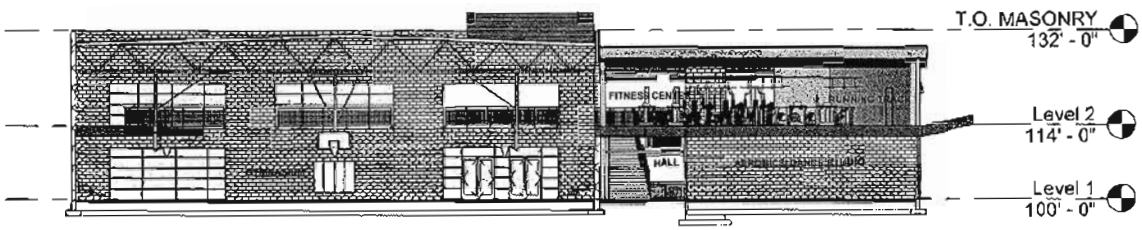
Elevation Showing
Alternate Gym

Gym North South Section

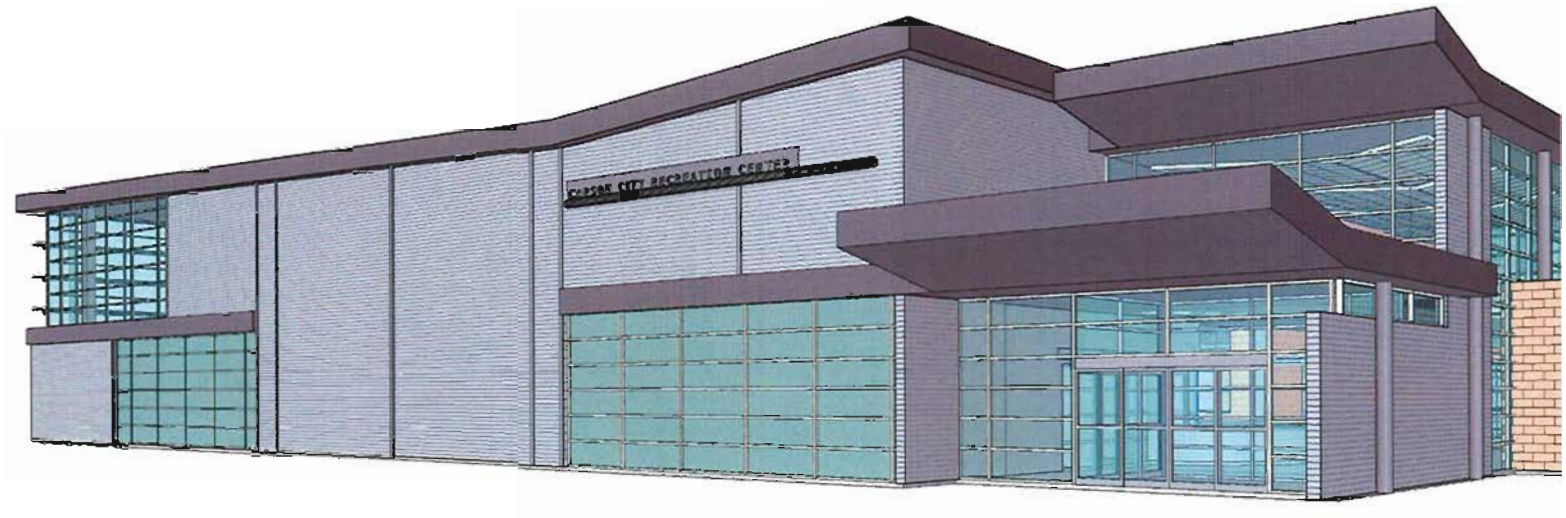





FITNESS CENTER
LOBBY
HALL
STORAGE
PARTY ROOM
Level 2
114' - 0"
Level 1
100' - 0"

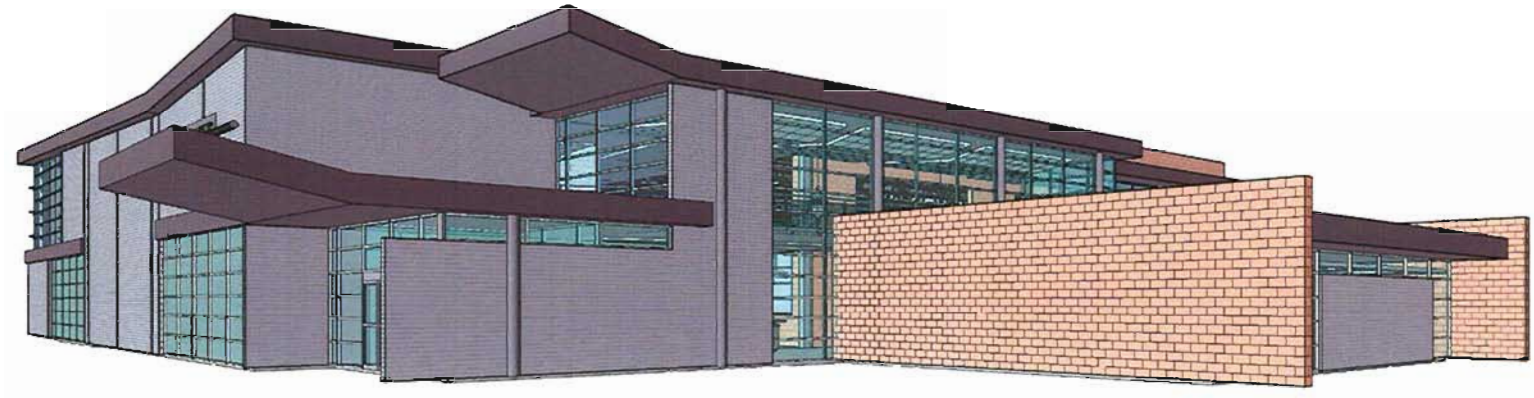

T.O. MASONRY
132' - 0"
FITNESS CENTER
HALL
Level 2
114' - 0"
Level 1
100' - 0"

Perspective View



Perspective View

Perspective View



Perspective View

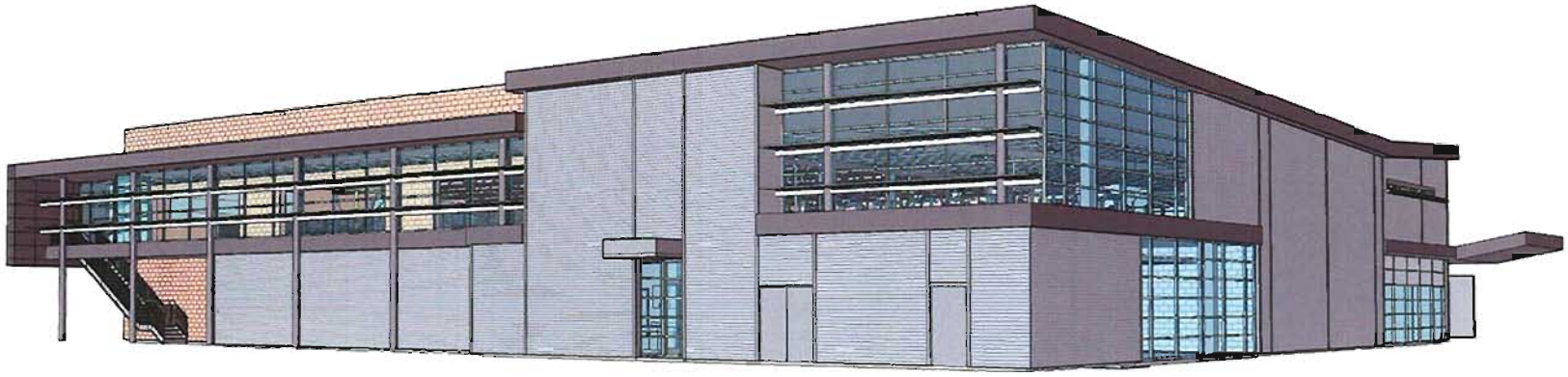
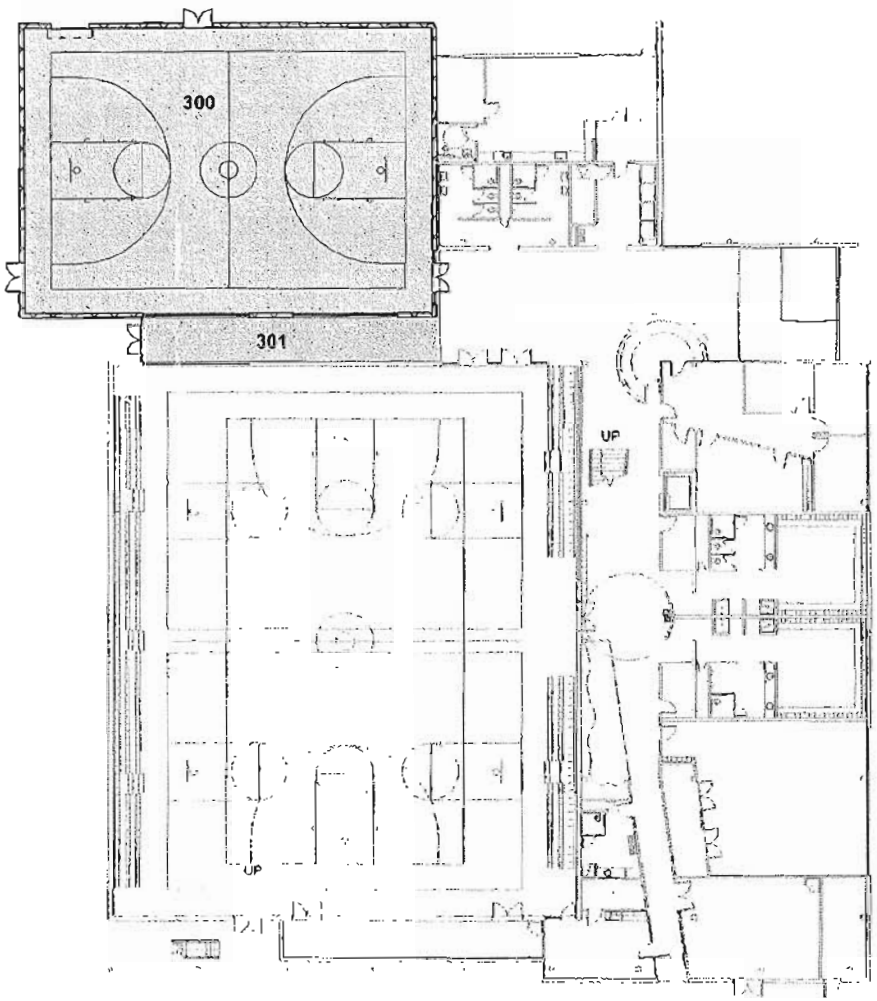


EXHIBIT F
FLOOR PLANS

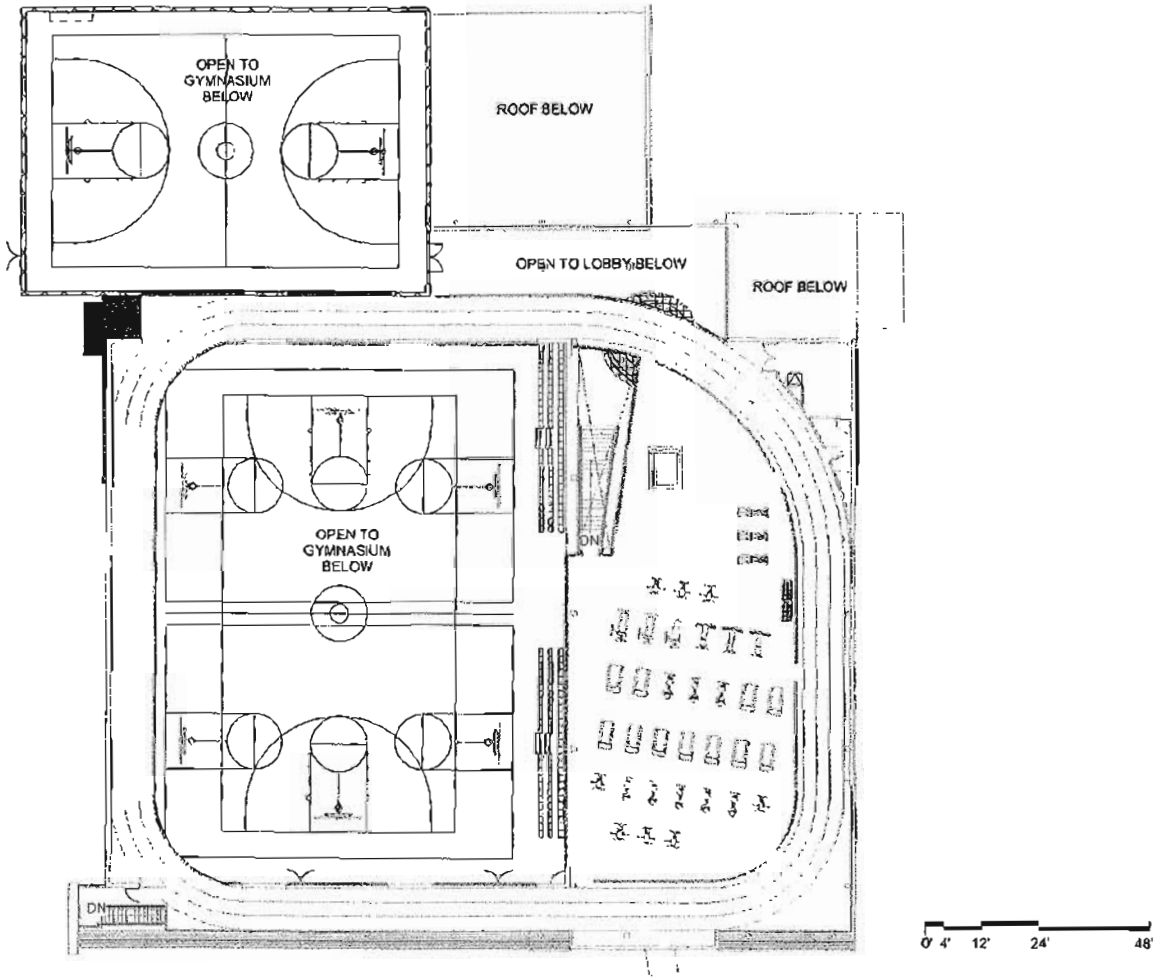
Level 1 Floor Plan With Alternate Auxiliary Gymnasium



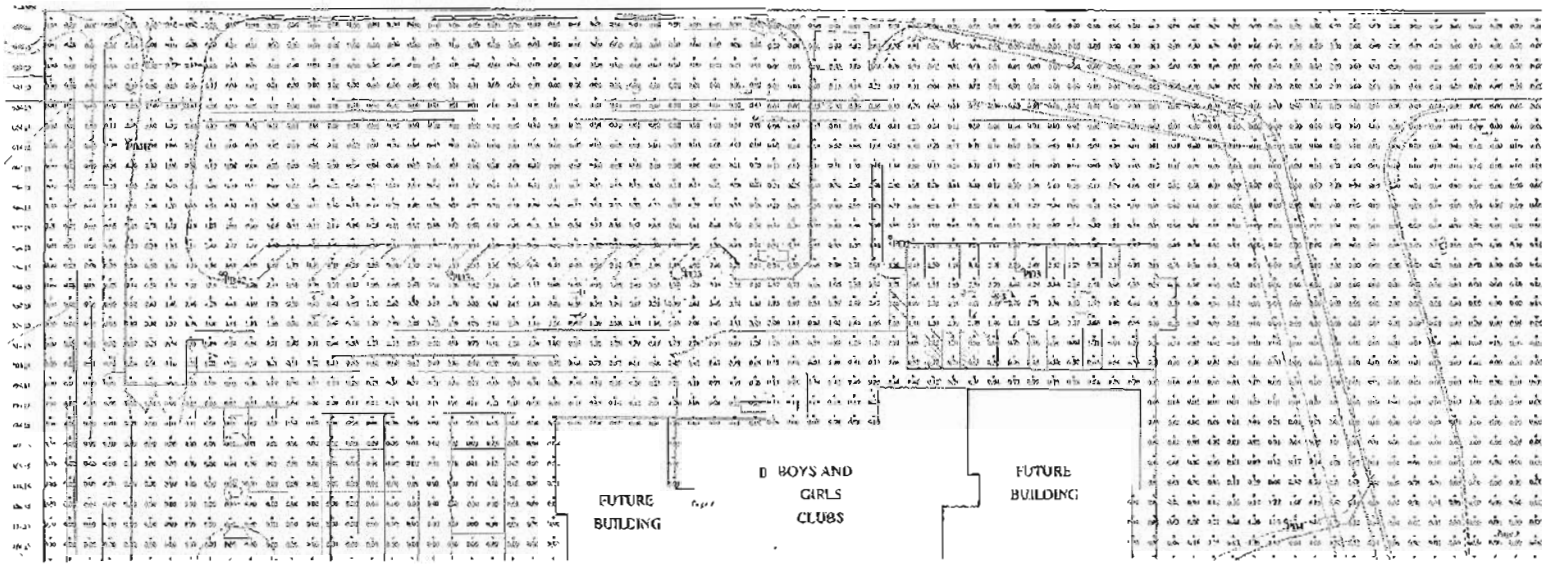
300 AUXILIARY GYMNASIUM
301 HALL

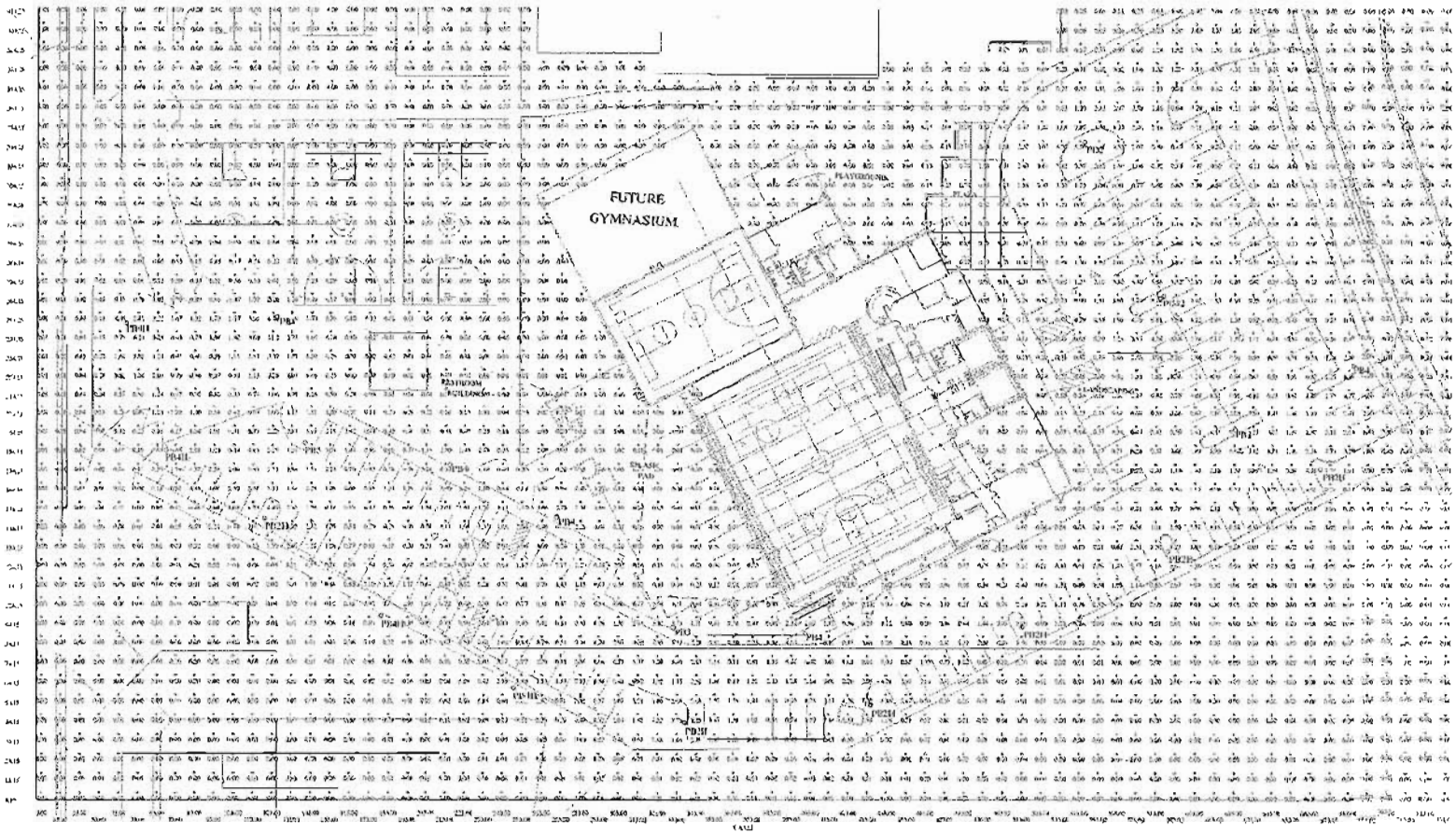
0' 4' 12' 24' 48'

Level 2 Floor Plan With Alternate Auxiliary Gymnasium

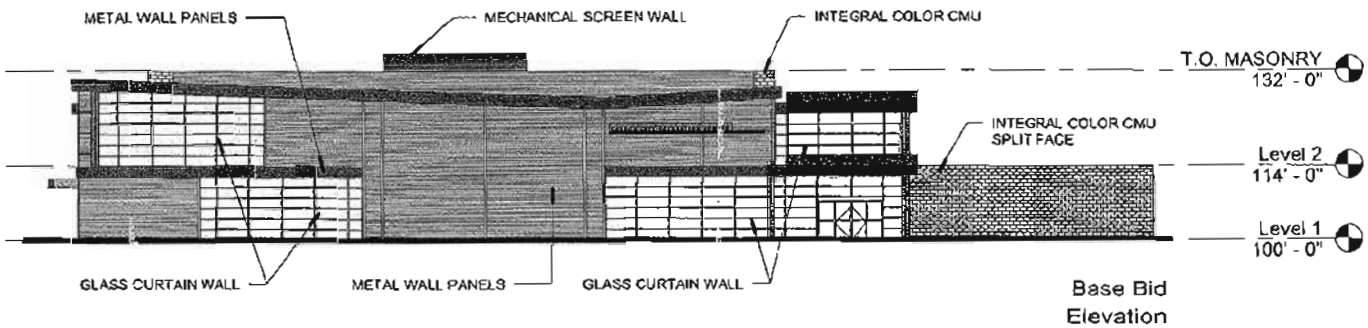


Site Lighting Calculation

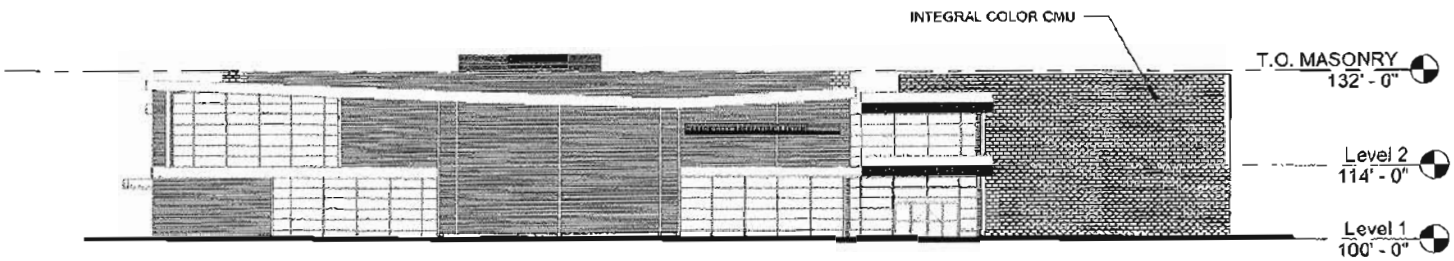



FUTURE
GYMNASIUM

East Elevation

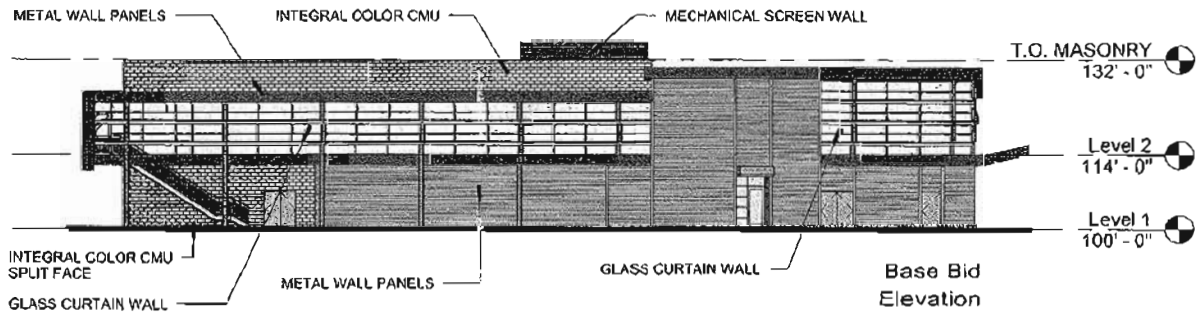


Base Bid
Elevation

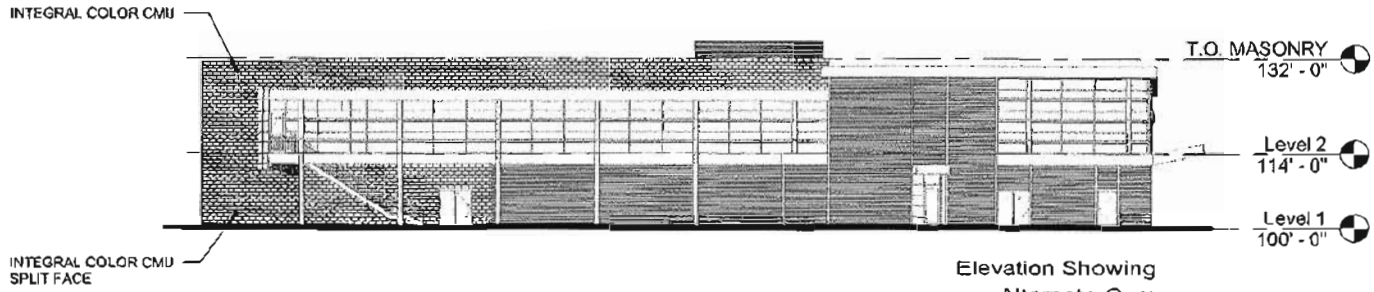


Elevation Showing
Alternate Gym

South Elevation

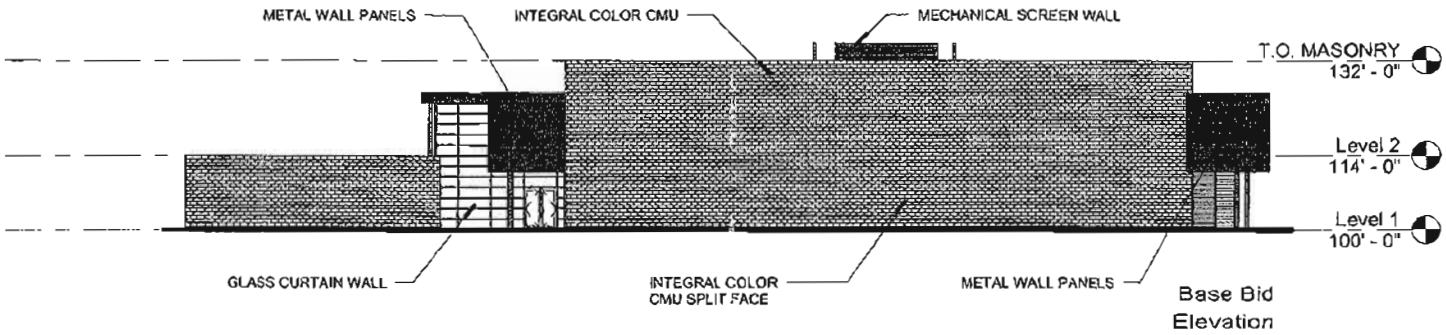


Base Bid Elevation

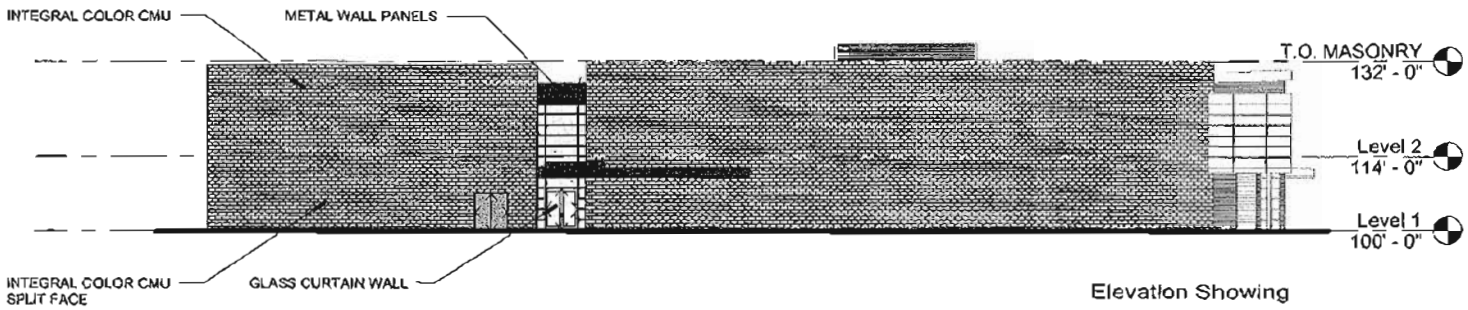


Elevation Showing Alternate Gym

West Elevation

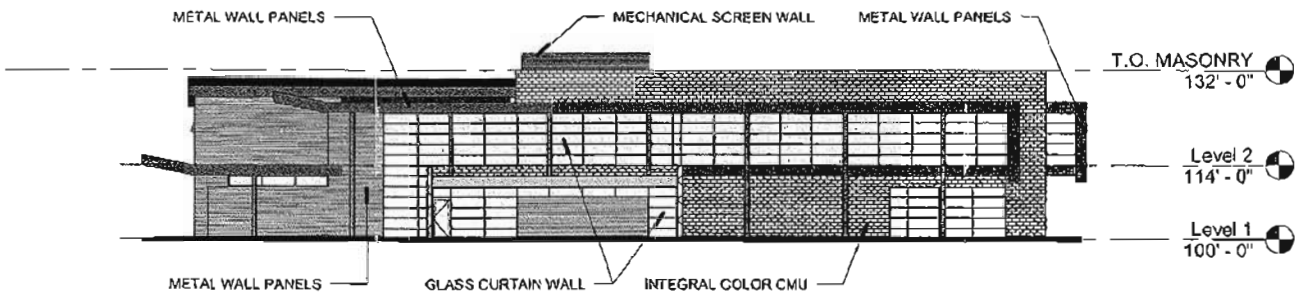


Base Bid
Elevation

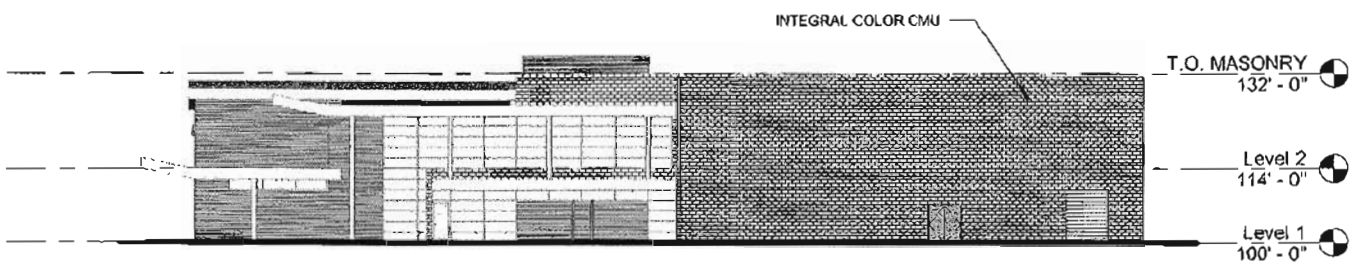


Elevation Showing
Alternate Gym

North Elevation

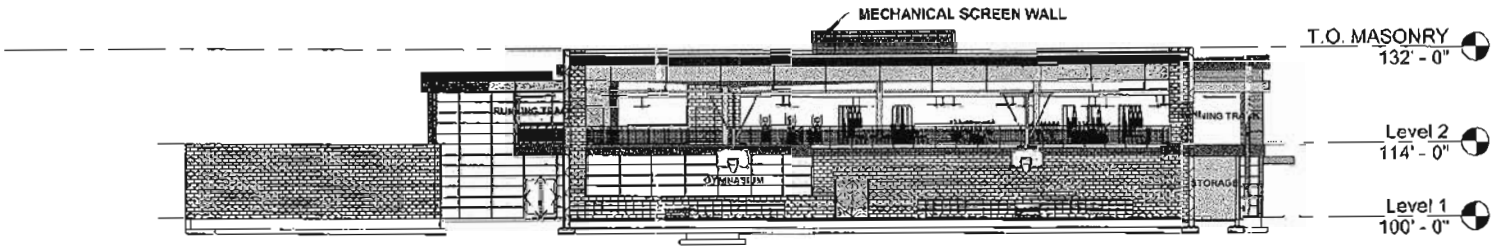


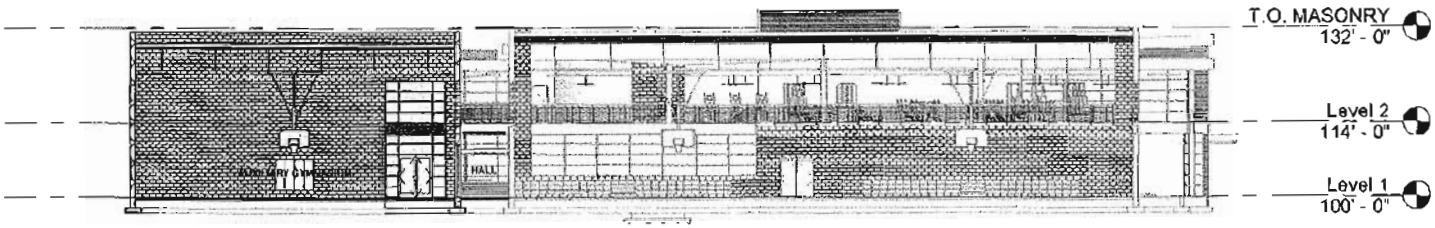
Base Bld
Elevation

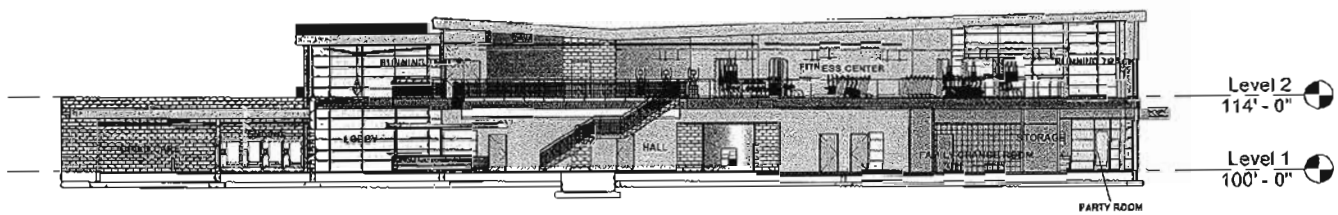


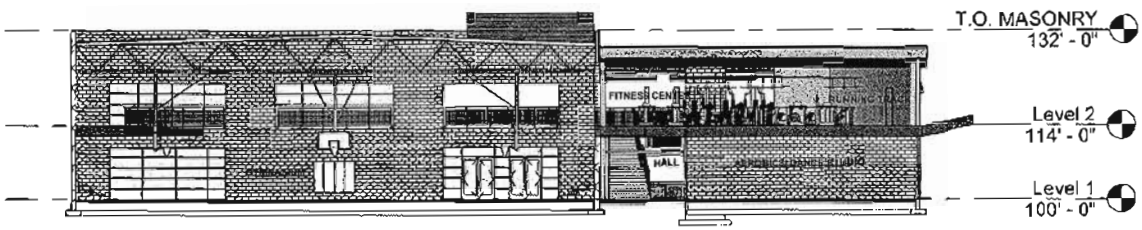
Elevation Showing
Alternate Gym

Gym North South Section

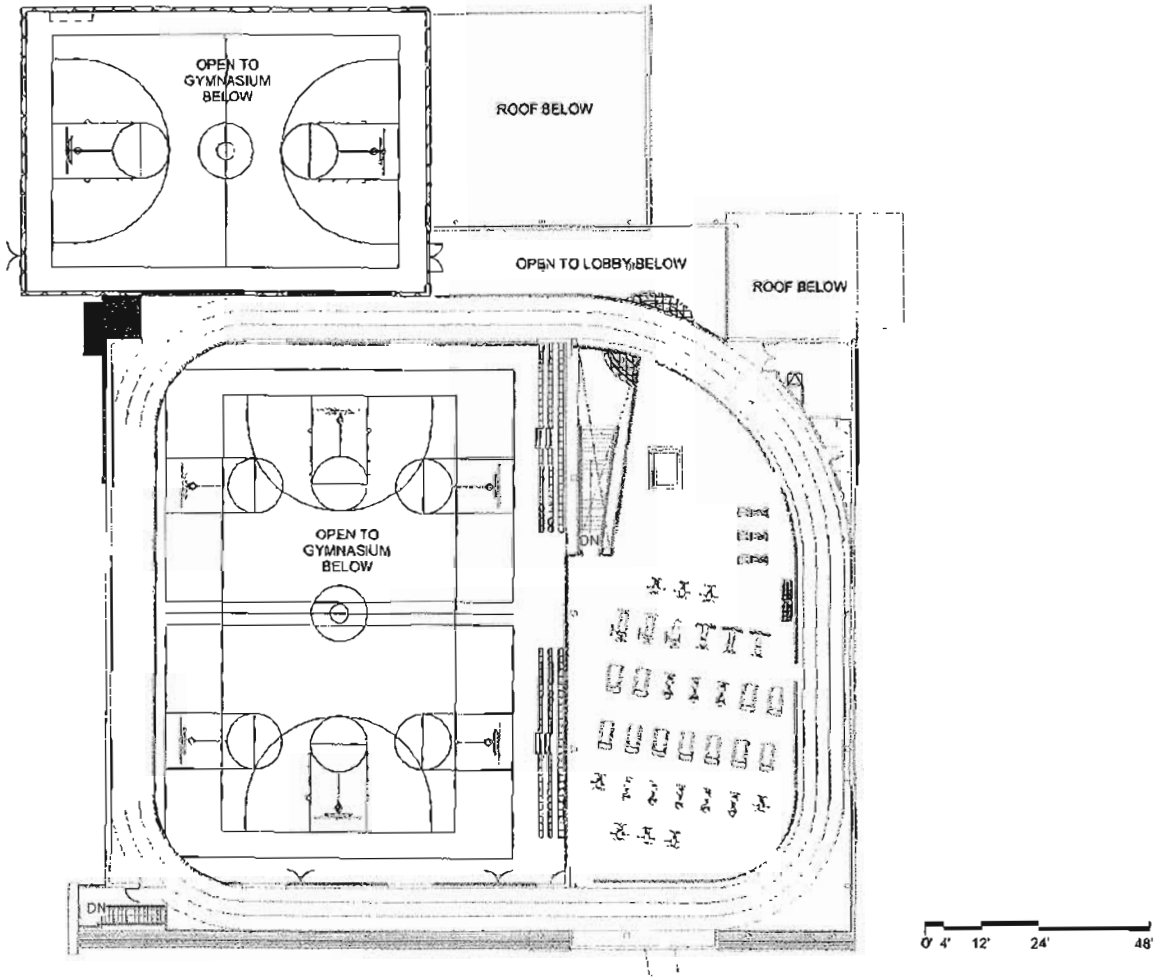




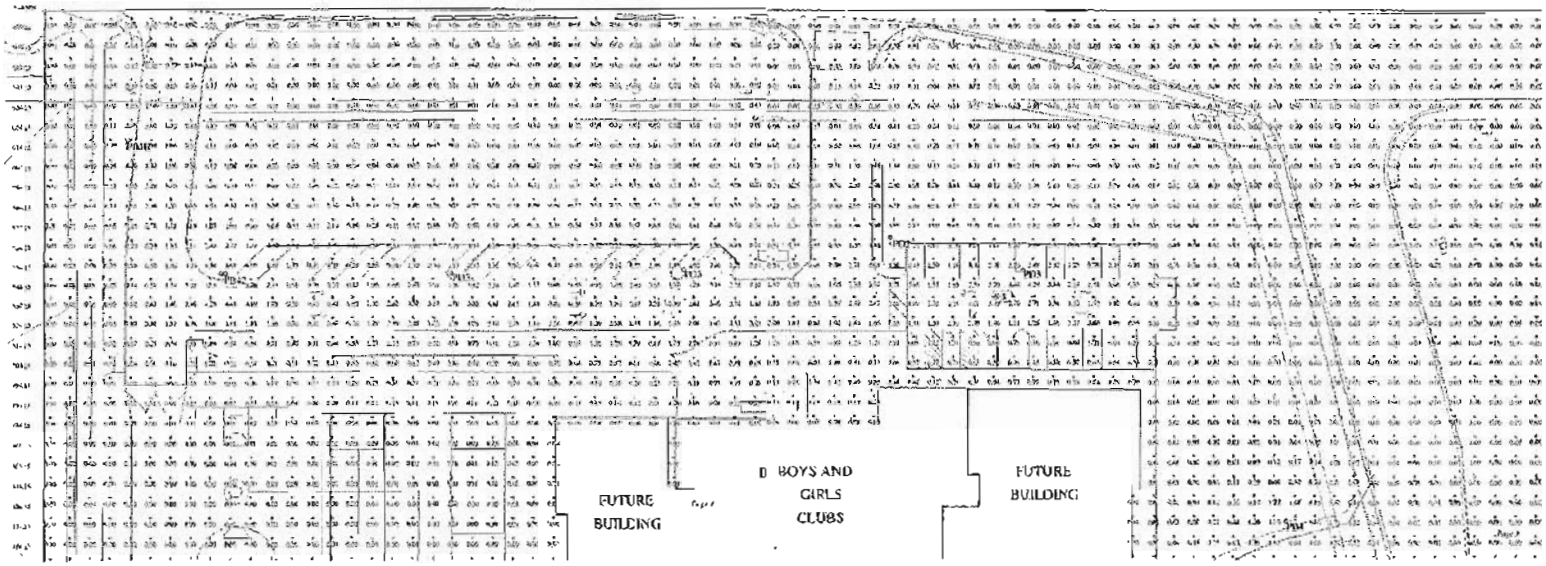

FITNESS CENTER
LOBBY
HALL
STORAGE
PARTY ROOM
Level 2
114' - 0"
Level 1
100' - 0"

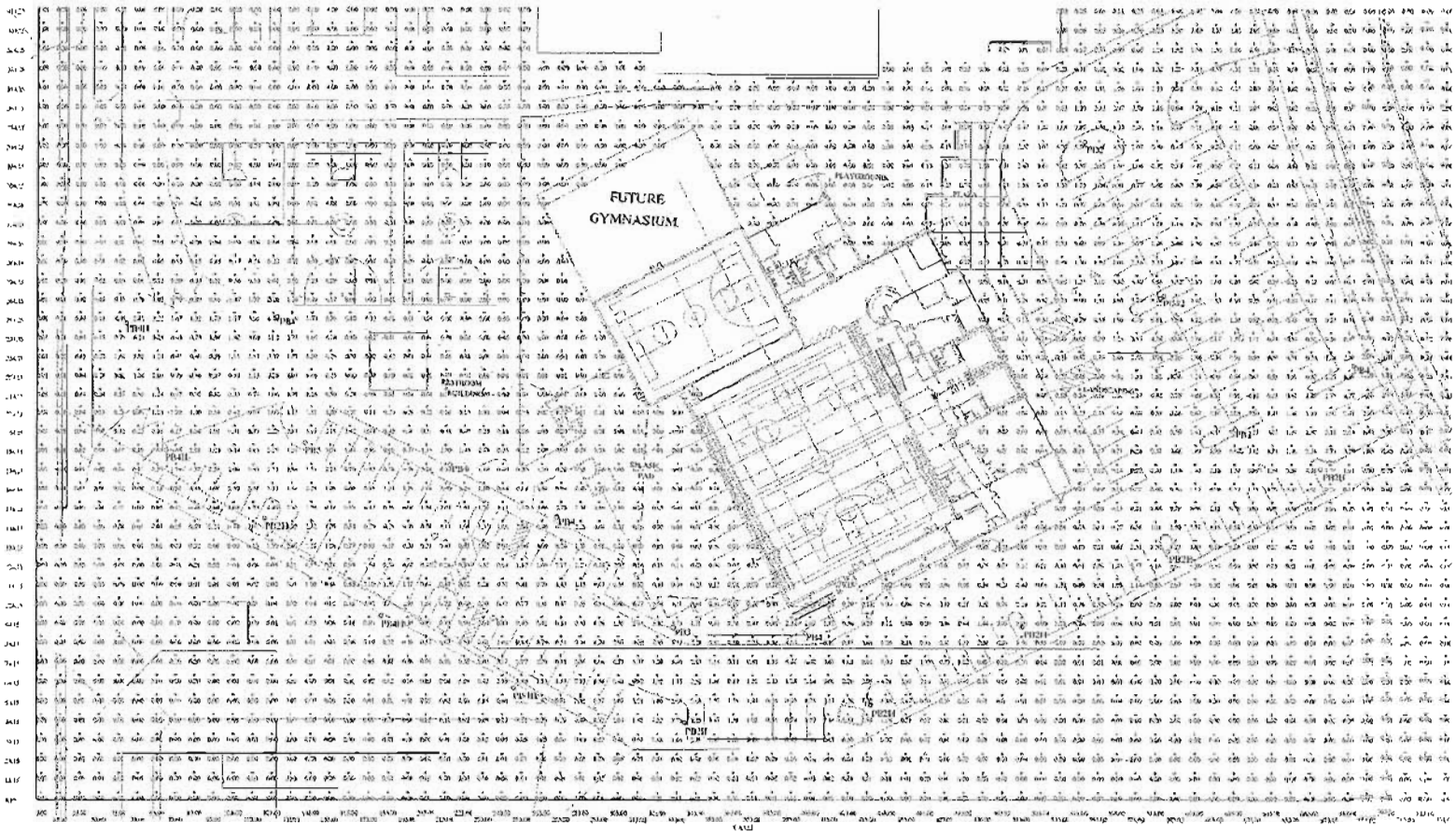

T.O. MASONRY
132' - 0"
FITNESS CENTER
HALL
Level 2
114' - 0"
Level 1
100' - 0"

Level 2 Floor Plan With Alternate Auxiliary Gymnasium

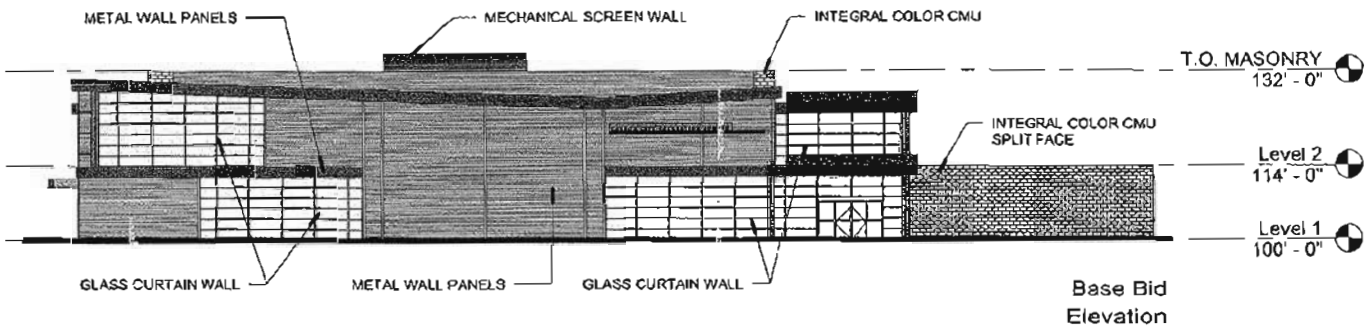


Site Lighting Calculation

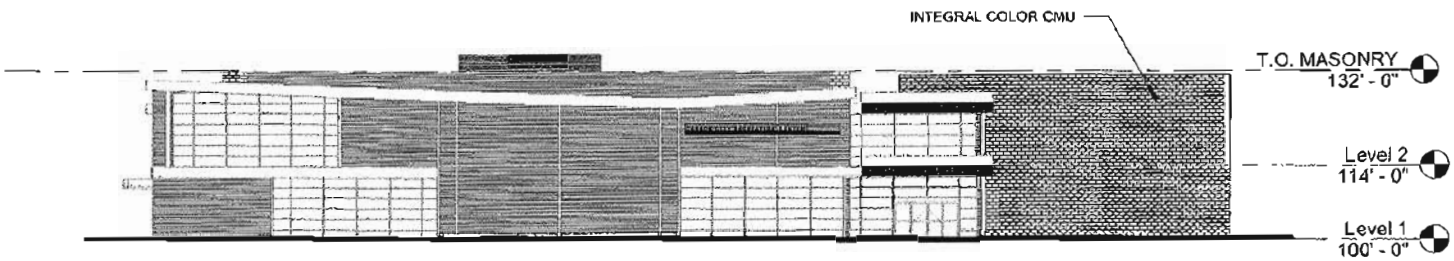



FUTURE
GYMNASIUM

East Elevation

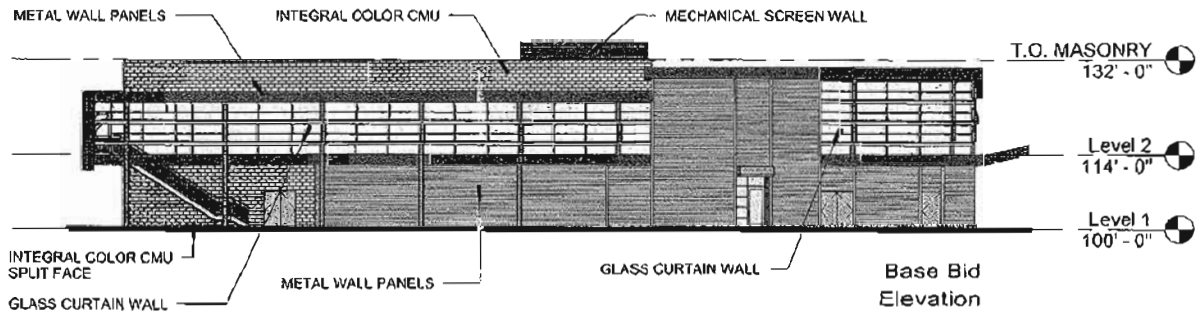


Base Bid
Elevation

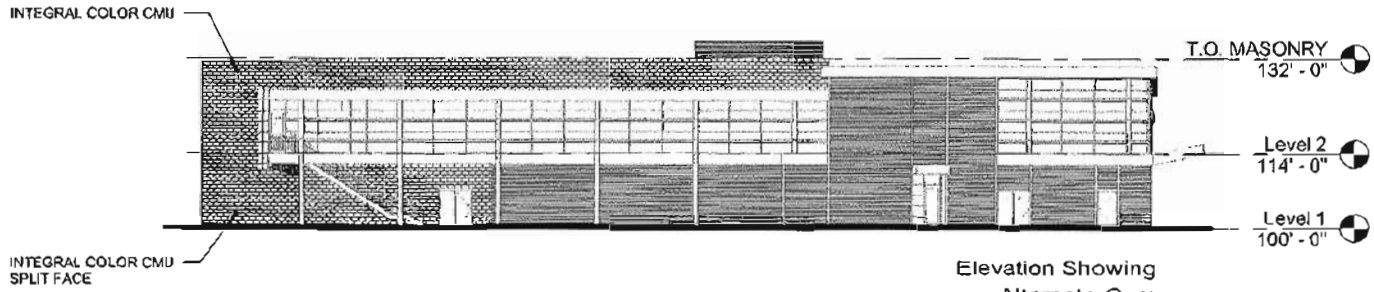


Elevation Showing
Alternate Gym

South Elevation

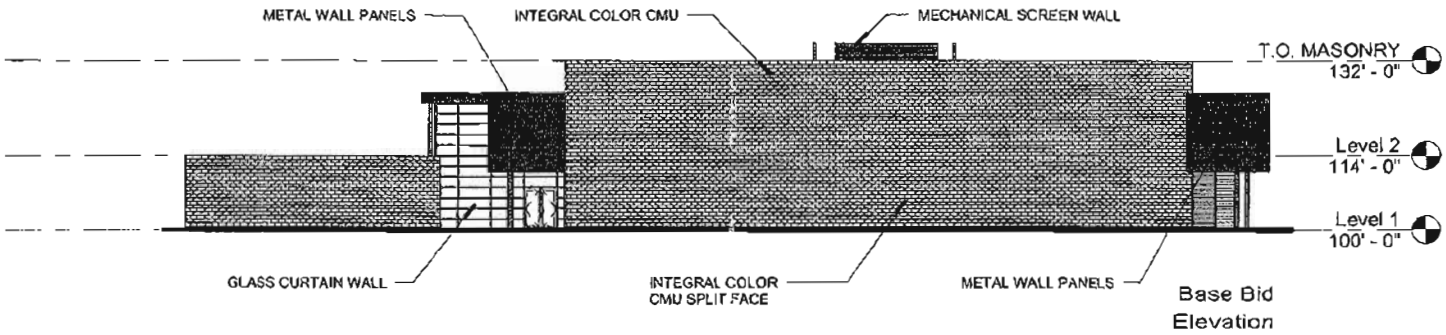


Base Bid Elevation

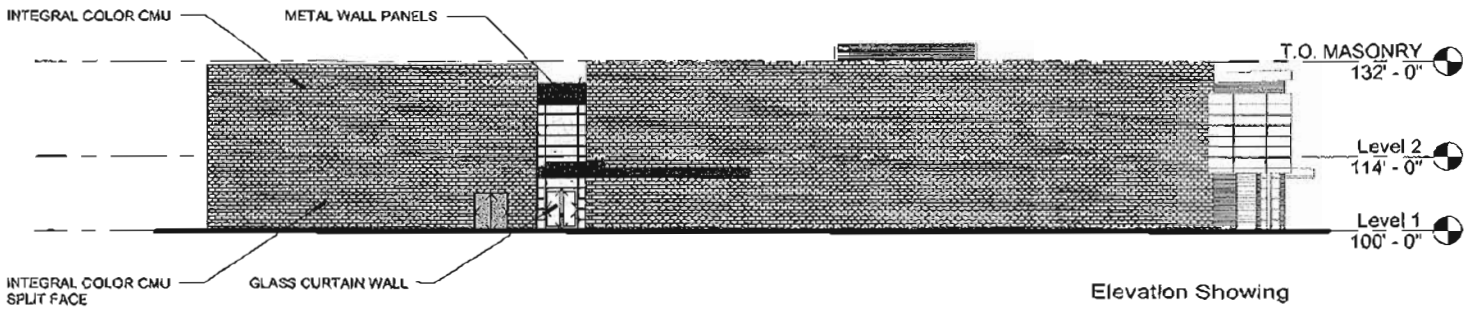


Elevation Showing Alternate Gym

West Elevation

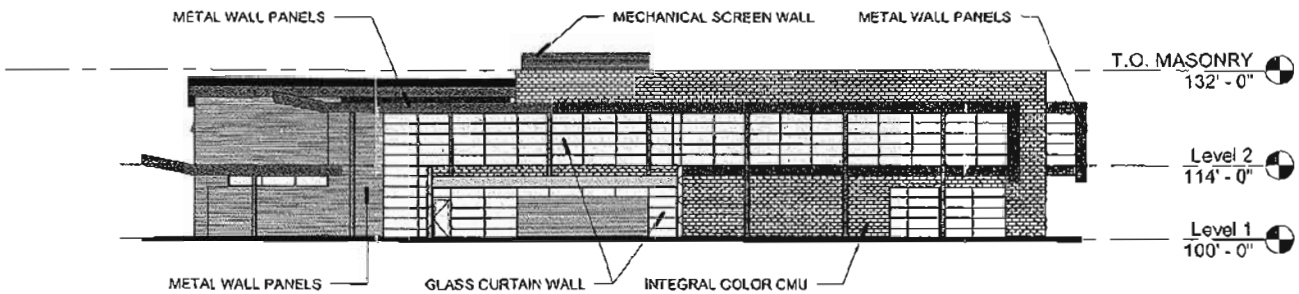


Base Bid
Elevation

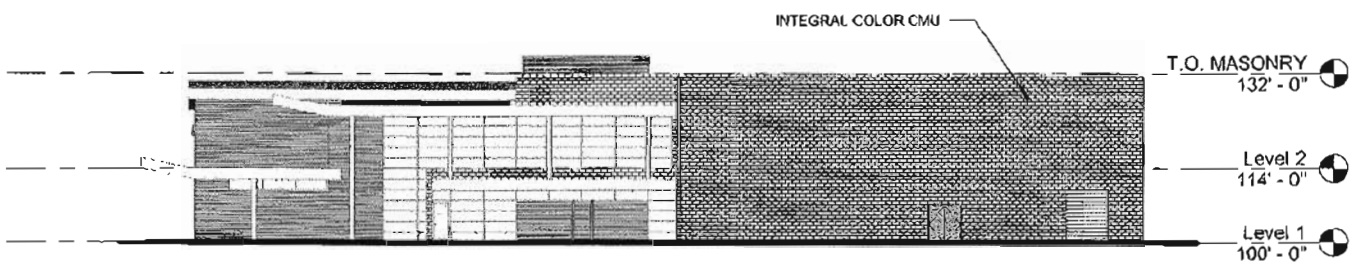


Elevation Showing
Alternate Gym

North Elevation

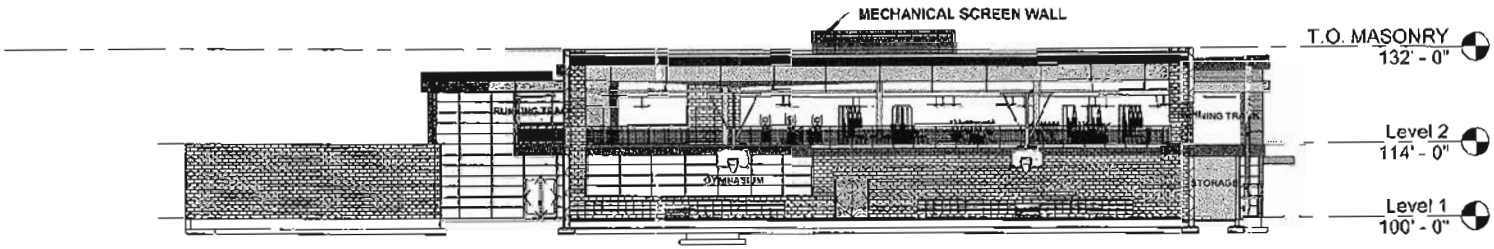


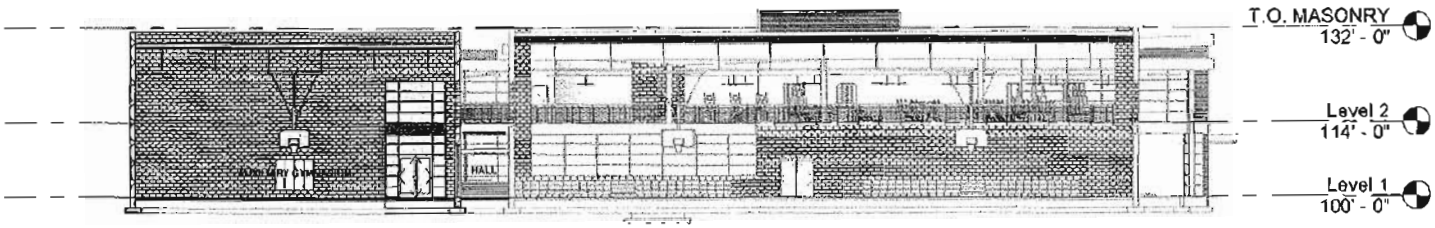
Base Bld
Elevation

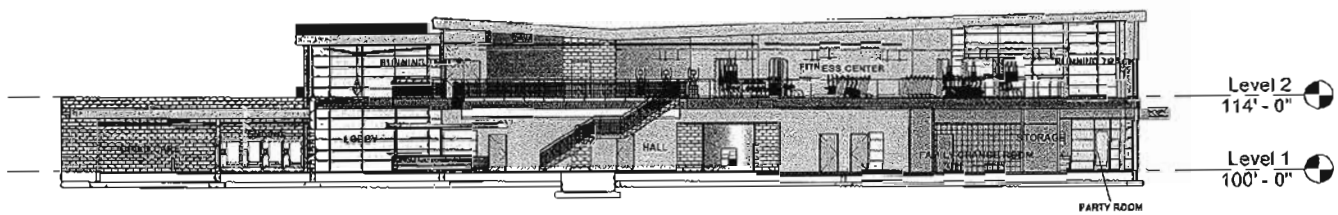


Elevation Showing
Alternate Gym

Gym North South Section






FITNESS CENTER
LOBBY
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Level 2
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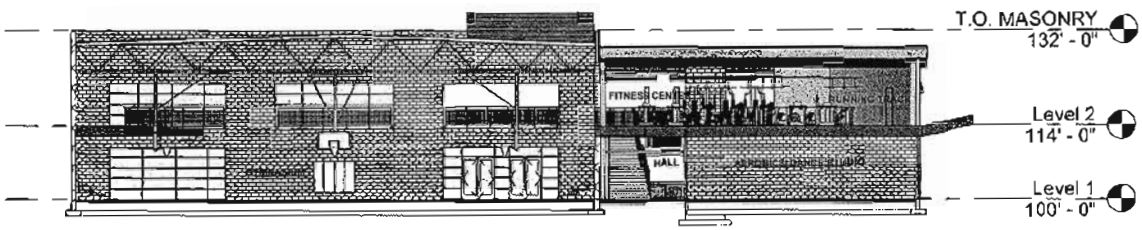
T.O. MASONRY
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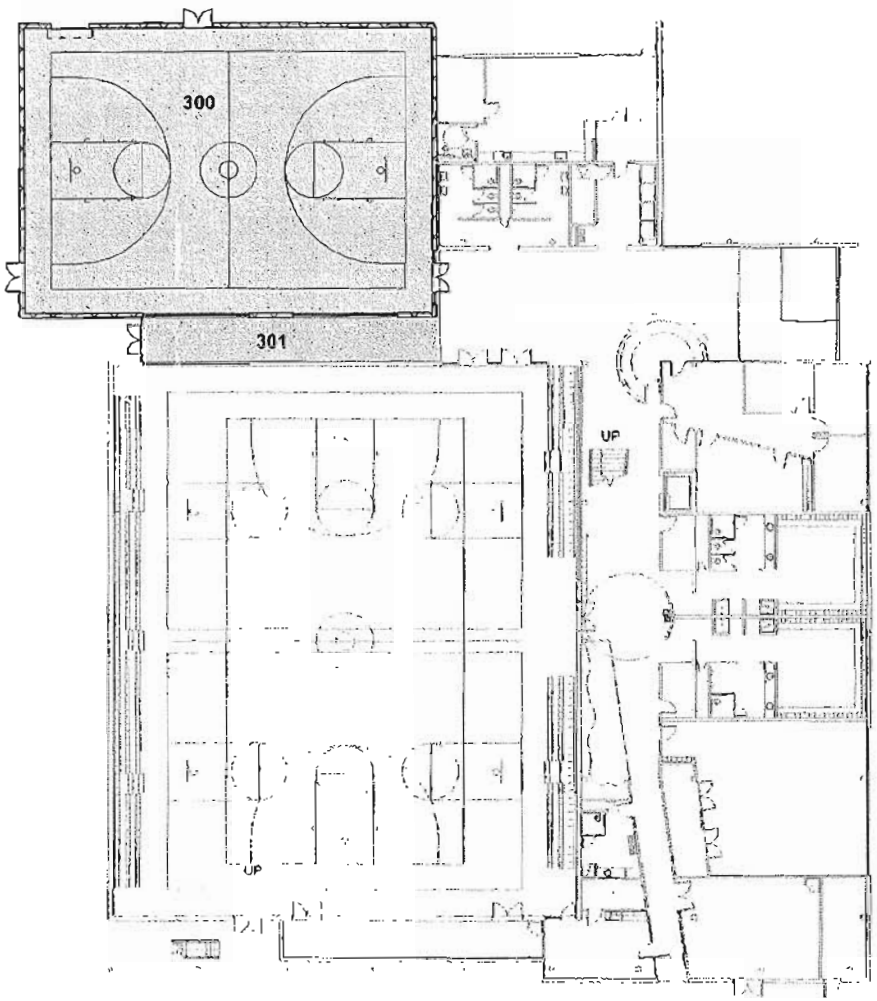
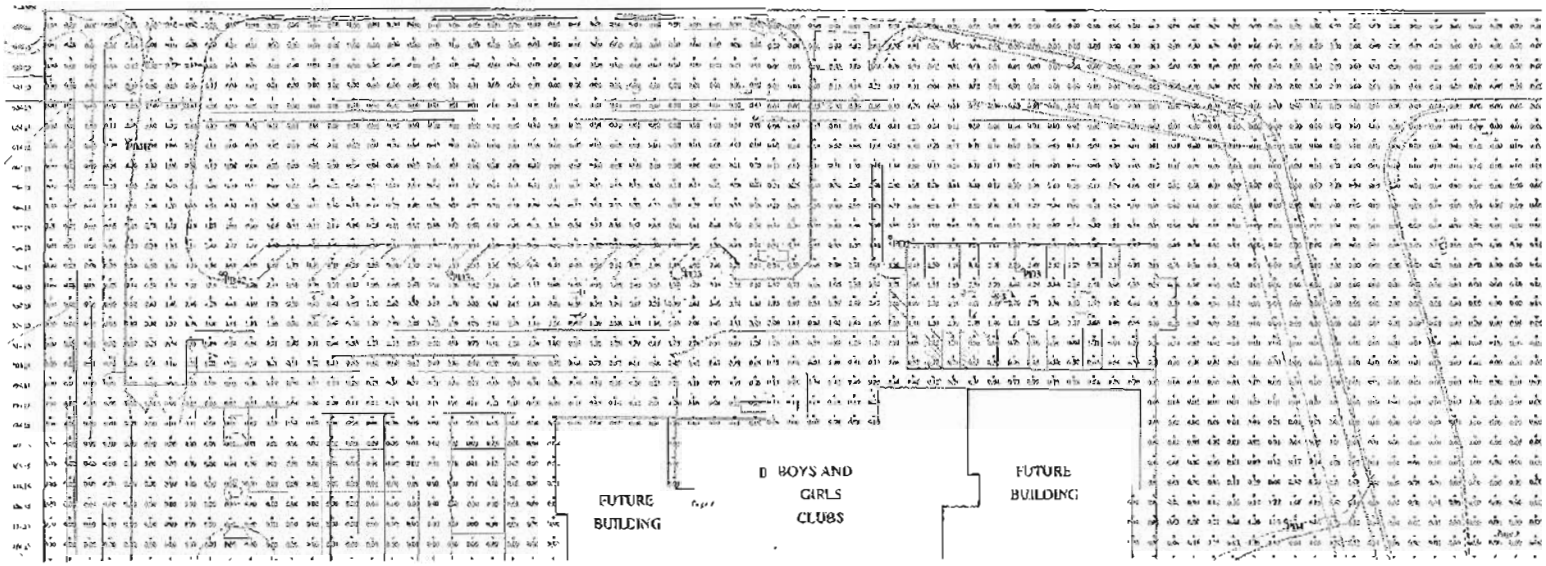
Level 1 Floor Plan With Alternate Auxiliary Gymnasium

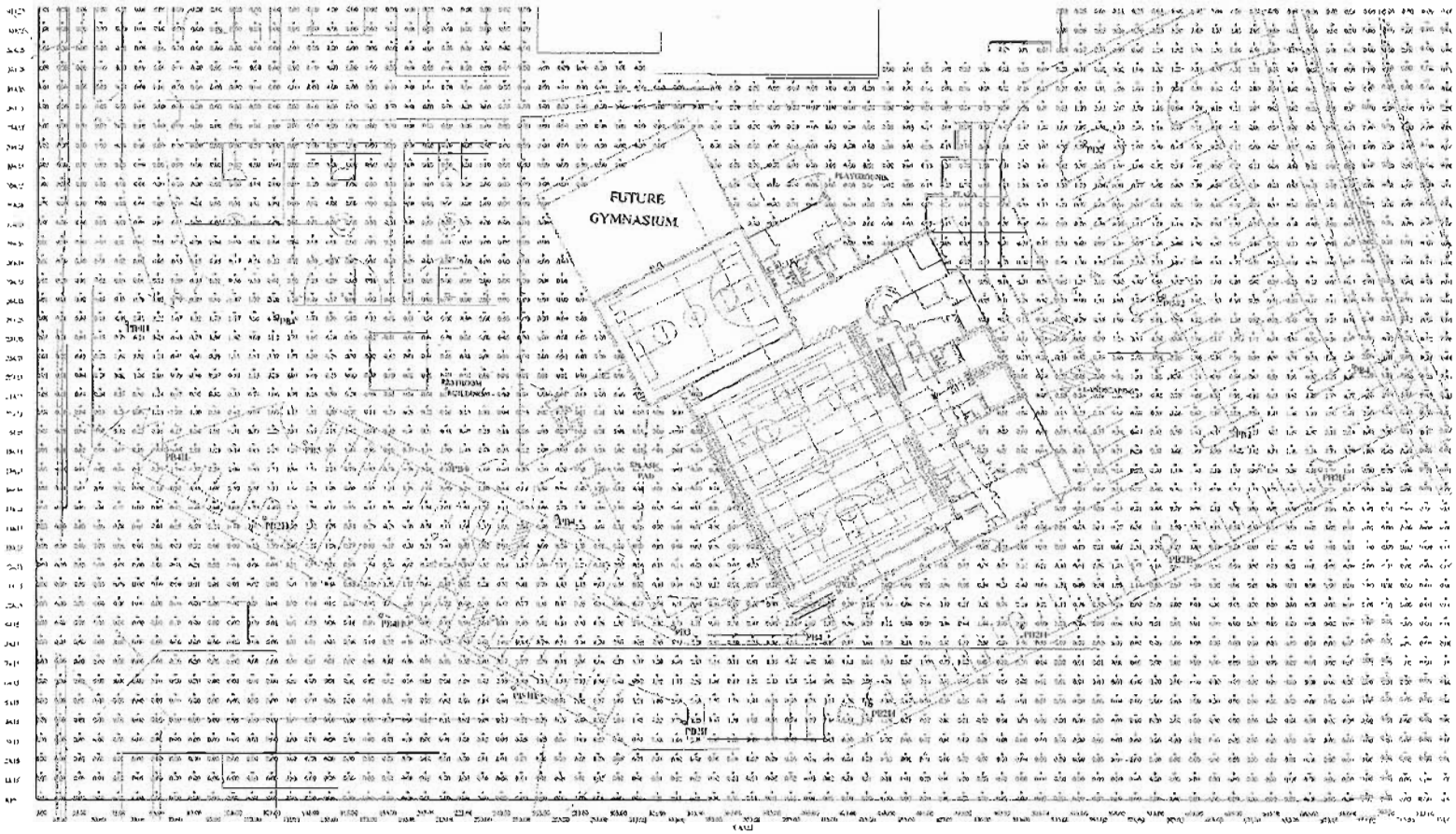


300 AUXILIARY GYMNASIUM
301 HALL

0' 4' 12' 24' 48'

Site Lighting Calculation




FUTURE
GYMNASIUM

LitePro 2.025 Point-By-Point Results 2008-10-16

PROJECT: Carson City Recreation Center/211 GRIDOF: Site AREA: Parking GRID: 6 Pts
PREPARED BY: FIELD
VALUES ARE FC SCALE: 1 IN= 35.0 FT, HORZ GRID (X), HORZ CALC, Z= 0.0

Computed in accordance with IES recommendations
Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
G1	0.00	13.57	0.88	N/A	N/A

Luminaires Used

TYPE	QTY TESTED	DESCRIPTION
PD2	1	Type II, 10' Pole, 2' Base (1) D2 <WP9S2/150PMH-ED17>, LLF= 0.75;
PD2H	6	Type II HS, 10' Pole, 2' Base (1) D2HS <WP9S2/150PMH-ED17/HS>, LLF= 0.75;
PD3	1	Type III, 10' Pole, 2' Base (1) D3 <WP9S3/150PMH-ED17>, LLF= 0.75;
PD3H	1	Type III HS, 10' Pole, 2' Base (1) D3HS <WP9S3/150PMH-ED17/HS>, LLF= 0.75;
PD4	6	Type IV, 10' Pole, 2' Base (1) D4 <WP9S4/150PMH-ED17>, LLF= 0.75;
PD4T	1	Type IV (2), 10' Pole, 2' Base (2) D4 <WP9S4/150PMH-ED17>, LLF= 0.75;
PD4H	4	Type IV HS, 10' Pole, 2' Base (1) D4HS <WP9S4/150PMH-ED17/HS>, LLF= 0.75;
PD5	1	Type V, 10' Pole, 2' Base (1) D5 <WP9S5/150PMH-ED17>, LLF= 0.75;
PD2	2	Type II, 18' Pole, 2' Base (1) D2 <WP9L2/250PS-ED25>, LLF= 0.80;
PD3	3	Type III, 18' Pole, 2' Base (1) D3 <WP9L3/250PS-ED25>, LLF= 0.80;
PD4T	1	Type IV (2), 18' Pole, 2' Base (2) D4 <WP9L4/250PS-ED25>, LLF= 0.80;

EXHIBIT I

CARSON CITY PARKS & RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

30% SUBMITTAL

OCTOBER 2008

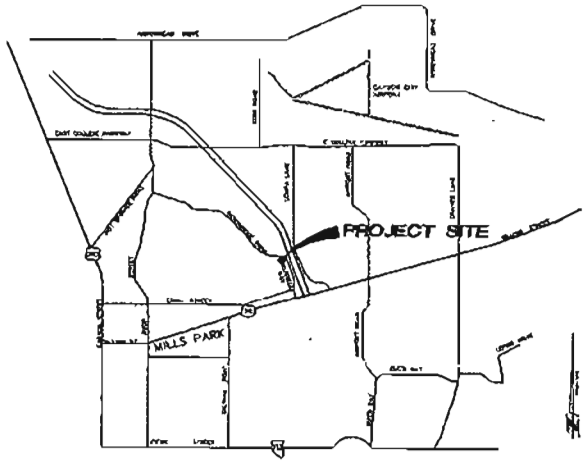
OWNER:

CARSON CITY PARKS & RECREATION DEPT.
3305 BUTTI ROAD
CARSON CITY, NEVADA 89701
PH.: (775) 887-2363
FAX: (775) 887-2145

ENGINEER

LUMOS & ASSOCIATES

800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH.: (775) 883-7077
FAX: (775) 883-7114



LOCATION MAP

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM CARSON CITY DEVELOPMENT ENGINEERING PRIOR TO THE START OF CONSTRUCTION.
2. THE OWNER/CONTRACTOR SHALL CALL THE CARSON CITY ENGINEERING DIVISION (887-2300) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. THE OWNER/CONTRACTOR SHALL CALL TWENTY-FIVE (25) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING.
3. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY. THE OWNER/CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM THE CARSON CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.
4. DETAILS NOT SHOWN ON THESE DRAWINGS SHALL BE AS CONTAINED IN THE BOOK OF STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY CARSON CITY, OR THE CURRENT EDITION OF STANDARD SPECIFICATIONS AND DETAILS FOR ROAD AND BRIDGE CONSTRUCTION AS PUBLISHED BY NDOT FOR WORK WITHIN THE NDOT RIGHT-OF-WAY.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONNECTIONS AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION PRIOR TO BEGINNING CONSTRUCTION. HOWEVER, THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND MAY BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER BRACING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAW. THE DUTIES OF THE PROJECT CIVIL ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S DEPTH TO, OR ON FROM THE CONSTRUCTION SITE.
7. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATING THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
8. THE OWNER/CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
9. ALL CLEARING, GRADING OR FILLING OF LAND IS SUBJECT TO CHAPTER 30 OF THE UNIFORM BUILDING CODE AS ADOPTED BY CARSON CITY. ANY CLEARING, GRADING OR FILLING OF LAND OF THE AGRED ON SITE WILL ALSO REQUIRE A PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR AIR QUALITY AND STORM EROSION/WATER POLLUTION.
10. PIPE SHALL BE LAID IN THE UPHILL DIRECTION, WITH BELL ONES UPHILL.
11. ALL BOLTS AT INFIRST BLOCKS AND VALVE BASCLES SHALL BE COVERED WITH POLYLOCK AND TAPED PRIOR TO CONCRETE PLACEMENT.
12. ALL WATER PIPE SHALL BE TESTED IN ACCORDANCE WITH CURRENT PUBLIC SPECIFICATIONS.
13. ALL EXCAVATION AND FILL SHALL BE COMPACTED IN ACCORDANCE WITH STATE HEALTH DEPT. REQUIREMENTS AND SUBJECT TO AN PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING ALL REQUIRED SAMPLES AND THE COST OF ANALYSIS AT A NEVADA-APPROVED LABORATORY.
14. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL CONFORM TO SECTION 630 OF THE STANDARD SPECIFICATIONS, PART II OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND THE NEVADA MODIFIED TRAFFIC CONTROL INSTRUCTIONS, 1988 EDITION. NO STREET CLOSURES WILL BE ALLOWED WITHOUT APPROVAL OF A TRAFFIC CONTROL PLAN BY THE CARSON CITY ENGINEER.

ABBREVIATION

AC	ASPHALT CONCRETE	GD	GROUND	REF	REFERENCE
ACP	ASBESTOS CEMENT PIPE	GV	GATE VALVE	RIM	RIM INVERT
ADD	ADDITIONAL	H	HANDICAPPED	RP	RADIAL POINT
BFP	BACK FLOW PREVENTER	HCL	HYDROCHLORIC CHLORIDE LINE	RR	RAILROAD
BOW	BASE OF WALL	HORIZ	HORIZONTAL	S/W, SIDW	SIDEWALK
BV, BOV	BOTTOM OF VALVE	HP	HIGH POINT	S	SLOPE (DT/TL)
BW	BATTERSIDE WALK	HT	HEIGHT	S	SOUTH
BVC	BEGIN VERTICAL CURVE	IE	INVERT ELEVATION	SD	STORM DRAIN
BW	BEGIN WALK	INT	INTERSECTION	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	IRR	IRRIGATION	SL	STREET LIGHT
CLV	CUBIC FEET PER SECOND	LAV	LAVATORY	SIGN	SANITARY SEWER
CURB	CURB AND GUTTER	LF	LINEAR FEET	SSCO	SANITARY SEWER CLEAN OUT
℄	CENTER LINE	LG	LIGHT	SSMH	SANITARY SEWER MANHOLE
CL	CLASS	MAX	MAXIMUM	STD/PWC	STANDARD SPEC. CITY PUBLIC WORKS CONST.
CMP	CORRUGATED METAL PIPE	MDD	MAXIMUM DRY DENSITY	SVL	SHALLOW
COND	CONDUITS	MH	MANHOLE	TB	TEE BOX
CONC	CONCRETE	MIN	MINIMUM	TELE	TELEPHONE
CY	CONCRETE PAD	MMUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	TBR	TEMPORARY BLOW OFF VALVE
CYV	CHALK YELLOW	N	NORTH	TC	TOP OF CURB
DIA	DRAINAGE EASEMENT	NAD	NORTH AMERICAN DATUM	TG	TO GRADE
DI	DROP INLET	NAT	NATURAL	TOW	TOP OF WALL
DIR	DIRECTION	NEW	NEW PROJECT	TP, TOP	TOP OF PARAPET
DWY	DRIVEWAY	NTS	NOT TO SCALE	TS, TOW	TOP OF SLOPE
E	EAST	OC	ON CENTER	TS	TRAFFIC SIGNAL
EA	EACH	OD	OUTSIDE DIAMETER	TSCB	TRAFFIC SIGNAL CONTROL BOX
EBS	END BLOCK (HORIZONTAL)	OH	OVERHEAD	TRANS	TRANSITION
ELL	ELLIPSE	PCC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
ELEC	ELECTRICAL	PIP	PIPE CHANGE	UNLTY	UNDER GROUND POWER
ELEV	ELEVATION	POB	POINT OF INTERSECTION	U.N.O.	UNLESS NOTED OTHERWISE
EVC	END VERTICAL CURVE	POC	POINT OF INTERSECTION VERTICAL CURVE	V	VELOCITY AT 3 YEAR PEAK
EX, (EXIST)	EXISTING	PL	PROPERTY LINE	VC	VERTICAL CURVE
EXT	EXTENSION	POCE	POINT OF COMPOUND CURVATURE	WO	WALKOUT
FC	FACE CURVATURE	POE	POINT OF ENTRANCE	WSC	WEIGHTED
FF	FINISH FLOOR	PRV	PRESSURE VALVE	V	VALLEY GUTTER
FTG	FROM FACE OF CURB	PRC	POINT OF REVERSE CURVE	W	WEST
FS	FINISH GRADE	PRVC	POINT OF REVERSE VERTICAL CURVE	W/G	WATER AND GAS
FW	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE	WL	WALKER LINE
FL	FLOW LINE	PVMT	PAVEMENT	WM	WATER METER
FL	FLOW PER BUILDING	PUE	PUBLIC UTILITY EASEMENT	WS	WATER SURFACE
FND	FOUNDING	Q10	10 YEAR PEAK FLOW	WV	WATER VALVE
G	GAS	Q100	100 YEAR PEAK FLOW	WWF	WELDED WIRE FABRIC
GALV	GALVANIZED	R	RADIUS		
GW	GRADE BREAK	RCP	REINFORCED CONCRETE PIPE		

LEGEND

EXISTING / PROPOSED

WEIGHT
VALVE / FOLD
SIGN / ELEV
A.C. PAVEMENT
F.C.C. SIDEWALK W/ GUTTER
TO BE REMOVED
MOD. BACK
CONTOUR
UNDERGROUND UTILITY LINES
FENCE
PROPERTY LINE OR R/W LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
FLOW LINE
CONTROL POINT
BOX / CCTV PIT
WATER VALVE
GAS VALVE
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
TELEPHONE BOX
WATER METER
GAS METER
POWER VAULT
CATCH BASIN
EXPTRAN TREE
EXISTING TREE TO BE REMOVED
SAND/GRAVEL
ORANGE CONSTRUCTION FENCE
SILT FENCE / SEDIMENT WALL
CHAIN LINK DOGGY FENCE
DETAIL REFERENCE

BASIS OF BEARING:

THE BASIS OF BEARING FOR CONSTRUCTION ON THIS PROJECT IS BETWEEN CP #5201 AND CP #5204, N83°45'51"E (SEE SHEET C1).

BASIS OF ELEVATION:

THE BASIS OF ELEVATION FOR CONSTRUCTION ON THIS PROJECT IS CP #5204, ℄ MONUMENT, ELEV=4958.86 (SEE SHEET C1).

APPROVED BY:

CC DEVELOPMENT ENGINEERING — DATE

CC UTILITIES — DATE

CC FIRE DEPARTMENT — DATE

SHEET INDEX:

LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

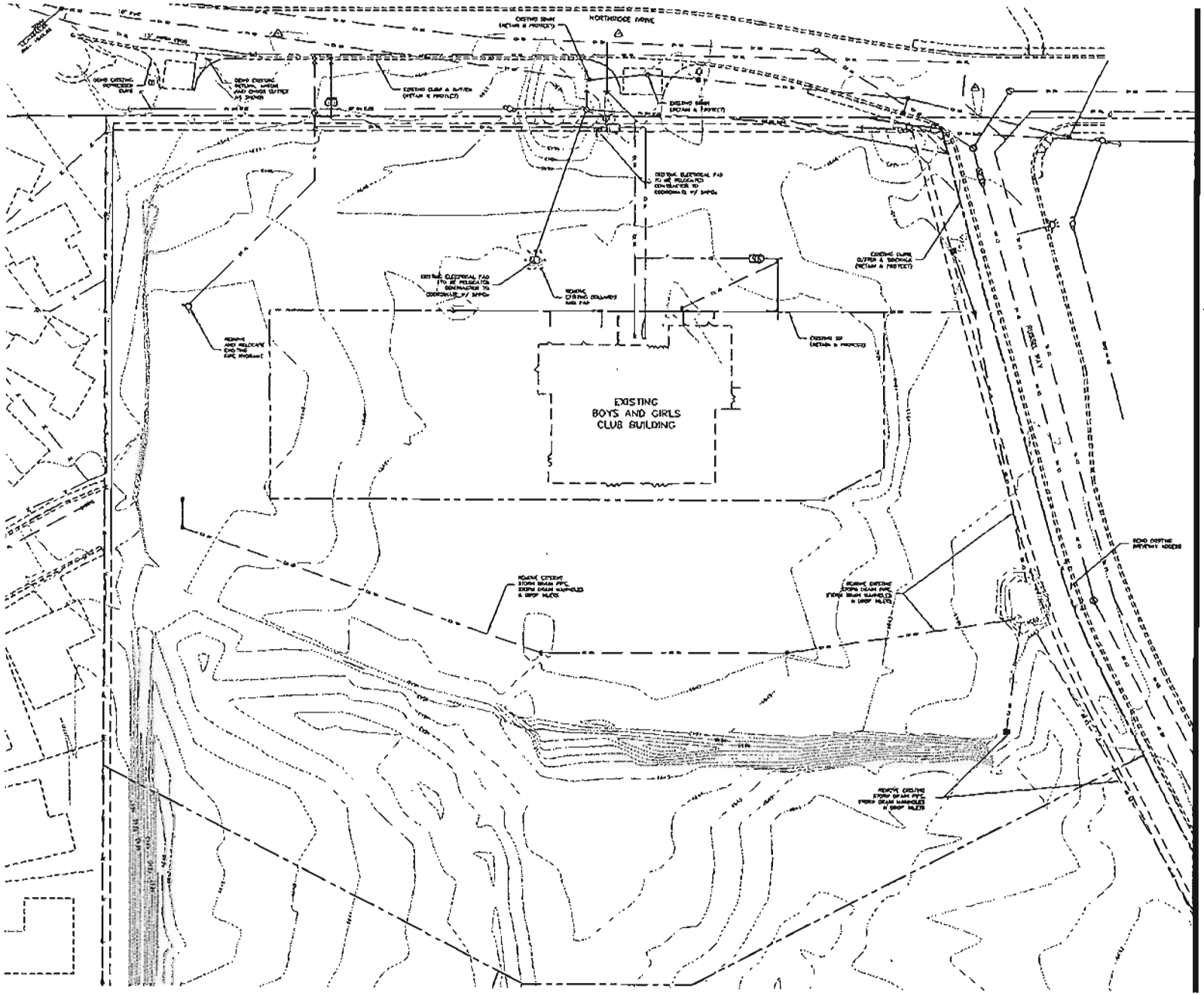
TITLE SHEET

CARSON CITY NEVADA

REV	DATE	DESCRIPTION	BY

C1

DATE: OCTOBER 2008
DRAWN BY: KLINSON
DESIGNED BY: CT
CHECKED BY: MB
JOB NO.: 7100.003



LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

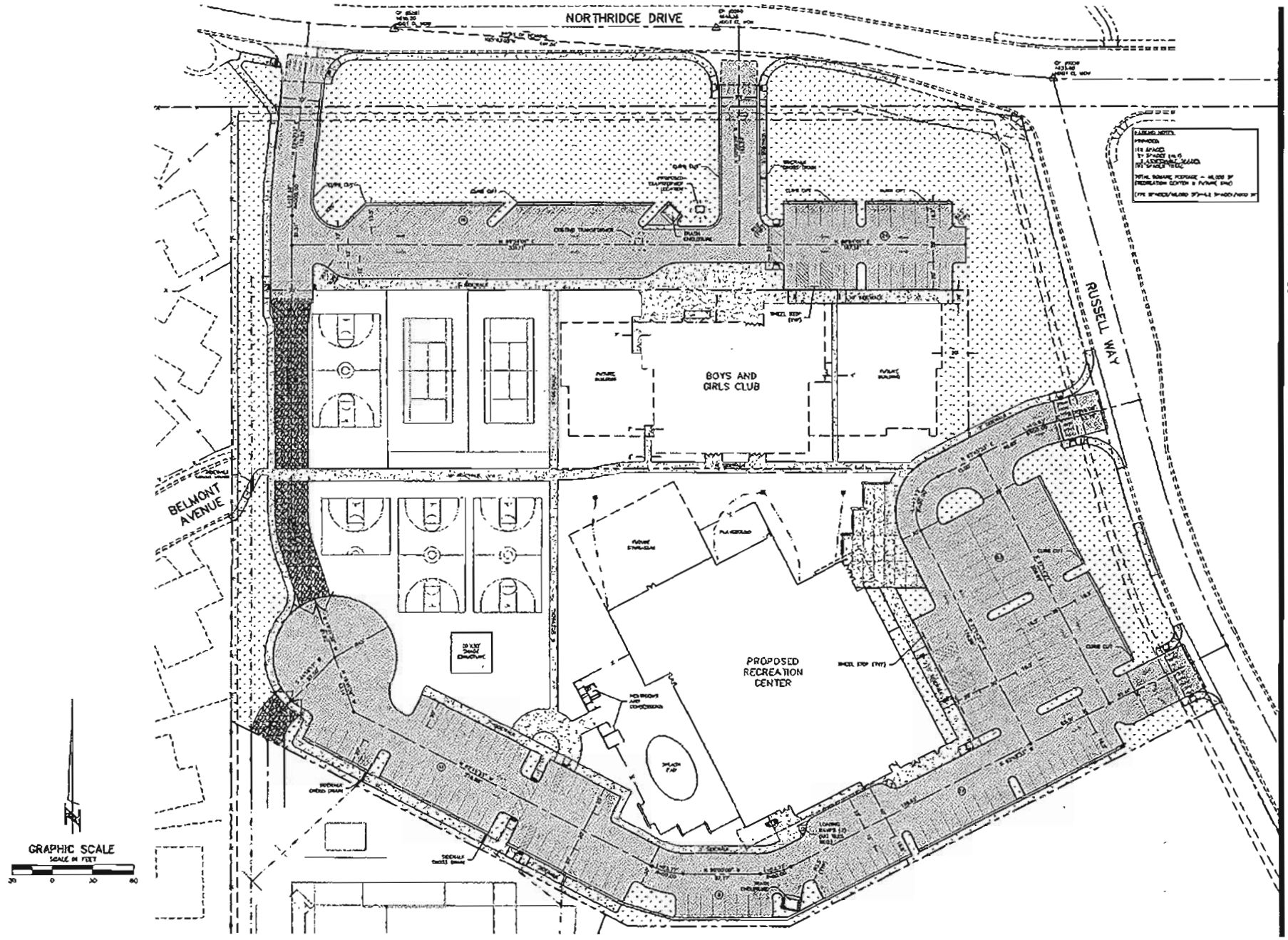
DEMO PLAN

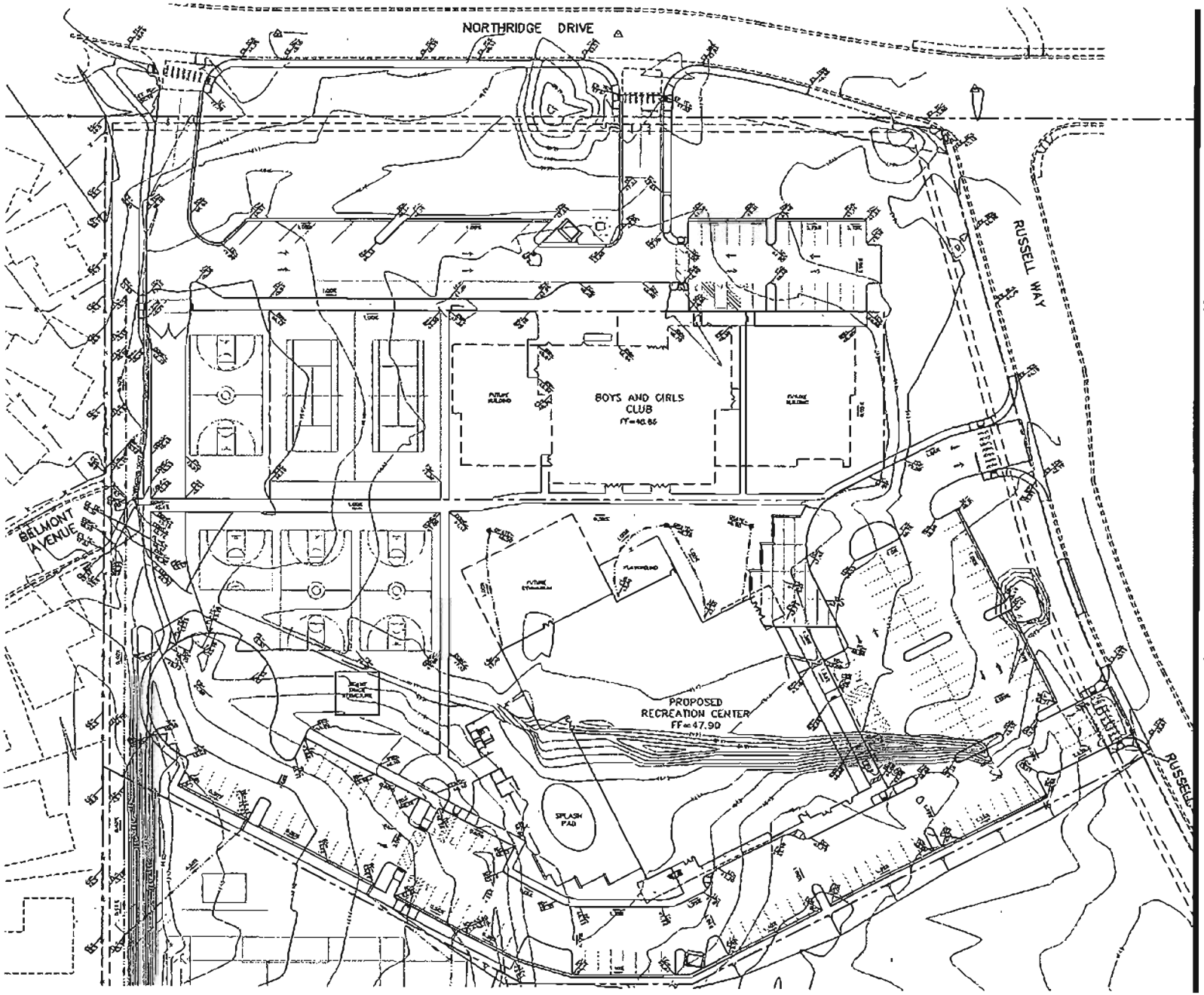
CARSON CITY NEVADA

REV.	DATE	DESCRIPTION	BY

C2

DATE: OCTOBER 2008
DRAWN BY: KLM/CW
DESIGNED BY: CT
CHECKED BY: MB
JOB NO.: 1306.000


NORTHRIDGE DRIVE
RUSSELL WAY
BELMONT AVENUE
BOYS AND GIRLS CLUB
PROPOSED RECREATION CENTER
GRAPHIC SCALE
SCALE IN FEET
LUMOS & ASSOCIATES
30% SUBMITTAL
CARSON CITY PARKS AND RECREATION DEPARTMENT
CARSON CITY RECREATION CENTER
SITE PLAN
CARSON CITY
NEVADA
C3



LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

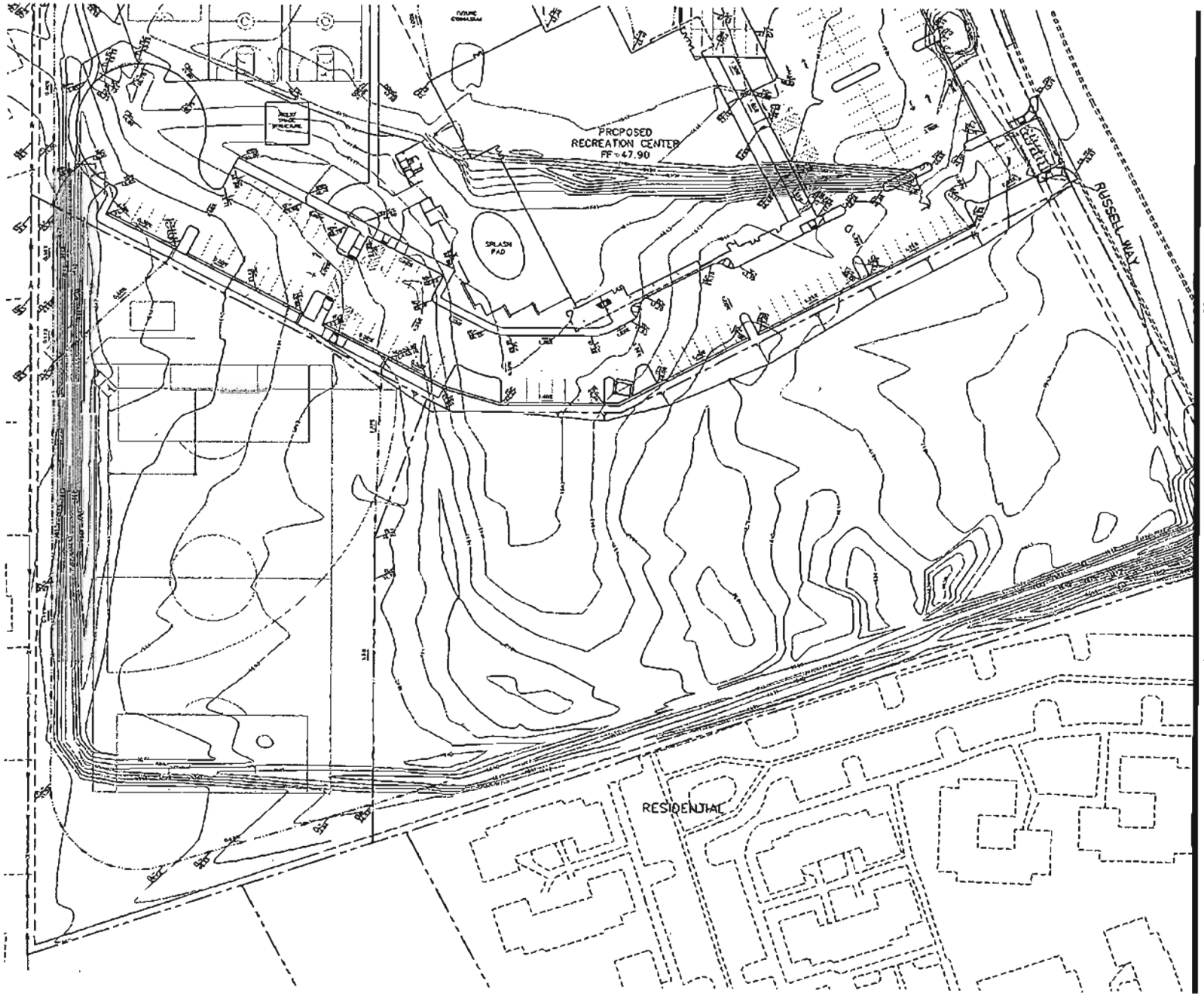
GRADING PLAN

CARSON CITY NEVADA

REV	DATE	DESCRIPTION	BY

C4

DATE: OCTOBER 2008
DRAWN BY: KLANDON
DESIGNED BY: CT
CHECKED BY: MB
JOB NO.: PEN0103



GRAPHIC SCALE
SCALE IN FEET
30 0 30 60

LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

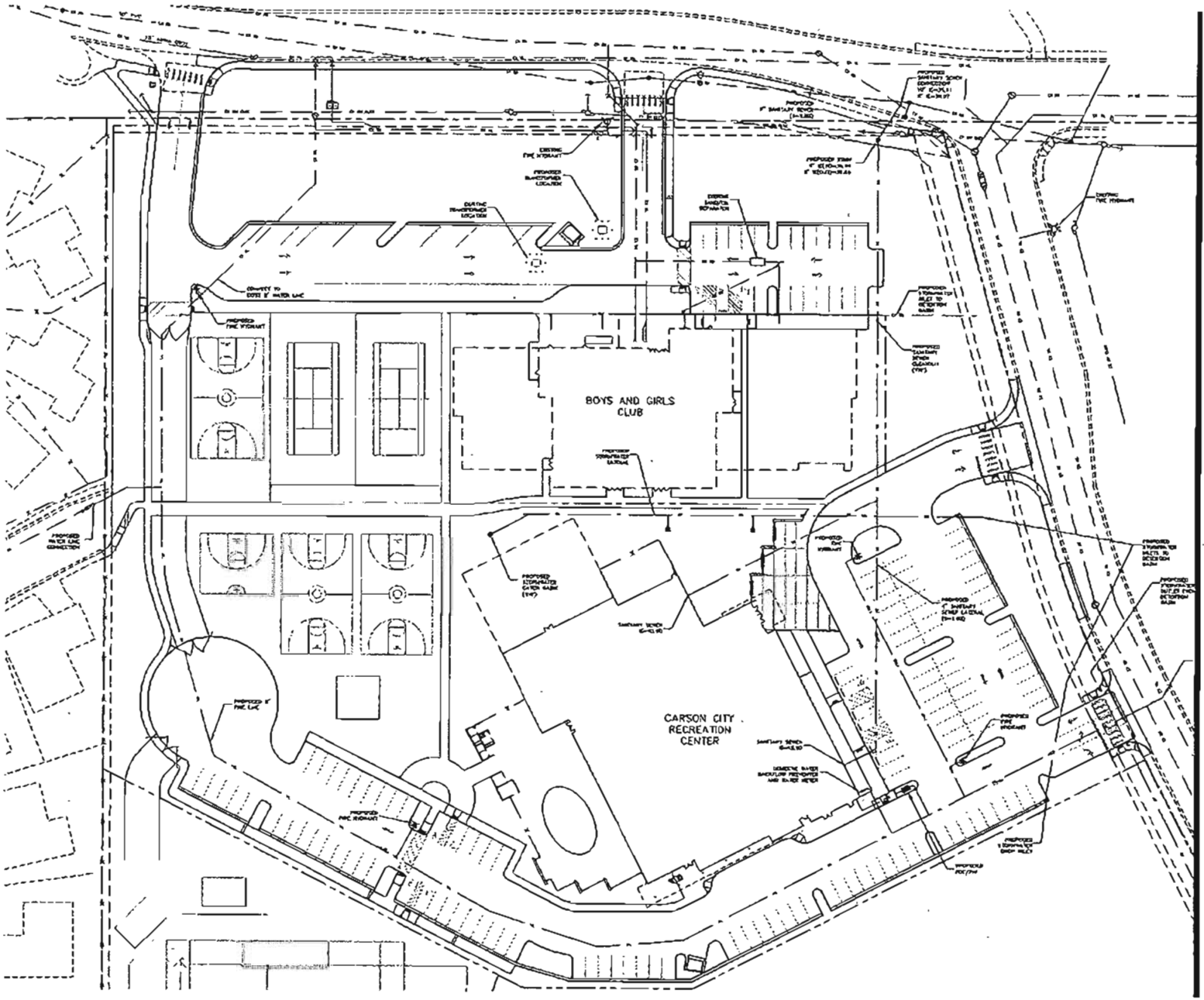
GRADING PLAN

CARSON CITY NEVADA

REV.	DATE	DESCRIPTION	BY

C4.1

DATE: OCTOBER 2008
DRAWN BY: VLANCW
DESIGNED BY: CT
CHECKED BY: MS
JOB NO.: 7200.020



LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

UTILITY PLAN

CARSON CITY

C5

DATE: OCTOBER 2009
DRAWN BY: JLM/CN
REVIEWED BY: CT
DESIGNED BY: MB
JOB NO. 7530.005

GRAPHIC SCALE
SCALE IN FEET
50 0 50 100

LUMOS & ASSOCIATES

30% SUBMITTAL

CARSON CITY PARKS AND RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER

EROSION CONTROL PLAN

BY	DATE	REVISION

C6

DATE: OCTOBER 2008
DRAWN BY: SJ/MCW
DESIGNED BY: KB
CHECKED BY: MB
JOB NO.: F300.0001

LUMOS & ASSOCIATES
5401 LONGLEY LANE, SUITE 5
RENO, NEVADA 89511
TEL (775) 827-6111
FAX (775) 827-6122
WWW.LUMOSENGINEERING.COM
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
SURVEYING / GIS
CONSTRUCTION SERVICES
MATERIALS TESTING

CARSON CITY PARKS & RECREATION DEPARTMENT

CARSON CITY RECREATION CENTER
ILLUSTRATIVE PLAN

CARSON CITY NEVADA

REV	DATE	DESCRIPTION	BY

L1

DATE: OCTOBER 2006
DRAWN BY: TH
DESIGNED BY: CTC
CHECKED BY: CTC
JOB NO: 7330.002

EXHIBIT J
PRELIMINARY FIREFLOW CALCULATIONS

LUMOS
& ASSOCIATES

November 4, 2008

Mr. Mark Brethauer, P.E.
Senior Project Manager
Carson City Public Works, Engineering
3505 Butti Way
Carson City, NV 89701

RE: Preliminary Fire Flow Calculations
Carson City Recreation Center

Dear Mark:

Attached please find fire flow test data and preliminary analysis for the proposed Carson City Recreation Center located on the site of the new Boys and Girls Club. The fourteen-acre property is located on Carson City Assessor's Parcel Number (APN) 002-102-50 at the southwest corner of Northridge Drive and Russell Way, north of Highway 50 (Williams Street) and west of the Carson City Freeway. The Carson City Recreation Center will share the site with the new Boys and Girls Club.

The Carson City Fire Department fire flow requirement, provided in the Major Project Review, for a Type II-B building is 2,375 gpm. The Carson City Recreation Center will be fully sprinkled. We have specified three new fire hydrants on-site in addition to two existing hydrants, as shown on the preliminary improvement plans, with a looped fire main. The looped fire line will be connected to the existing 14-inch main in Russell Way and the 10-inch main in Northridge Drive.

Carson City conducted fire flow tests on Russell Way near Northridge Drive in August 2004 and on Russell Way, north of Long Street in June 2006, with flows of 1,318 gpm and 1,365 gpm respectively. It was determined from these tests that a minimum fire flow of 4,059 gpm at 20 psi residual pressure is available adjacent to the project site. Based on this flow data, it is apparent that the required fire flow is available at the frontage of the property. The size of the on-site fire main will be determined during the design process.

The fire flow tests indicate that the existing water system in the project area has sufficient capacity to serve the fire flow needs for the new Carson City Recreation Center.

If you have any questions, do not hesitate to give me a call at 883-7077.

Sincerely,

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL D. BENNETT
Exp: 12/31/08
CIVIL
11/4/08
No. 17465

Michael Bennett, P.E.
Engineering Manager
Lumos and Associates, Inc.

L:\laproj\7330-003\eng\Water & Sewer\Fire Flow Letter.doc

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

BUILDING and SAFETY DIVISION
PERMIT CENTER
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

PLANNING DIVISION
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATIONS
(Water, Sewer, Wastewater, Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CARSON CITY NEVADA

Consolidated Municipality and State Capital

DEVELOPMENT SERVICES - PUBLIC WORKS OPERATIONS
FIRE FLOW DATA SHEET

Testing Personnel: Bob Shine

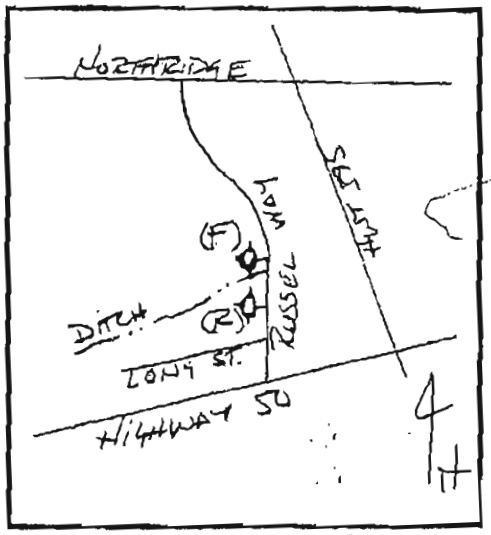
Date of Test: 6/26/06 Time of Test: 8:00 Am

Requested By: Cynthia - Lumos & Assoc. Phone: 883-7077 (6/16/06)

Fax: 883-7114

Test Locations: (Street and Cross Street)

Russel Way & Long St.



Pressure Zone:

Comments: (Direct flow hydrant into open ditch)

Mainline Size: 14"

Pressure: Static (S) 106 PSI

Residual (R) 95 PSI

Pitot (P) 75 PSI

Pitot Flow Value 1365 GPM

Exit Coefficient (C) .845 Exit Diameter (inches) (D) 2.5

Q = Flow Quantity From Hydrant

$Q = (29.83) \times (C) \times (D^2) \times (\sqrt{P})$

$Q = (29.83) \times (.845) \times (6.25) \times (8.66)$

$Q_1 =$ 1364.3 Gallons Per Minute

Available Water Calculation:

$D_1 = (S) - (R)$

$D_1 = 106 - 95 = 11$

$D_2 = (S) - 20$ PSI

$D_2 = 106 - 20$ PSI $= 86$

$Q_A = Q_1 \times \sqrt{(D_2/D_1)}$

$Q_A = 1364 \times \sqrt{(86 / 11)}$

$Q_A = 3818.88$

If $Q_A \geq Q_1$, then; $Q_{AT} = [(Q_A - Q_1) \times .1] + Q_A$

$Q_{AT} = [(3813.9 - 1364) \times .1] + 3813.9 = 4,058.88$

$Q_{AT} =$ 4,059 G.P.M. = Total Available Water at 20 PSI Residual.

Pressure Zone 4880

CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

WATER UTILITY DIVISION

FIRE FLOW DATA SHEET

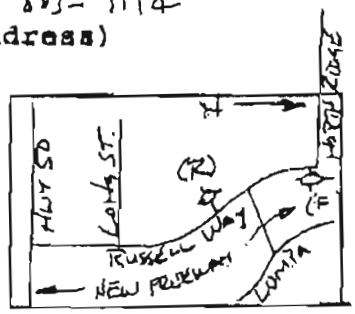
RECEIVED 7/13/04

TESTING PERSONNEL: HART / ARGOTI / ALRELLA
DATE OF TEST: 6/2/04 TIME OF TEST: 8 AM
REQUESTED BY: JIM WEBER - LUMAS & ASSOC. 883-7077 (F) 883-7114

TEST LOCATIONS: (Street & Cross Street or Address)

NORTHRIDGE DR. - RUSSELL WAY

COMMENTS:



LOCATION MAP

MAINLINE SIZE: 14"
PRESSURE: Static (S) 99 PSI
Residual (R) 90 PSI
Pitot (P) 70 PSI

EXIT COEFFICIENT (C) .845 EXIT DIAMETER (INCHES) (D) 2.5"

Q = FLOW QUANTITY FROM HYDRANT
$Q = (29.83) \times (C) \times (D^2) \times (\sqrt{P})$
$Q = (29.83) \times (.845) \times (6.25) \times (9.3464)$
$Q_1 =$ 1318.07 Gallons Per Minute

AVAILABLE WATER CALCULATION

$D_1 = (S) - (R)$

$D_1 = 99 - 90 = 9$

$D_2 = (S) - 20$ PSI

$D_2 = 99 - 20$ PSI $= 79$

$Q_A = Q_1\sqrt{D_2/D_1}$

$Q_A = 1318 \sqrt{79/9}$

$Q_A = 3904.8$

IF $Q_A \geq Q_1$, THEN $Q_{AT} = [(Q_A - Q_1).1] + Q_A$

$Q_{AT} = [(3905 - 1318).1] + 3905 = 4163.7$

$Q_{AT} =$ 4,164 G.P.M. = Total Available Water At 20 PSI Residual

UTILITIES DEPARTMENT
Environmental Control Authority • 3300 Butti Way, #7 • 89701 • (702) 887-2340
Wastewater Reclamation Plant • 3320 E. 5th Street • 89701 • (702) 887-2360
Utility Billing • 2621 Northgate Lane, #66 • 89706 • (702) 887-2370
Sewer Utility • 3300 Butti Way, #7 • 89701 • (702) 887-2340
Water Utility • 3300 Butti Way, #9 • 89701 • (702) 887-2355

LUMOS & ASSOCIATES
800 East College Parkway, Carson City, NV 89706, (775) 883.7077
178 South Maine Street, Fallon, NV 89406, (775) 423.2188
3259 Esplanade, Suite 102, Chico, CA 95973, (530) 899.9503
5401 Longley Lane, Suite #5, Reno, NV 89511, (775) 827.6111
PO Box 3570, 225 Kingsbury Grade, Suite A, Stateline, NV 89449, (775) 588.6490

Client: Carson City Parks Sheet ___ of ___
Description: Carson City Rec. Center Fire Flow – 30%
Job No. 7330-002
By: G.T. Date: 4/10/08
Checked By: M.B. Date: ___

Carson City Recreation Center

Preliminary Fire Line Sizing:

Assume V-B - Type of Construction

Distance to furthest hydrant from Russell Way - 550'

Distance to furthest hydrant from Northridge - 686'

@ 3,000 gpm Fire flow: 8" main

Assume 2,000 gpm from Russell

H_L in 8" fire line = .0528 ft/ft x 550' = 29 ft

Veloc. = 9.02 fps N.G.

+ 1,000 gpm from Northridge

H_L = .0146 ft/ft x 686' = 10 ft

Veloc = 6.45 fps

Total H_L = 39 ft / 2.31 ft/psi = 17 psi - too high

Try 10" fire main:

2,000 gpm from Russell Way

H_L in 10" fire line = .0181 ft/ft x 550' = 10 ft

Vel. = 8.3 fps

1,000 gpm from Northridge

H_L in 10" fire line = .005 ft/ft x 686' = 3.4'

Vel. = 4.15 fps

Total H_L = 10' + 3.4' = 13.4' OK

* Note - doesn't include minor losses OR Elevation Difference

Fire Dept. Requirement with Type 5-B Construction: (fully Sprinklered)
3,000 gpm → Need 10" ø Fire main.

Fire Dept. Requirement w/ Type II-B or III-B Construction: (fully Sprinklered)
2,375 gpm → Need 8" ø Fire main

Assume 1,500 gpm in 8" main from Russell Way:

H_L = .0310 ft/ft x 550' = 17 ft vel = 9.67 fps

Assume 875 gpm in 8" main from Northridge:

H_L = 0.0114 ft/ft x 686' = 7.8 ft

Total H_L = 17' + 8' = 25' / 2.31 = 10.8 psi OK

* Note: Doesn't include minor losses, OR Elevation Difference

EXHIBIT K
PRELIMINARY WATER AND SEWER IMPACT ANALYSIS

Carson City Recreation Center
Preliminary Domestic Water and Sanitary Sewer Impact Analysis

Prepared for

Carson City Parks and Recreation Department

Date
November 4, 2008

Prepared by

Lumos and Associates, Inc.
800 E. College Parkway
Carson City, NV 89706

PROFESSIONAL ENGINEER, STATE OF NEVADA
MICHAEL A. BENNETT
Exp: 12/31/08
CIVIL
11/4/08
No. 17465

Michael Bennett, P.E.
Engineering Manager

Introduction:

We have prepared preliminary domestic water and sewer analyses of the proposed Carson City Recreation Center located on the site of the new Boys and Girls Club. The fourteen-acre property is located on Carson City Assessor's Parcel Number (APN) 002-102-50 at the southwest corner of Northridge Drive and Russell Way, north of Highway 50 (Williams Street) and west of the Carson City Freeway. The Carson City Recreation Center will share the site with the new Boys and Girls Club. The purpose of this report is to describe the impact this development will have on the existing Carson City utility infrastructure.

Currently, the project is at the 30% design stage and the number of fixture units has not been determined. The preliminary sanitary sewer loading was estimated from similar recreation center projects designed by VCBO Architecture.

Domestic Water Demand

The existing water supply mains that serve the site include a 14-inch main in Russell Drive and a 10-inch main in Northridge Drive. Fire Flow tests conducted adjacent to the project in Russell Way in 2004 and 2006 (See Fire Flow Analysis, submitted separately) consistently indicate available flow of 1,320 gpm available at 90 psi operating pressure. The projected water usage for the Recreation Center has not been determined as the building and landscaping design is conceptual. However, given the flow and pressure available to the site, it is reasonable to assume that the water demand requirements can be met.

Sewer analysis

Existing Sanitary Sewer Mains
On April 11, 2008, Lumos and Associates, Inc. conducted field measurements on the existing 10-inch PVC sanitary sewer main in Northridge Drive and the 30-inch RCP sanitary sewer main in Russell Way, which will collect the sewer flows from the proposed project. Invert elevations and depth of flow measurements were made at 8:00 am (estimated time of peak flow) in manholes in Northridge Drive and Russell Way. The Northridge manhole is located 100 feet west of the intersection of Northridge Drive and Russell Way and the manhole located in Russell Way is approximately 328 feet south of the intersection. Both of these locations front the site.

Northridge Drive:
The measured depth of flow at 8:00 am in the existing 10-inch sanitary sewer main was 7.9 inches in the manhole on Northridge Drive. Using Manning's Equation, the flow rate was calculated to be 900 gpm, which is 79% of the sewer main capacity. However, the connection point, which is east of the test manhole, for the Recreation Center's sewer will be on a portion of the sewer main that has a significantly steeper slope than the point that was measured. Using the flow rate that was calculated above, the capacity of the pipe that will be receiving the Recreation Centers discharge is approximately 40%.

Russell Way:
The measured depth of flow at 8:00 am in the 30-inch sanitary sewer main was 8.9 inches in the manhole on Russell Way. Using Manning's Equation, the rate of flow was calculated to be 1,578 gpm, which is 30% of the sewer main capacity.

Estimated Sewer Loading
Two loading scenarios were calculated: one with the installation of a splash pad on the south side of the Recreation Center and one without a splash pad. It was assumed that the installation of the splash pad would necessitate additional showers and therefore; a 6-inch sewer lateral rather than a 4-inch sewer lateral. These calculations are based on a required 4-inch sewer lateral at 50% capacity and a 6-inch sewer lateral at 50% capacity, for the without splash pad and with splash pad scenarios respectively.

Sewer loading without splash pad:
Peak hourly sewer loading – 60 gpm

Sewer loading with splash pad:
Peak hourly loading – 178 gpm

(Please see attached FlowMaster Worksheets)

Discussion of Results:

By adding the projected peak hourly sewer loads to the existing peak hourly flows, the calculated future sewer load on the 10-inch sanitary sewer in Northridge Drive will be 960 gpm without the splash pad and 1078 gpm with the splash pad. These loads equate to 42.1% and 44.9% of the sewer main capacity respectively.

By adding the projected peak hourly sewer loads to the existing peak hourly flows, the calculated future sewer load on the 30" sanitary sewer in Russell Way will be 1640 gpm without the splash pad and 1760 gpm with the splash pad. These loads equate to 30.3% and 31.4% of the sewer main capacity respectively.

Conclusions:

Based on the above data and analysis, it is apparent that the existing water system in project area has sufficient capacity to serve the domestic water demand of the proposed Carson City Recreation Center. The sewer system also has sufficient capacity to accept sewer discharge from the Recreation Center. Carson City Public Works Department has directed Lumos to connect to the sewer main within Russell Way. The above analysis was completed in a manner consistent with previous recommendations from the Carson City Utility Department.

Should you have any questions or require additional information please call.

Northridge Drive Existing (Test)
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Northridge Drive Existing (Test)
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.009000	ft/ft
Depth	7.9	in
Diameter	10	in

Results		
Discharge	900	gal/min
Flow Area	0.46	ft^2
Wetted Perimeter	1.82	ft
Top Width	0.68	ft
Critical Depth	0.64	ft
Percent Full	79.00	
Critical Slope	0.009719	ft/ft
Velocity	4.34	ft/s
Velocity Head	0.29	ft
Specific Energy	0.95	ft
Froude Number	0.93	
Maximum Discharge	2.24	cfs
Full Flow Capacity	2.08	cfs
Full Flow Slope	0.008385	ft/ft
Flow is subcritical.		

Northridge Drive Existing (Connection)
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Northridge Drive Existing (Connection)
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.069600	ft/ft
Diameter	10	in
Discharge	900	gal/min

Results		
Depth	4.1	in
Flow Area	0.21	ft^2
Wetted Perimeter	1.15	ft
Top Width	0.82	ft
Critical Depth	0.64	ft
Percent Full	40.64	
Critical Slope	0.009714	ft/ft
Velocity	9.64	ft/s
Velocity Head	1.44	ft
Specific Energy	1.78	ft
Froude Number	3.37	
Maximum Discharge	6.22	cfs
Full Flow Capacity	5.78	cfs
Full Flow Slope	0.008377	ft/ft
Flow is supercritical.		

Northridge Drive w/o Splash Pad
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Northridge Drive w/o Splash Pad
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.069600	ft/ft
Diameter	10	in
Discharge	960	gal/min

Results		
Depth	4.2	in
Flow Area	0.22	ft^2
Wetted Perimeter	1.18	ft
Top Width	0.82	ft
Critical Depth	0.65	ft
Percent Full	42.12	
Critical Slope	0.010341	ft/ft
Velocity	9.80	ft/s
Velocity Head	1.49	ft
Specific Energy	1.84	ft
Froude Number	3.36	
Maximum Discharge	6.22	cfs
Full Flow Capacity	5.78	cfs
Full Flow Slope	0.009531	ft/ft
Flow is supercritical.		

Northridge Drive w/ Splash Pad
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Northridge Drive w/ Splash Pad
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.069600	ft/ft
Diameter	10	in
Discharge	1,080	gal/min

Results		
Depth	4.5	in
Flow Area	0.24	ft^2
Wetted Perimeter	1.22	ft
Top Width	0.83	ft
Critical Depth	0.69	ft
Percent Full	44.94	
Critical Slope	0.011799	ft/ft
Velocity	10.11	ft/s
Velocity Head	1.59	ft
Specific Energy	1.96	ft
Froude Number	3.33	
Maximum Discharge	6.22	cfs
Full Flow Capacity	5.78	cfs
Full Flow Slope	0.012018	ft/ft
Flow is supercritical.		

Russell Way Existing
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Russell Way Existing
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.002000	ft/ft
Depth	8.9	in
Diameter	30	in

Results		
Discharge	1,580	gal/min
Flow Area	1.22	ft²
Wetted Perimeter	2.88	ft
Top Width	2.28	ft
Critical Depth	0.62	ft
Percent Full	29.67	
Critical Slope	0.004165	ft/ft
Velocity	2.88	ft/s
Velocity Head	0.13	ft
Specific Energy	0.87	ft
Froude Number	0.70	
Maximum Discharge	19.73	cfs
Full Flow Capacity	18.34	cfs
Full Flow Slope	0.000073	ft/ft
Flow is subcritical.		

Russell Way w/o Splash Pad
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Russell Way w/o Splash Pad
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.002000	ft/ft
Diameter	30	in
Discharge	1,640	gal/min

Results		
Depth	9.1	in
Flow Area	1.25	ft²
Wetted Perimeter	2.91	ft
Top Width	2.30	ft
Critical Depth	0.63	ft
Percent Full	30.27	
Critical Slope	0.004160	ft/ft
Velocity	2.91	ft/s
Velocity Head	0.13	ft
Specific Energy	0.89	ft
Froude Number	0.70	
Maximum Discharge	19.73	cfs
Full Flow Capacity	18.34	cfs
Full Flow Slope	0.000079	ft/ft
Flow is subcritical.		

Russell Way w/ Splash Pad
Worksheet for Circular Channel

Project Description	
Project File	I:\laproj\7330-003\eng\water & sewer\sewer.fm2
Worksheet	Russell Way w/ Splash Pad
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.002000	ft/ft
Diameter	30	in
Discharge	1,760	gal/min

Results		
Depth	9.4	in
Flow Area	1.32	ft^2
Wetted Perimeter	2.97	ft
Top Width	2.32	ft
Critical Depth	0.65	ft
Percent Full	31.38	
Critical Slope	0.004151	ft/ft
Velocity	2.97	ft/s
Velocity Head	0.14	ft
Specific Energy	0.92	ft
Froude Number	0.70	
Maximum Discharge	19.73	cfs
Full Flow Capacity	18.34	cfs
Full Flow Slope	0.000091	ft/ft
Flow is subcritical.		

EXHIBIT L
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

FOR THE DEVELOPMENT, CONSTRUCTION, AND OPERATION OF:

(1) A MULTIPURPOSE INDOOR RECREATION CENTER;
(2) A CLUBHOUSE; and
(3) ATHLETIC FIELDS

This MEMORANDUM OF UNDERSTANDING ("Memorandum") is made this __ day of _____ 2008, by and between the Carson City Board of Supervisors acting on behalf of Carson City, a consolidated municipality of the State of Nevada (hereinafter "CARSON CITY"), and the Boys & Girls Club of Western Nevada, Inc., a Nevada Non-Profit Cooperative Corporation (hereinafter "BGC"), collectively referred to as the "Parties." The understandings expressed in this Memorandum do not constitute a binding agreement between the parties, but merely express their present intent with respect to the conveyance and development of real property and the development, construction, and operation of a multipurpose indoor recreation center, clubhouse, and athletic fields.

WHEREAS:

1. NRS 268.008 authorizes an incorporated city to purchase, receive, hold and use personal and real property wherever situated, as well as to sell, convey and dispose of such personal and real property for the common benefit. NRS 244.270 authorizes the boards of county commissioners to receive by donation, any property for the use and benefit of the County. NRS 244.275 authorizes the boards of county commissioners to purchase any real or personal property necessary for the use of the county. NRS 244.300, 244.305, 244.3073 authorizes the boards of county commissioners to acquire land for park and recreational purposes. CCMC 2.16.050 authorizes the Carson City Parks and Recreation Department to advise the Board of Supervisors on the acquisition and development of park and recreation areas and facilities;

2. CARSON CITY, through voter initiative in 1996, passed the Quality of Life Initiative Question 18 in part to provide funding for capital construction of parks and recreation facilities. The Quality of Life Initiative Question 18 identified a multipurpose gym as a community need, and Carson City's Parks and Recreation Master Plan, as adopted on April 6, 2006, identified a severe shortage of indoor recreational space within Carson City;

3. CARSON CITY desires to construct, operate, and maintain a multipurpose recreation center complex, housing an indoor recreation center, a gym, offices, and other facilities and amenities, appurtenant to which CARSON CITY desires to construct parking facilities (collectively "RECREATION CENTER"). The RECREATION CENTER would provide athletic, fitness,

leisure, and educational programs and services, primarily to residents of the Carson City communities. The RECREATION CENTER would constitute a recreational facility as defined in section 8A.050 of the Carson City Charter;

4. When developing the RECREATION CENTER, CARSON CITY wishes to maximize its allocation of resources to funding construction costs, as compared to funding the acquisition of costly real property, so that the RECREATION CENTER will have a more enhanced design and construction, which, in turn, will afford CARSON CITY an expanded capacity to provide recreational programs, activities, and services to the community;

5. In connection with the use and enjoyment of the RECREATION CENTER, CARSON CITY desires to offer to the public the use and enjoyment of an adjoining clubhouse complex ("CLUBHOUSE"), with appurtenant offices and other facilities and amenities, without CARSON CITY having to incur the cost of developing or constructing such additional facilities;

6. In connection with the use and enjoyment of the RECREATION CENTER, CARSON CITY desires to offer to the public the use and enjoyment of adjoining Athletic Fields ("ATHLETIC FIELDS"), appurtenant to the RECREATION CENTER, without having to incur the cost of developing and constructing such improvements;

7. BGC desires to construct, operate, and maintain a multipurpose CLUBHOUSE and ATHLETIC FIELDS, in which to offer youth-oriented programs and services to its members, consistent with its corporate mission;

8. BGC desires to offer to its members the use and enjoyment of an adjoining RECREATION CENTER, without having to incur the cost of developing and constructing such a complex;

9. BGC owns certain real property ("PROPERTY") located at the southwest corner of Russell Way and Northridge Drive, in Carson City, Nevada, measuring approximately fourteen (14) acres in area and identified as Carson City Assessor's Parcel Number ("APN") 002-101-85;

10. BGC desires to develop one portion of the PROPERTY, measuring approximately 1.18 acres in size, on which BGC desires to locate the CLUBHOUSE, along with future additions to the CLUBHOUSE including applicable setbacks. This parcel is identified, for illustrative purposes only, as Parcel "A" on the map-diagram attached hereto as Exhibit 1;

11. BGC desires to sell to third-parties a parcel of the PROPERTY, measuring approximately 3.83 acres in size, in order to raise capital to construct the CLUBHOUSE. This parcel is identified, for illustrative purposes only, as Parcel "C" on Exhibit 1, attached hereto;

12. BGC desires to develop and use a parcel of the PROPERTY, measuring approximately 3.00 acres in size, as the ATHLETIC FIELDS. This parcel is identified, for illustrative purposes only, as Parcel D on Exhibit 1, attached hereto;

13. BGC desires to have CARSON CITY acquire and develop the remainder ("REMAINDER") the PROPERTY for the construction of the RECREATION CENTER. The REMAINDER parcel, measuring approximately 7.27 acres in size, is identified, for illustrative purposes only, as Parcel B on Exhibit 1;

THEREFORE, IN ORDER TO ADVANCE THE RESPECTIVE AND SHARED GOALS OF THE PARTIES, THE PARTIES HEREBY MEMORIALIZE THEIR INTENTIONS TO TAKE THE FOLLOWING ACTIONS:

14. BGC will convey to CARSON CITY the fee simple title to the REMAINDER, at no cost, (reserving for itself and its members an easement for parking, ingress, and egress) in exchange for receiving the valuable consideration and benefit of CARSON CITY developing and constructing the RECREATION CENTER on the REMAINDER, at CARSON CITY's cost, for which access and use of the RECREATION CENTER will be shared by CARSON CITY (and the Carson City Communities served by CARSON CITY) and BGC (and its members) in perpetuity;

15. CARSON CITY will develop, construct, and operate the RECREATION CENTER on the REMAINDER, at its cost, in exchange for the valuable consideration of receiving fee simple title to the REMAINDER, together with the existing infrastructure and improvements erected thereon;

16. BGC will develop, construct, and operate the CLUBHOUSE (and the future expansions) on Parcel A, for which access and use of the CLUBHOUSE will be shared in perpetuity by BGC (and the Carson City Communities served by BGC) and CARSON CITY (and the Carson City Communities served by CARSON CITY);

17. BGC will develop, construct, and operate the ATHLETIC FIELDS on Parcel D, for which access and use of the ATHLETIC FIELDS will be shared in perpetuity by BGC (and its members) and CARSON CITY (and the Carson City Communities served by CARSON CITY);

18. The parties will further explore the possibility that BGC will convey to CARSON CITY, for no additional consideration, fee simple title to the ATHLETIC FIELDS, with such conveyance occurring after the fields have been developed and constructed by BGC, and in such a scenario, the parties would share the access and use of the ATHLETIC FIELDS in perpetuity, as specified in the preceding paragraph;

19. In exchange for the aforementioned consideration, BGC will grant to CARSON CITY a "Right of First Refusal" for CARSON CITY to purchase or acquire from BGC any property right or interest to the CLUBHOUSE (and future expansions thereto) and the ATHLETIC FIELDS, should BGC (or its creditors, heirs, or assigns) subsequently take action to sell or convey any property right or interest in the CLUBHOUSE (and future expansions) or the ATHLETIC FIELDS, in the future;

20. The Parties (and their assigns and heirs, if any) will use and maintain in perpetuity the RECREATION CENTER, the CLUBHOUSE (and future expansions to the RECREATION CENTER AND CLUBHOUSE), and ATHLETIC FIELDS, according to certain terms set forth in a Joint Use Agreement ("JOINT USE AGREEMENT"), to be drafted and executed by the Parties, and according to the terms and restrictions set forth in the first-issued Carson City Municipal Special-Use Permits for such improvements;

21. Within three (3) months of the date on which this Memorandum is executed by the last-signing signatory:

    21.1. The Parties will negotiate, prepare, and execute a written agreement or agreements that will govern:

21.1.1. the conveyance of the REMAINDER from BGC to CARSON CITY; and

21.1.2. their global coordination of the separate construction projects on the PROPERTY during the construction of the RECREATION CENTER, CLUBHOUSE, and ATHLETIC FIELDS, including issues pertaining to: the timing and sequence of construction at the separate construction worksites; accommodating the construction workers' access to and from the separate construction worksites; and joint insurance and indemnification requirements for occurrences arising on the PROPERTY, in or near the several construction worksites; and

21.2. The Parties will negotiate, prepare, and execute a written JOINT USE AGREEMENT that will govern their shared use of the RECREATION CENTER, CLUBHOUSE, and ATHLETIC FIELDS, in perpetuity.

Dated: _____

THE CARSON CITY BOARD OF SUPERVISORS ACTING ON BEHALF OF CARSON CITY

A Consolidated Municipality Of The State Of Nevada

By: _____
Mayor Marv Teixeira

Dated: _____

THE BOYS & GIRLS CLUB OF WESTERN NEVADA, INC.

A Nevada Non-Profit Cooperative Corporation

By: _____
Director Hal Hansen

APPROVED AS TO CONTENT AND FORM:

Dated: _____

NEIL A. ROMBARDO
District Attorney

By: _____

WILLIAM J. GEDDES
Deputy District Attorney
Office of the District Attorney
885 East Musser Street,
Suite 2030
Carson City, Nevada 89701
Counsel For:
THE CARSON CITY BOARD OF SUPERVISORS ACTING ON BEHALF OF CARSON CITY
A Consolidated Municipality Of The State Of Nevada

APPROVED AS TO CONTENT AND FORM:

Dated: _____

By: _____

JASON D. WOODBURY, ESQ.
510 w. Fourth Street
Carson City, Nevada 89703

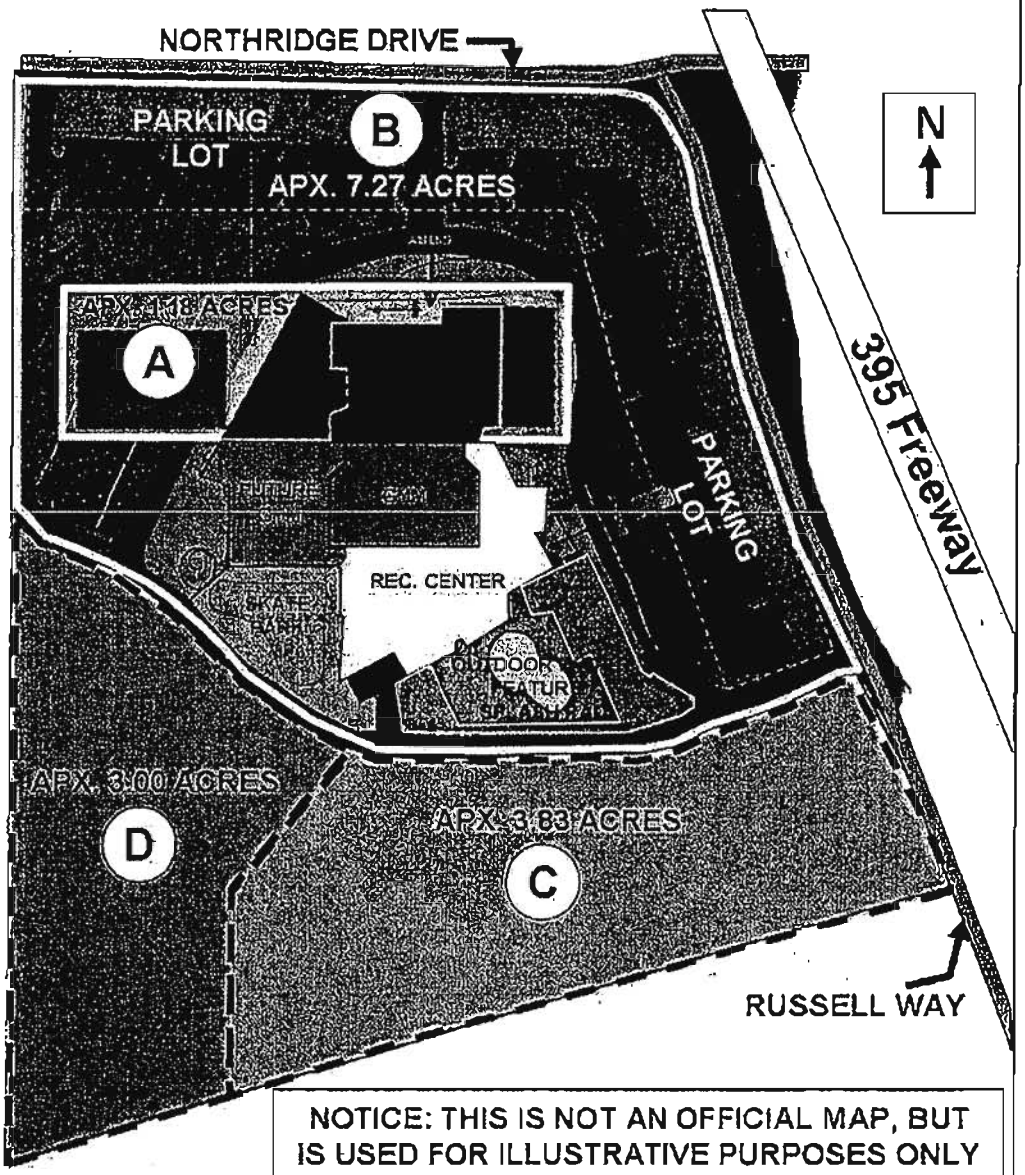
President of:
THE BOYS & GIRLS CLUB OF WESTERN NEVADA, INC.

A Nevada Non-Profit Cooperative Corporation

EXHIBIT 1

PROPOSED RECREATION CENTER and CLUBHOUSE COMPLEX

Northridge Drive at Russell Way, Carson City, NV



NOTICE: THIS IS NOT AN OFFICIAL MAP, BUT IS USED FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT DESIGN & UNDERLAY MAP BY VALENTINER CRANE, CARSON CITY NV.
OVERLAY MAP-DIAGRAM BY W. J. GEDDES, CARSON CITY DEPUTY D.A. (VERSION 3 (03-05-08))

- (A) B&G PARCEL – CLUBHOUSE AND EXPANSION AREA
- (B) CARSON CITY PARCEL – GYM, REC CENTER, FUTURE EXPANSION & PARKING LOTS
- (C) B&G LANDS TO SELL
- (D) B&G PARCEL, POSSIBLE FUTURE CARSON CITY PARCEL – ATHLETIC FIELDS

EXHIBIT M
TENTATIVE PARCEL MAP
CONDITIONS OF APPROVAL

Carson City Planning Division

2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
(775) 887-2180
Plandiv@ci.carson-city.nv.us
www.carson-city.nv.us

NOTICE OF DECISION

March 19, 2008

PARCEL MAP FILE:	PM-08-030
PARCEL OWNER:	Boys and Girls Club of Western Nevada
APPLICANT:	Audra Miller, AICP, Lumos and Associates
REVIEW DATE:	March 11, 2008
SURVEYOR:	Eric Hearon, PLS
APN:	002-101-85
ADDRESS:	1870 Russell Way
Current Zoning: Proposed Zoning:	Single Family 6,000 Public Regional/Multi Family Apartment
Current Master Plan: Proposed Master Plan:	High Density Residential High Density Residential/Public/Quasi Public

Dear Ms. Miller,

The Carson City Parcel Map Review Committee reviewed the above noted tentative parcel map on March 11, 2008. The Planning Division Director approved the tentative parcel map to divide the parcel into four parcels, the smallest being approximately 1.179 acres, as shown on the tentative parcel map, located within the Single Family 6,000 (SF6) zoning district, subject to the following conditions being met prior to the recording of the parcel map:

PLANNING DIVISION- Contact Jennifer Pruitt , 887-2188 ext. 1007

1. The final parcel map shall be in substantial compliance with the tentative map, except as modified by these conditions of approval.

2. The following notes shall be placed on the map in addition to the notes shown on the tentative map and any notes required by other departments:

   - PM-08-030
   - Master Plan High Density Residential

3. The applicant shall submit a disk, in digital format, with the final parcel map.

4. The applicant shall submit proof of taxes being paid in full for the entire fiscal year with the final parcel map.

5. If a second final review is required by staff due to an incomplete final map submittal, Carson City will hire a private surveying firm to review the corrected map and note corrections for staff. The applicant will be responsible for any consulting surveying firm's review fees incurred.

6. This tentative parcel map approval shall expire on March 11, 2010, if a final parcel map is not recorded by that date pursuant to Carson City Municipal Code Section 17.03.030. A single one-year extension may be granted by the Planning Division Director prior to the expiration of the tentative map.

7. Any further subdivision of the subject parcels may require a Tentative Subdivision Map in compliance with ordinance 1987-25.

8. The proposed parcel split is contingent on the required Zoning Map Amendment (ZMA) and Master Plan Amendment (MPA).

9. The current zoning of the subject site is Single Family 6,000. The proposed lot configuration does not meet the criteria of Single Family 6,000 zoning district due to the required setbacks and minimum lot size. Staff is aware the applicant is anticipating submitting a ZMA and MPA; and the proposed lot layout and minimum lot size will not be in conflict with the anticipated zoning and master plan.

10. Staff is aware that the applicant will provide an alternative lot layout for staff review at a later date, due to the comments provided at the Parcel Map meeting.

11. Please make the corrections on the parcel map as identified at the Parcel Map Review Meeting.

ENGINEERING AND UTILITIES- Contact Jeff Sharp, PE, 887-2305 ext. 1202

This Division has reviewed the conceptual parcel map referenced above and offers the following comments:

1. Frontage improvements along Northridge Drive must be built or bonded for prior to recordation of the parcel map.

2. Will Parcel D require water, sewer and/or storm water utilities? If so, then provide easements through adjoining lots.

3. Verify that existing water, sewer and storm water mains within Russell Way are adequate to serve the entire developed site. Any necessary system improvements will need to be built or bonded for prior to recordation of the parcel map. It will not be necessary to actually stub services onto Lots B or C provided that it can be shown that adjacent water, sewer and storm water mains and downstream facilities are adequate to serve future development. The service stub outs can be done with future site improvements.

4. Provide a bearing and distance tie to the site from an existing section monument or quarter corner.

5. Reference recorded documentation giving legal access to the site across strips of private property along Northridge Drive. Given the proposed improvements and public activity to take place along Northridge Drive, it would be preferable to have the existing strips of land dedicated to the City for right of way or to become part of the subject property.

This completes the list of Engineering Division comments.

BUILDING DIVISION- Contact Don Wilkins, 887-2318 ext. 1303

1. Please clarify which parcel is proposed to be sold off in the future. Page 1 states parcel D will be sold, page 2 states parcel C will be sold.

2. The International Building Code does not allow structures to be constructed over property lines. Therefore, parcel A and B will need to be amended.

3. If property lines are created that effect or require fire resistive construction on existing structures, the reconstruction shall be completed prior to the re-parceling.

4. Further review will be required after the site plan has been amended.

FIRE DEPARTMENT- Contact Stacy Giomi, 887-2210 ext. 1002

1. Access shall be provided to Parcel A. This must be an easement.

2. Access shall be provided to Parcel D. This must be an easement.

HEALTH DEPARTMENT- Contact Teresa Hayes, 887-2180 ext. 1024

- No comments at this time.

PARKS AND RECREATION DEPARTMENT-Contact Vern Krahn, 887-2262 ext 1006

1. Our department has been working with the Boys and Girls Club of Western Nevada on development of this parcel map to facilitate the planning for Carson City's new indoor recreation center and multi-purpose gym. Parks and Recreation Department staff is looking forward to working with other City departments and the Boys and Girls Club's representatives to address any parcel map concerns or issues before proceeding with a master plan amendment, zoning change, and special use permit.

2. Adjacent to the north, the Parks and Recreation Department is working towards improvements on the Fulstone Wetlands. These improvements include street frontage construction on the north side of Northridge Drive. In addition to the existing on-street bike lane, this site will accommodate a linear park pedestrian facility. These facilities have been coordinated with the Boys and Girls Club project.

This is the final decision regarding your tentative parcel map application. Should you wish to appeal any portion of this decision, you may do so by filing an Appeal with the Planning Division within 10 days from the date of this letter. Should an extension of the tentative map approval beyond two years be considered, the Director reserves the right to attach further conditions of approval.

Sincerely,

DEVELOPMENT SERVICES, PLANNING DIVISION
Lee Plemel, Director

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Senior Planner

Attachments
SPPCO
PM-08-028 Sign-in Sheet

Cc: Owner

Planning Division, Lee Plemel
Fire Department (Stacy Giomi)
Engineering Division (Jeff Sharp)
Utilities Operations Manager (Ken Arnold)
Building Division (Don Wilkins)
Health & Human Services (Teresa Hayes)
Tickler File

EXHIBIT N
PARKING ANALYSIS LETTER / ITE PARKING ANALYSIS

VALENTINER CRANE
architects

April 7, 2008
Revised October 21, 2008

Vern Krahn
Carson City Parks and Recreation
3303 Butti Way Building #9
Carson City, Nevada 89701

Alan E. Valentiner, AIA
State of Utah, AIA
Scott Crane, AIA

Re: Carson City Parks and Recreation

Dear Vern,

I am writing this letter in response to a request to provide information relating to the parking ratios that would be required for a typical recreation facility similar to that proposed for Carson City Recreation Center on the Boys and Girls Club site. Attached you will find a comparison of similar recreation facilities throughout the western US. Based upon previous experience, we would suggest a ratio of (3) parking stalls per each one thousand square feet of building area.

Additionally the question has been asked if the same parking stalls could be used to facilitate the Boys & Girls Club parking needs. It is reasonable to estimate that since the prime time usage of the recreation center is in the early mornings, evenings and weekends, which coincides with the times that the Boys and Girls Club would be closed, it is our opinion that, reciprocal parking between the two facilities could be utilized. Or in other words, during the day when the recreation center has its least amount of occupants the Boys and Girls Club could utilize the same parking area. Inversely, when the Boys and Girls Club is closed, early mornings, evenings & weekends, the recreation center will be able to function sufficiently

Respectfully,

Brent R. Tippets, A.I.A
Valentiner Crane Architects

Salt Lake Office
524 South 600 East
Salt Lake City
Utah 84102
fax 801.531.9850
phone 801.575.8800

L:2008/08600/04.07.08 Vern Krahn

Project Name and Location	Total S.F. Building Area	Quantity Parking Stalls	Stalls Per 1000 S.F.
Sublette County Aquatics Center Pinedale,Wyoming	74,551 S.F.	40	0.54
South Summit Health & Fitness Center Kamas, Utah	52,416 S.F.	102	1.95
South Davis Recreation Center Bountiful, Utah	183,652 S. F.	496	2.70
Mesquite Recreation Center Nevada	45,379 S.F.	76	1.68
Foothills Recreation and Aquatics Center Glendale, Arizona **	74,004 S.F.	328	4.43
Southeast Recreation Center, Sandy	71,013 S.F.	167	2.35
Paul Stock Aquatics and Recreational Center Cody, Wyoming	87,800 S.F.	168	1.91
			2.22 **Average**

** Combined with a large outdoor aquatic park which shares this parking

EXHIBIT O
TAX RECEIPT

Parcel Number 002-101-85 Owner BOYS & GIRLS CLUB OF WESTERN NV CC
Location 1870 RUSSELL WY Town

Tax Year Data (F5=Show Taxable Values F6=View 2)

Assessed Values	2009-10	2008-09	2007-08	2006-07
Land	490,000	490,000	119,286	85,204
Improvements	0	0	0	0
Pers Prop (F21)	0	0	0	0
Ag Lands (F22)	0	0	0	0
Exemptions (F23)	490,000	490,000	119,286	85,204
Net Assessed Value	0	0	0	0
Increased (New) Values				
Land	0	0	0	0
Improvements	0	0	0	0
Personal Property	0	0	0	0
District	2.4	2.4	2.4	2.4
Tax Rate & Cap %			2.9218	2.9287
Exempt Code	07	07	07	07
Exclusion Code(s)	- -	- -	- -	- -
Summary Parcel #				
Tax Service Code				
Land Use Code	140	140	140	140

F9=Scan >/< ≥ F10=Other Func F11=Earlier Yrs F12=Cancel F13=Ownership/Desc
F14=Imprv/Appraisal Data F15=Legal Descrip F16=Notes F17=Factoring Hist
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts

Exhibit P
Letter to Jennifer Pruitt

May 12, 2008

Ms. Jennifer Pruitt, AICP, LEED AP
Carson City Planning and Community Development
2621 Northgate Lane Suite 62
Carson City, NV 89706

Via Email
(Original to follow via US mail)

Re: Boys and Girls Club and Carson City Parks and Recreation Department MPA/ZMA/SUP

Dear Jennifer,

Wednesday night (May 7, 2008), Boys and Girls Club and Carson City Parks and Recreation Department held a public meeting at the Carson City Senior Center to explain the above referenced project and answer any questions the public may have. We utilized Carson City's public notice list and sent personal letters to 56 property owners. Additionally, the Parks and Recreation Department sent out announcements and invited the general public to attend the meeting as well.

Six people attended the meeting. Four of the people in attendance were neighboring property owners, with one of the four being an adjacent property owner. The other two individuals were concerned citizens from the community. Overall, the meeting went well. The attendees did have some concerns and questions, and the following summarizes their concerns and our response.

1. **Traffic**

One couple (Robin and Robin Luke) expressed concerns about increased traffic along Northridge and the need for a four way stop at the intersection of Northridge and Russell. We explained that Lumos performed an updated traffic study, and the only improvement warranted was striping at the intersection of Northridge and Lompa. Lumos stands by its traffic study, but Mike Bennett did promise to research the need for additional stop signs at the Northridge and Russell intersection to make sure the issue is fully explored.

2. **Visibility at the intersection of Northridge and Russell**

The same couple expressed concerns about weeds and vegetation that has grown up on the site, which impedes visibility at the intersection of Northridge and Russell. Diane McCoy, Director of Operations for Boys and Girls Club, promised to have their staff mow the lawn and remove the weeds.

3. **Wall along western property boundary**

I did raise the issue of the wall along the western property boundary. Jim Otte, Sr.'s property abuts the Boys and Girls Club site, and he appeared amenable to not having a wall. He agreed the wall would encourage graffiti and create a gap between the existing fence and wall. This gap would cause a very narrow alley to be created, which would most likely become overgrown with weeds creating a fire hazard and encourage teenagers, especially, to loiter. Roger Moellendorf also explained a wall would prevent the Parks and Recreation Department and Boys and Girls Club from monitoring this gap area. Kathe Green lives in close proximity to the site, and she expressed concerns about not having a wall. She was willing

to consider other screening options but did state landscaping alone was not sufficient. Boys and Girls Club, the Parks and Recreation Department and Lumos agreed to present some screening options at the Planning Commission meeting, and hopefully, the Planning Commission, public, Boys and Girls Club and the Parks and Recreation Department will agree to one of the options.

4. Miscellaneous items

The two gentlemen who do not live near the project had questions about funding and operations and maintenance. Boys and Girls Club, Pete Livermore and the Parks and Recreation Department addressed their questions. The funding and operations and maintenance questions are not land use issues, and those issues will be discussed further during the negotiation of the joint use agreement.

The four topics listed above were the main issues discussed. We answered general questions about hours of operation, programs offered etc., but there were no other specific concerns identified. I did provide my contact information in the letter that was sent out, and if I have any more substantive contact from the public, I will let you know.

Thank you for your attention to this matter. If you have any questions or concerns regarding this project, please do not hesitate to contact me at amiller@lumosengineering.com, or call me at (775) 827-6111.

Sincerely,

Audra Miller, AICP
Senior Planner

AM/

cc: Michael Bennett, P.E.
Hal Hansen
Vern Krahn
Brent Tippet
Roger Moellendorf
Patrick Pittenger
Harvey Brotzman, P.E.
Lee Plemel, AICP

Exhibit Q
Supplemental Information Regarding Original SUP Conditions

ORIGINAL CONDITIONS OF APPROVAL
(REVISED)

When the Planning Commission approved the Special Use Permit ("SUP") for the Boys and Girls Club of Western Nevada ("BGCWN") in April 2003, 15 conditions were placed on the SUP. The following identifies the conditions, the status and whether BGCWN and the Parks and Recreation Department are requesting the condition be modified, removed or continued for the new SUP.

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.

Status: BGCWN'S submitted building plans were consistent with the approved plans.

Modification: BGCWN and Parks and Rec. request the site plan submitted with the pending SUP application replace the original site plan.

2. All on- and off-site improvements shall conform to City standards and requirements.

Status: BGCWN'S submitted building plans conform to City standards and requirements.

Modification: BGCWN and Parks and Rec. agree to this condition being placed on the pending SUP.

3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building permit for the proposed construction shall constitute project commencement. A single, one-year extension of time must be requested in writing to the Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.

Status: BGCWN satisfied this condition.

Modification: BGCWN and Parks and Rec. agree to this condition being placed on the pending SUP application or having the project conditioned to comply with the phasing plan.

4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.

Status: BGCWN satisfied this condition.

Modification: BGCWN and Parks and Rec. agree to this condition being placed on the pending SUP application.

5. The applicant shall obtain a building permit from the Carson City Building and Safety Department for the proposed construction.

Status: BGCWN satisfied this condition.

Modification: BGCWN and Parks and Rec. agree to this condition being placed on the pending SUP application.

6. The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning and Community Development Department. Landscape plans shall include proper screening of parking areas from surrounding residential properties, including the use of berming and shrubs. The applicant shall coordinate with the Parks and Recreation Department regarding the landscaping design of the area along the pedestrian and bicycle path on the Northridge Drive frontage.

Status: Landscape plans have been submitted with the original building plans. BGCWN has not installed the required landscaping.

Modification: BGCWN and Parks and Rec. will comply with this condition and install the required landscaping. (See Phasing Plan). The landscape plans submitted with the BGCWN building plans will be changed to reflect the new site layout and incorporate the Parks and Rec. portion of the project. Landscaping along Northridge Drive frontage will match the existing landscaping along the Fullstone Park section.

7. The applicant shall submit exterior light fixture details with a building permit application for review and approval by the Planning and Community Development Department. Lights must be recessed or shielded with a 90-degree cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield. Maximum parking lot light fixture height shall be 12 feet. (Lighting of athletic fields is not permitted as a part of this special use approval.)

Status: BGCWN and Parks and Rec. submitted a photometric plan with the pending SUP application. Exterior lights have not been installed on the site yet.

Modification: BGCWN and Parks and Rec. agree to this condition applying to the pending SUP. Athletic fields (multi-purpose fields) will not be lighted.

8. The project shall limit to the extent possible the use of potable water for irrigation.

Status: BGCWN'S submitted landscape plans reflect its efforts on limiting potable water.

Modification: BGCWN and Parks and Rec. agree to this condition.

9. The project must make provisions to convert to reclaimed water for irrigation in the future.

Status: A reclaimed water line is located in Northridge Drive, but it has not been extended to the project site.

Modification: Parks and Rec. and BGCWN agree to connect to the reclaimed water line when it is extended to the project site.

10. Grading and construction in the floodway shall not begin until the associated freeway drainage improvements have been constructed.

Status: The freeway is constructed, including the drainage improvements.

Modification: Parks and Rec. and BGCWN anticipate utilizing the NDOT drainage improvements in the design and implementation of their drainage improvements/system.

11. Programs designed for the facility users may include but not be limited to leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation, specialized programs, and other youth-oriented programs of a similar nature that are typically associated with youth-oriented programs.

Status: BGCWN has not started operating from the new facility, as it still needs its certificate of occupancy.

Modification: BGCWN and Parks and Rec. will need this condition modified since adults will be utilizing the Parks and Rec. building.

12. Hours of operation shall be limited from 7 a.m. to 10 p.m. weekdays and 8 a.m. to 11 p.m. weekends. Outdoor activities shall be completed by 9 p.m. weekdays and 10 p.m. weekends.

Status: BGCWN has not started operating from the new facility, as it still needs its certificate of occupancy.

Modification: BGCWN still agrees with this condition. The hours of operation for Parks and Rec. are outlined in the SUP. Parks and Rec. opens at 5:o0 a.m. on weekdays and 8:00 a.m. on weekends. It anticipates closing at 9:00 p.m. on weekdays and 7:00 p.m. on weekends. This condition will need to be modified to reflect Parks and Rec.'s hours of operation.

13. The facility shall have a minimum of one instructor with appropriate training per 20 youths.

Status: BGCWN has not started operating from the new facility, as it still needs its certificate of occupancy.

Modification: This condition should not apply to the Parks and Rec. facility. BGCWN agrees with the condition remaining for its portion of the joint use facility. If the City still requires the condition for the BGCWN facility, BGCWN, Parks and Rec. and City staff will need to discuss modifying the wording.

14. Access to the site from Belmont Avenue on the west property boundary shall be limited to pedestrian and bicycle access only.

Status: BGCWN complied with this condition.

Modification: BGCWN and Parks and Rec. agree to this condition being placed on the pending SUP.

15. Approval of the increase in building height as shown on the plans approved with this application is granted subject to the Board of Supervisors approval of a Zoning Ordinance Amendment to allow an increase in permitted building height within the SF6 zoning district by Special Use Permit.

Status: BGCWN'S building is 33 feet and 4 inches in height from the finished floor.

Modification: If the Master Plan and Zoning Map amendments are approved, the SF6 height restriction is no longer applicable. Parks and Rec. is requesting a maximum of 39 feet in height for its building from finished floor.

In addition to the conditions of approval, BGCWN made certain representations and promises in the original SUP application. The following briefly discusses the status of these representations and the status of each.

1. Building height of 40'.
   Status: The BGCWN building is 33 feet and 4 inches in height from the finished floor. The Parks and Rec. building will be 39 feet in height from finished floor.
2. Increased fence height in the front/street side yard area.
   Status: BGCWN and Parks and Rec. will not be installing fencing along Russell Way or Northridge Drive.
3. Lot size is a minimum of three acres.
   Status: BGCWN and Parks and Rec. will have their own parcels. Parcel sizes are:

   Parcel A (BGCWN building, tennis and basketball courts): acres
   Parcel B (Parks and Rec. building and splash pond): acres
   Parcel C (MFA parcel to be sold): acres
   Parcel D (Multi-purpose fields): acres

4. The proposed structure is setback more than 200 feet from the adjacent residential. BGCWN promised buildings would be setback a minimum of 50 feet and active ball fields 25 feet from adjacent residential.

   Status: BGCWN'S building is 302 feet from the adjacent residential. The Parks and Rec. building is 243 feet from the adjacent residential (includes expansion area). The basketball courts are 57 feet from the adjacent residential. BGCWN and Parks and Rec. will maintain the 25 foot buffer for the multi-purpose fields and 50' setback for buildings.

5. Loading area to be located on the southeast side of the building and drop off area to be located on the north side of the building. Drop off areas were to be setback from the street by approximately 100 feet.

   Status: Loading areas and drop off areas are consistent with the original SUP representations. The proposed drop off areas are setback 153 feet from Northridge Drive and 160 feet from Russell Way.

6. Landscaping will incorporate deciduous trees and a variety of decorative plantings and shrubs.

   Status: Final landscape count, which excludes the multi-purpose fields and Parcel C, is approximately 144,527 square feet according to the preliminary landscape plan for the SUP. This exceeds the original landscape count of 87,700 square feet. BGCWN and Parks and Rec. will include deciduous trees and a variety of decorative landscape plantings and shrubs.

7. A six foot masonry wall was proposed by BCGWN along the western boundary.

   Status: BCGWN and Parks and Rec. are proposing to change this to the existing wooden fence and landscaping.