

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 25, 2009

FILE NO: SUP-06-068(a) Review

AGENDA ITEM: H-1

STAFF AUTHOR: Heidi Eskew-Herrmann, AICP, Associate Planner

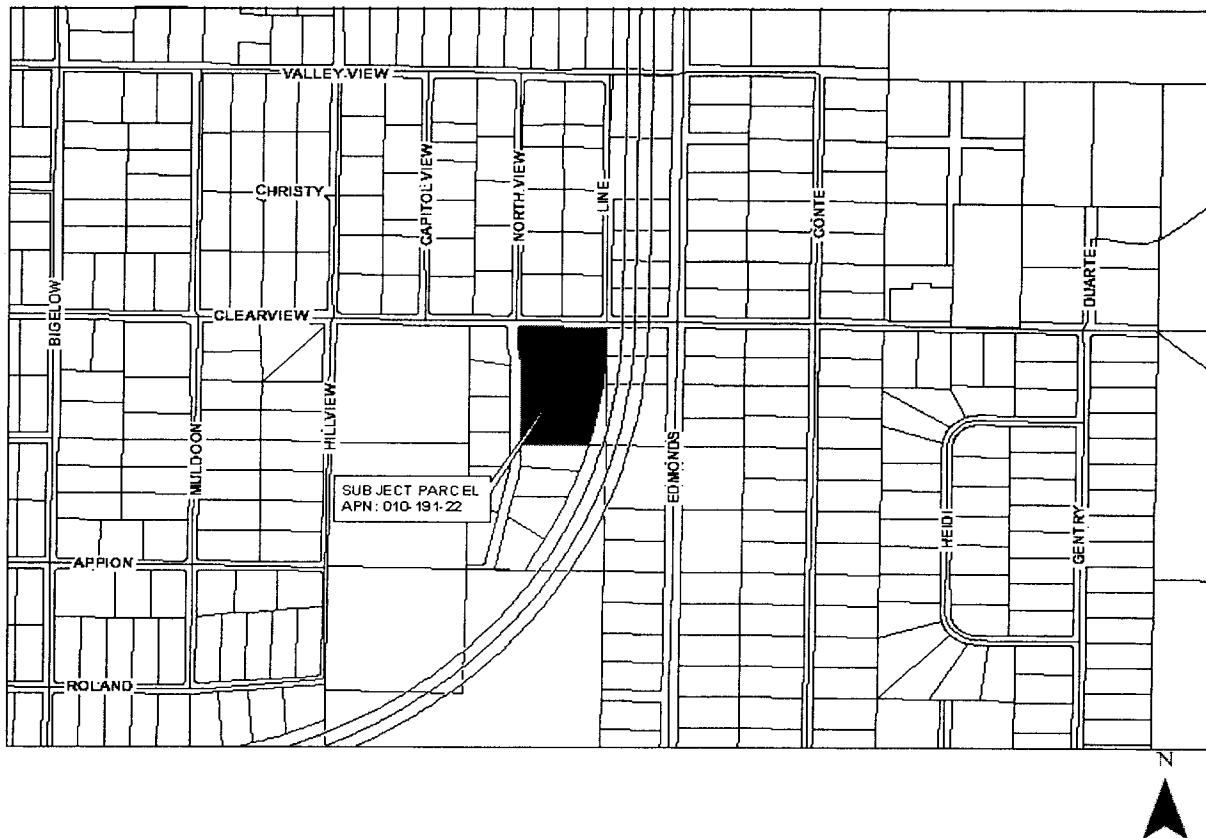
REVIEW APPLICANT: Pastor Pat Propster, Calvary Chapel of Carson City

OWNER: CC Christian Fellowship

ADDRESS/APN: 1635 Clearview Dr. / 010-191-22

**REQUEST:** Review of compliance of a previously approved Special Use Permit for a church in a Single Family One Acre (SF1A) zoning district as required by Condition of Approval number 32, as well as the review of a proposed 1,200 square foot storage building, on property located at 1635 Clearview Drive, APN 010-191-22.

**RECOMMENDED MOTION:** "I move to approve the review of SUP-06-068a, a Special Use Permit application from RO Anderson Engineering (owner: CC Christian Fellowship), based on the satisfaction of the conditions of approval contained in the staff report; and to approve a 1,200 square foot storage building to be located on the church site subject to twelve conditions of approval".



## **RECOMMENDED CONDITIONS OF APPROVAL FOR THE STORAGE BUILDING**

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
3. All on and off-site improvements shall conform to City standards and requirements.
4. Minor changes to the proposed plan may be authorized by the Planning Director. All other changes require an amendment to this Special Use Permit.
5. The exterior building colors must be the same as or similar to the existing church colors. The applicant shall provide color samples with the building permit application for review by the Planning Division.
6. Screening, in the form of a landscape buffer, is required on the north side of the proposed storage building. The applicant must submit a landscaping proposal with the building permit application. The proposal shall include the types and quantities of landscaping proposed as well as a sketch showing material placement.
7. If any exterior lighting is proposed in the future, the applicant must provide cut-sheets to the Planning Division for review and approval prior to installation.
8. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
9. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson-city.nv.us/Index.aspx?page=181](http://www.carson-city.nv.us/Index.aspx?page=181)
10. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
  - 2007 Northern Nevada Amendments\*
  - 2006 International Building Code
  - 2006 International Energy Conservation Code
  - 2006 International Existing Building Code
  - 2006 International Fire Code
  - 2006 Uniform Mechanical Code
  - 2006 Uniform Plumbing Code
  - 2005 National Electrical Code
  - 2003 ICC/ANSI A117.1 (For accessible design)

\*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at [www.nnicc.org](http://www.nnicc.org). With the adoption of the amendments, the snow and wind loads have increased within Carson City.

11. Provide a **Geotechnical Report** for the proposed construction. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2 & 1802.2.7 #2)

NOTE: You may provide a previously prepared Geotechnical Report, with an addendum from the Geotechnical Engineer, which updates the provisions of the report to the currently adopted codes.

12. The use for which this permit is approved shall commence within 12 months of the date of final approval. As single, one year extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall be come null and void.

## **REVIEW DISCUSSION**

The Planning Commission conducted a public hearing on March 28, 2007 to review an amendment to a Special Use Permit for a church on property zoned Single Family One Acre (SF1A) located at 1635 Clearview Drive, APN: 010-191-22, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission approved SUP-06-068a based on the findings contained in the staff report and subject to 33 conditions of approval. Condition of approval number 32 requires a review of this permit at the March 2009 Planning Commission meeting for compliance with the conditions of approval and the growth management ordinance.

The applicant submitted an update detailing compliance with the conditions of approval as well as highlighting some of the events held at the church in the past ten months since they opened (letters attached to this staff report). The church has been the sponsor of many community events such as: classes for the Community Pregnancy Center, a Lifeline screening process which screens for diseases such as stroke and heart disease, a blood drive for United Blood Services and concerts.

## **SITE HISTORY**

- On June 5, 2001—Staff and the applicant met for a Major Project Review (MPR-000/01-9) of a proposed church facility on this site. A similar meeting was also held in November 2000.
- On August 29, 2001—The Planning Commission approved a Special Use Permit (U-01/02-3) for a church facility on this site. This permit expired because it was not initiated within the time limits.

- On February 3, 2004—The applicant submitted an application for a two-phase church and school facility. The request was deemed incomplete by staff and withdrawn at that time by the applicant.
- On March 30, 2005—The Planning Commission approved a request for a proposed church and school on this property.
- The applicant redesigned the project and on May 31, 2006, the Planning Commission approved a request for a proposed church and school on this property (SUP-06-068).
- On December 12, 2006, the Parcel Map Review Committee reviewed and conditionally approved a tentative parcel map (PM-06-228) to divide this property into four parcels. The proposed project will not be impacted by the Parcel Map or the new parcel configuration.
- On July 24, 2008, the above mentioned Parcel Map (2693) was recorded, creating three single family parcels in addition to the church parcel.
- 2008—A 12,000 square foot sanctuary and ancillary rooms were constructed.
- May 2008—Calvary Chapel Church of Carson City moved into the facility and began holding services at that location.

The following are the conditions of approval for the church use and responses as to how the applicant has complied with the conditions.

## **CONDITIONS OF APPROVAL**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision / conditions of 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.

***The original applicant, Stephanie Hicks, Planner with RO Anderson Engineering, signed the Notice of Decision as the representative of the owner, Calvary Chapel of Carson City.***

2. The applicant (property owner and successors) must meet all of the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this Permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 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.

***The applicant has complied with this condition of approval by submitting a building permit within the twelve month timeframe. A Certificate of Occupancy was issued for this project by the Carson City Building Division (permit 07-698).***

**General conditions required to be incorporated into the proposed development plan:**

3. All development must be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.

*The development is in compliance with the plans that were approved by the Planning Commission at their March 28, 2007 meeting. Compliance with the approved plans was checked as part of the building permit process.*

4. All on- and off-site improvements must conform to City standards, requirements and implementation timing, as required by the Development Services Engineering Division and the Public Works Division.

*Phase I of the project has been built to City standards and per City requirements as referenced by the review and approval of building permits for this project.*

5. This project shall meet fire codes and ordinances pertinent to the building type and occupancy classification.

*The applicant received a building permit, passed all inspections and received a Certificate of Occupancy.*

**Growth Management related conditions required to be incorporated into the proposed development plan:**

6. Ultra-low flow water use plumbing fixtures are to be installed throughout the development, per Carson City Municipal Code Sections 15.09.020 and 15.09.030, and install state of the art water saving devices throughout the development, where applicable.

*The applicant states that the church has complied with this condition.*

7. Xero-scape techniques will be incorporated throughout the development's landscaping plan, as well as all other requirements stipulated under the Carson City Municipal Code Section 18.05.020 (Landscaping).

*This condition was satisfied by landscaping plan review and approval by the Planning Division.*

8. Reclaimed water is to be brought to the site and incorporated into as much landscaping watering needs as possible.

*According to the Engineering Division in a memo from April 12, 2007, using reclaimed water on the site does not apply unless the applicant uses enough water (through landscaping) to warrant this measure. This Condition of Approval was put in the staff report when the church was going to have large areas of lawn for ballfields, etc. A*

***separate line was installed with regular, non-reclaimed water for the uses at the present time.***

9. All Environmental Control Authority requirements regarding the wastewater pretreatment and wastewater discharge permit programs must be met.

***This condition is not applicable to Phase I of the project.***

**The following shall be submitted or included as part of a building permit application:**

10. The applicant must obtain a building permit for this project. Complete plans must be submitted to the Building Department for review. Accessibility, parking and landscaping are only a portion of what will need to be addressed on the plans. The Building Permit must be issued to a Nevada State Licensed Contractor with a Carson City Business License.

***The applicant received a building permit for Phase I of the project, completed all required inspections, and received a Certificate of Occupancy.***

11. The applicant must submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.

***A copy of the Notice of Decision/Conditions of Approval was received by the Planning Division.***

12. The applicant must submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping). The project must incorporate Xeriscape techniques into the landscaping plan.

***A Landscaping plan was received as part of the building permit application, reviewed by staff, and approved in compliance with Development Standards Division Three (Landscaping).***

13. The applicant must obtain a Certificate of Occupancy and/or final inspection and approval for all required improvements.

***The applicant obtained all required final inspections and a Certificate of Occupancy for this project.***

14. All nonresidential uses shall provide lighting within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky. Light standards in or within 100 feet of residential zones shall not exceed twelve feet in height. Additional standard height may be permitted by the Director provided such lights are a sharp cutoff lighting system.

***A lighting plan was reviewed and approved as part of the building permit plans.***

15. Exterior elevations for Phase III shall be aesthetically compatible to Phases I and II.

***This condition of approval is not applicable at this time. Phase I has been completed, but other phases have not yet been developed.***

16. A parking analysis must be provided with any building permit for Phases II and III to ensure that enough parking is available for the school use, since the number of employees is not yet known, nor is the total auditorium space.

***This condition is not applicable at this time since no permit for Phases II and III has been received.***

17. Signs shall be in accordance with all established codes and ordinances.

***A sign permit (08-369) was issued for the on-site signage.***

18. Addressing shall meet design and approval of the Carson City Fire Department and the GIS Department.

***This condition was met as part of the building permit.***

19. Ingress and egress shall meet design criteria of 20 foot wide roadways with 13 feet six inches of unobstructed height on an all-weather surface.

***This condition was met as part of the building permit.***

20. Buildings on parcels shall have 360 degree access around all structures for emergency access.

***This condition was met as part of the building permit.***

**The following are general requirements applicable throughout the life of the project:**

21. The approval of this Special Use Permit is limited to construction of the 13,398 square foot church and ancillary rooms (Phase I), an addition of 9,957 square feet of additional church rooms and a K-8 school (Phase II) and an addition of 6,893 square feet of classrooms for the school, of the Calvary Chapel of Carson City, parking lot improvements, landscaping, playground and associated site improvements. Any future expansion, reduction, additional buildings or change of use requires Special Use Permit approval.

***The applicant is asking for the Planning Commission to review a proposed 1,200 square foot storage building that will be located toward the northeast portion of the site.***

22. Construction is limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday.

***The applicant states that this condition was complied with during construction of the church.***

23. Dust control measures are required to mitigate dust at all hours within the limits of construction.

***The applicant states that this condition was complied with during construction of the church.***

24. Bare soil is not permitted on any undeveloped portion of the parcel. Native vegetation or groundcover as approved by the Development Services Planning Division must be utilized.

***This condition was addressed as part of the landscaping plan that was reviewed and approved by the Planning Division.***

25. Best Management Practices must be employed during the course of construction to minimize local erosion and potential discharges from the site. The detention pond must be properly maintained and kept free from excess sedimentation and foreign material.

***The applicant states that this condition has been satisfied.***

26. All lighting must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent any spillover of light or glare onto adjacent properties. The addition of any field lighting shall require amendment to this Permit.

***A lighting plan was reviewed and approved as part of the building permit application. All lighting is directed downward. There is no spillover of light or glare onto adjacent properties. No additional field lighting is requested at this time.***

27. Pedestrian routes between driveway approaches and buildings, and between parking areas and buildings, must be provided.

***Pedestrian routes have been provided and reviewed as part of the building permit.***

28. Bicycle parking for 16 bicycles must be provided in Phase I and must be situated in a conspicuous location, either adjacent to the parking area or the building and must be signed as bicycle parking. The parking areas must include bicycle racks, which must be approved by the Development Services Planning Division prior to installation. Additional bicycle parking shall be provided with the construction of the school building in Phase II at the rate of three spaces per regular grade classroom (excluding labs, music rooms, et cetera). The original 16 spaces may be counted towards the required bicycle parking in Phase II, if a use study indicating their underutilization is approved by the Director of the Development Services Planning Division. The Director may also adjust the parking rate in accordance with Section 2.2 of the Carson City Development Standards.

***Bicycle racks have been provided.***

29. Classes, meetings and gatherings, recreation and similar activities, and special events other than worship/solemn services must conclude prior to or at 9 p.m. A maximum of three events per year may conclude no later than 11 p.m.

***The applicant states that the church has complied with this condition.***

30. Parking lot lighting is limited to the hours of dusk to no later than 10 p.m. During the three events per year which conclude at 11 p.m., parking lot lighting must be turned off by midnight.

***The applicant states that the church has complied with this condition.***

31. Any change of use or a change of the phasing plan will require approval of a new or amended Special Use Permit.

***No change to the use or phasing plan has been proposed.***

32. This Special Use Permit shall be reviewed at the March 2009 meeting of the Planning Commission for compliance with this Permit and compliance with the Growth Management Ordinance.

***This review by the Planning Commission will satisfy this requirement.***

33. If the conditions of approval herein – or related City codes – are not met, the Planning Commission may reexamine or revoke this Special Use Permit, pursuant to CCMC Sections 18.02.090 and 095.

***Planning Division staff finds that the conditions of approval herein and the related City codes have been met.***

Staff is satisfied that the conditions of approval for this Special Use Permit have been fulfilled as well as the growth management ordinance.

## **GROWTH MANAGEMENT**

According to utility records, over the past eleven months, the average daily water usage of the facility was 170 gallons. The threshold for growth management review for commercial and industrial usage is 7,500 gallons per day. The church's water usage is below the required threshold. Therefore, no further growth management review is required.

## **PROPOSED STORAGE BUILDING**

The applicant is seeking the review and approval of a 1,200 square foot storage building to be sited in the northeast section of the parcel, where the future playground will be located. The applicant states that a storage building is needed for miscellaneous building materials and garden equipment. A metal storage container had been used in the past, but these containers are prohibited in residential zoning districts. Therefore, the applicant is requesting a permanent building.

The overall building height is proposed at 16 feet eight inches above finished floor. The building will be hooked up to electricity, but there will be no exterior lighting. There will be no water or sewer connections at this time. Staff has recommended a condition of approval that states that any future exterior lighting of this building must be reviewed and approved by the Planning Division prior to installation.

The color of the exterior walls is proposed to be light crème and brown with a tan roof. The applicant states that the colors will match the existing building as closely as possible.

The following setbacks are proposed for the storage building:

Front of parcel: Approximately 150 feet from Clearview Drive

Left Side (closest to future freeway): Approximately 60 feet from the property line

Right Side: Approximately 300 feet from the Northview Drive right-of-way

#### **VISUAL IMPACTS**

The freeway will be located adjacent to the parcel on the east side. After it is built, the future phase II of the church will shield the storage building from the Clearview Drive right-of-way. The storage building will be visible from the parking lot of the church as well as from the Northview Drive right-of-way. Staff recommends placing a condition of approval on this permit stating that the storage building must be the same colors or similar colors to the existing church and that the applicant must provide color samples at the time of building permit submittal. Staff also recommends screening in the form of a landscaping buffer along the north side of the proposed building.

#### **OTHER DEPARTMENT COMMENTS**

**FIRE DEPARTMENT:** We have no concerns with this request.

**PARKS & RECREATION DEPARTMENT:** After a recent review of the project site, Parks and Recreation Department staff has no concerns regarding the church's implementation of their various special use permit conditions and/or requirements or of their request to construct a 1,200 square foot storage building.

In addition to the above comment, our department would like to provide the following information to the Planning Commission and the applicant on this agenda item. Within the past year and with the assistance of Mr. Dwight Millard, our department had preliminary discussions with the church's leadership regarding the acquisition of a multi-use path easement across their property. This 30' wide public access easement would be adjacent to and on the west side of the Nevada Department of Transportation's freeway right-of-way alignment. This trail alignment is identified on the Unified Pathways Master Plan and would connect the northwest corner of the Edmonds Sports Complex to bicycle lands on Clearview Drive and to the future Carson City freeway multi-use path. Our department would like to continue these discussions with the church to assess, if a successful easement acquisition can be accomplished this year.

**ENGINEERING DIVISION:** No comment

**HEALTH & HUMAN SERVICES:** Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

**BUILDING DIVISION:** *These comments do not constitute a complete plan review, but are merely observations based on the information provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

**General**

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson-city.nv.us/Index.aspx?page=181](http://www.carson-city.nv.us/Index.aspx?page=181)
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
  - 2007 Northern Nevada Amendments\*
  - 2006 International Building Code
  - 2006 International Energy Conservation Code
  - 2006 International Existing Building Code
  - 2006 International Fire Code
  - 2006 Uniform Mechanical Code
  - 2006 Uniform Plumbing Code
  - 2005 National Electrical Code
  - 2003 ICC/ANSI A117.1 (For accessible design)

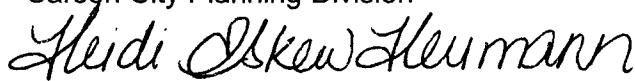
\*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at [www.nnicc.org](http://www.nnicc.org). With the adoption of the amendments, the snow and wind loads have increased within Carson City.

4. Provide a **Geotechnical Report** for the proposed construction. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2 & 1802.2.7 #2)

NOTE: You may provide a previously prepared Geotechnical Report, with an addendum from the Geotechnical Engineer, which updates the provisions of the report to the currently adopted codes.

**PUBLIC COMMENTS:** Public notices were mailed to 31 adjacent property owners within 667.5 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on March 6, 2009. As of March 19, 2009, no written comments have been received either in support or opposition of this review. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

Respectfully Submitted,  
Carson City Planning Division



Heidi Eskew-Herrmann, AICP  
Associate Planner

RECEIVED

MAR 06 2009

CARSON CITY  
PLANNING DIVISION

## MEMORANDUM

**TO:** Community Development

**FROM:** Duane Lemons, Fire Inspector

**DATE:** March 6, 2009

**SUBJECT:** AGENDA ITEMS FOR MARCH 2009 PLANNING COMMISSION MEETING

---

We reviewed the agenda items for the March 25, 2009 Planning Commission Meeting and have the following comments:

- SUP-09-011 State of Nevada We have no comments or concerns with this request.
- SUP-05-89 Board of Regents - UNR We have no concerns with this request.
- SUP-06-068a Christian Fellowship. We have no concerns with this request.

DL/lb



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

## MEMORANDUM

TO: Lee Plemel, Planning Director  
Jennifer Pruitt, Senior Planner (Hardcopy and Email)  
Heidi Eskew-Herrmann, Assistant Planner

FROM: Roger Moellendorf, Parks and Recreation Director  
Vern L. Krahn, Park Planner  
Juan F. Guzman, Open Space Manager

DATE: March 16, 2009

SUBJECT: Parks and Recreation Department's comments for the Wednesday, March 25, 2009 Planning Commission meeting.



SUP-06-068	<p>After a recent review of the project site, Parks and Recreation Department staff have no concerns regarding the church's implementation of their various special use permit conditions and/or requirements or of their request to construct a 1,200 square foot storage building.</p> <p>In addition to the above comment, our department would like to provide the following information to the Planning Commission and the applicant on this agenda item. Within the past year and with the assistance of Mr. Dwight Millard, our department had preliminary discussions with the church's leadership regarding the acquisition of a multi-use path easement across their property. This 30' wide public access easement would be adjacent to and on the west side of the Nevada Department of Transportation's freeway right-of-way alignment. This trail alignment is identified on the Unified Pathways Master Plan and would connect the northwest corner of the Edmonds Sports Complex to bicycle lands on Clearview Drive and to the future Carson City freeway multi-use path. Our department would like to continue these discussions with the church to assess, if a successful easement acquisition can be accomplished this year.</p>
ZCA-09-012	No comments
MISC-09-014	Our department encourages the Planning Commission to accept the recommendations of the Silver Saddle Ranch and Carson River Charrette Summary and forward that recommendation to the Board of Supervisors. Refer to our department's attached staff report and associated documents.
MISC-09-016	No comments

## Heidi Eskew-Herrmann - Planning commission comments

**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 3/12/2009 1:24 PM  
**Subject:** Planning commission comments

**RECEIVED**

MAR 12 2009

CARSON CITY  
PLANNING DIVISION

SUP 09-011  
SUP 05-089  
SUP 06-068a

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Teresa Hayes  
Environmental Health Specialist II  
Carson City Health and Human Services  
900 E. Long St  
Carson City, NV 89706  
Phone: (775) 887-2190 ext 30227  
Fax: (775) 887-2248

File # (Ex: MPR #07-111)	SUP 06-068a	<b>RECEIVED</b> <b>MAR 12 2009</b> <b>CARSON CITY</b> <b>PLANNING DIVISION</b>
Brief Description	Proposed 1200 ft <sup>2</sup> Storage Building	
Project Address or APN	1635 Clearview Drive	
Bldg Div Plans Examiner	Don Wilkins	
Review Date	March 12, 2009	
Total Spent on Review		

### BUILDING DIVISION COMMENTS:

***These comments do not constitute a complete plan review, but are merely observations based on the information provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.***

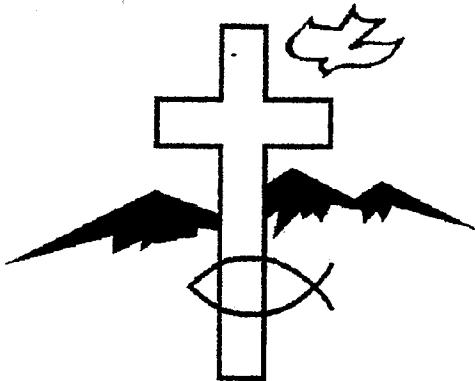
#### **General**

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson-city.nv.us/Index.aspx?page=181](http://www.carson-city.nv.us/Index.aspx?page=181)
3. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments:
  - 2007 Northern Nevada Amendments\*
  - 2006 International Building Code
  - 2006 International Energy Conservation Code
  - 2006 International Existing Building Code
  - 2006 International Fire Code
  - 2006 Uniform Mechanical Code
  - 2006 Uniform Plumbing Code
  - 2005 National Electrical Code
  - 2003 ICC/ANSI A117.1 (For accessible design)

\*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at [www.nnicc.org](http://www.nnicc.org). With the adoption of the amendments, the snow and wind loads have increased within Carson City.

4. Provide a **Geotechnical Report** for the proposed construction. The Geotechnical Report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2 & 1802.2.7 #2)

NOTE: You may provide a previously prepared Geotechnical Report, with an addendum from the Geotechnical Engineer, which updates the provisions of the report to the currently adopted codes.



# Calvary Chapel

## Carson City Christian Fellowship

And whatsoever ye do in word or deed, do all in the name Lord Jesus Col. 3:17a

**RECEIVED**

FEB 27 2009

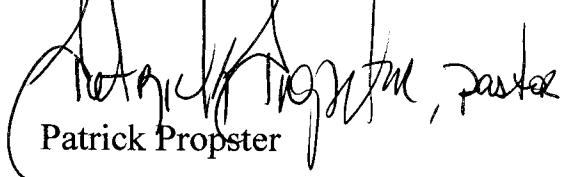
CARSON CITY  
PLANNING DIVISION

Dear Heidi,

After notifying you that we received the paperwork you sent, I arranged a time for our General Contractors and I to review your requests. We went through each line item, and on a separate sheet of paper responded to each. The wording of each condition seemed only to need compliance or an explanation or reason for the lack thereof. If there is more information needed please let me know. On condition #7 dealing with the landscaping we could forward pictures if you think there will be a need for them at the meeting. As far as conditions #32 and #33, I believe those are to be left until after the review?

I would like to Thank You for all your help through this project, it has been quite a learning curve for me, and the Building Dept. made that curve not so scary. All the Inspectors were easy to work with, as well as, informative.

Once again Thank You very much,  
Blessing of the Lord to you,

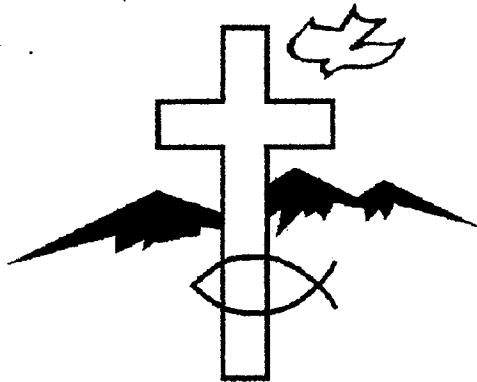
 2/27/09  
Patrick Propster

Planning commission review of Special Use Permit

Item

- 1 Complied
- 2 Complied
- 3 Complied
- 4 Complied
- 5 Complied
- 6 Complied
- 7 Complied
- 8 Deleted by Planning Department
- 9 N/A
- 10 Complied
- 11 Complied
- 12 Complied
- 13 Complied
- 14 Complied
- 15 N/A at this time
- 16 N/A at this time
- 17 Complied
- 18 Complied
- 19 Complied
- 20 Complied
- 21 Phase 1 completed at this time
- 22 Complied
- 23 Complied
- 24 Complied
- 25 Complied
- 26 Complied
- 27 Complied
- 28 Phase 1 completed at this time
- 29 Complied
- 30 Complied
- 31 N/A at this time
- 32
- 33

*Patricia Capito* 1/27/09



# Calvary Chapel

## Carson City Christian Fellowship

And whatsoever ye do in word or deed, do all in the name Lord Jesus Col. 3:17a

March 3, 2009

Carson City Planning Division  
To Whom It May Concern:

It is a delight to write and give an update regarding the blessings we are having in our new facilities. We have always been a very active fellowship but it has been so much easier to do the things that we were doing in this new thing called 'space.'

Since moving into the facility 10 months ago we have had the pleasure of opening our doors for numerous events, many of which were community events. We have hosted for numerous weddings and funerals, the latter being more often as we have several funeral parlors that call upon us for families that do not attend church. We are always willing to open our doors for a grieving family in need of a place to pay their final respects.

We have the pleasure of opening our doors for the Community Pregnancy Center to host a class here which will begin today (March 2) and run through May 5. This class is to help those who have been affected by abortion know how to cope with some of the issues after the fact.

In addition we have had the honor of hosting a Lifeline screening which is a service that screens individuals for quite a few different things including stroke risk and heart disease. This is always a pleasure as many people in the community benefit from this service. This is something that we do at least once a year and I know that Lifeline is looking forward to even offering that more often.

At the end of this month we will be hosting a blood drive through United Blood Services. Our desire is to begin hosting blood drives on a regular basis, whether that be every 8 weeks (that is approximately how often you can give blood) or every 12 weeks. Our hearts desire is to make giving blood very accessible so that the blood banks of Carson City remain full.

Over the past 10 months we have also held quite a few events that were open to the community but were hosted by the church itself. One of those was a very successful VBS that we held in June of last year. There were approximately 60 children involved, as well as about 40 adults. We are in the planning stages for another VBS this year in June as well.

We had the honor of holding a Christmas Eve service which included a play put on by about 40 adults and teens from our congregation. With this new facility we had the pleasure of holding one service as our seating capacity allowed us to do.

The youth group here have been very busy as well, and have recently finished the 30-Hour Famine. This is an event where they raise money to help those that are starving. 15% of what they raised will go to those in need here in the States while the other 85% will be sent to other countries. There were approximately 20 youth involved in this 30 hour event.

We have had the pleasure of holding several concerts in this new facility as well, we call these concerts Solomon's Porch. These every other month concerts have had a growing popularity within the community with an attendance of about 70 at our first and 125 at our second. The band that plays is a group of young adults from several different churches in the area. A few other Pastors have caught the idea and are considering hosting one of these events as well. All ages are welcome and all ages attend but a majority of those in attendance are youth and young adults. It is a safe environment for them to come and enjoy music and a night out without the draw of drugs and drinking. It is a safe recreation for the young people of our community. Our next event is scheduled for March 7<sup>th</sup>, doors open at 6:30 p.m. and parking lot lights are out by 10 as per...well you know...you guys (SUP tee hee hee).

We have opened our facility to Dr. Mace Baker, who spoke on the topic of creation vs. evolution, dinosaurs and creation. His presentation was announced in several classrooms in the public school system. The event was attended by a number of students, parents, and faculty from several different schools.

In addition to all of this we have our regular events which include women's events, men's events, youth events, children's events, a widows support group, and a support group for abused women.

Our children's ministry has been one that is receiving, at this time, the most blessings. The increased space for corporate worship, play areas internal and external of the building, and larger and additional classrooms. With the large play area outdoors we are looking forward to spring because our children have never had an area like that, safe and secure, to call their own.

Last summer we began an outreach into several areas of the community and the popularity of that caught on and with the facility that we now have, more centrally located, it is easier for people to drop off clothing donations and canned food goods that we distribute. Having this kind of visibility we have had an increased walk in ministry. People, now, just show up. Whereas before we were somewhat off the beaten path. To give you a picture of this, in our food closet previous we were extra cautious on rotating food, now we are pretty much in need of people bringing it in all the time because it goes out that fast. We've had several success stories of seeing people start out at Motel Six, making their way to the Rand Motel, helping them establish their life through that segment, onto job holding apartment renting society

contributing lives. The individual stories that we have are heartfelt as well as humorous because those that were using the food pantry are now contributing to it.

Some events that we have still in the planning stages are things like a community parenting class where parents can come and gain some tips on parenting and family life, Marriage Enrichment classes to help strengthen marriages in our community, we are also looking forward to hosting gang awareness classes through the Sheriff's department, as well as methamphetamine awareness, and similar events that are still in the idea stages.

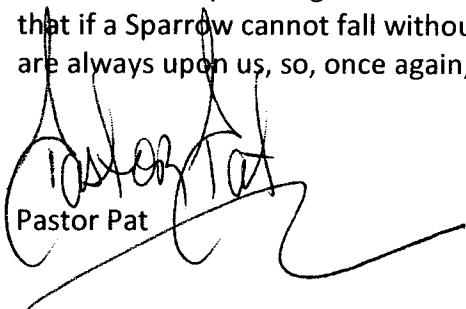
As far as our church growth, we have experienced a slow steady increase which, not to overuse the term our heart's desire, but that is exactly what it is. We believe that slow steady deep growth is far more rewarding than just masses of numbers.

Something that we are overjoyed about is the layout of the facility and the ease of access in and out. Our elderly are much safer on the flatter surfaces and the accessibilities that have been well thought out (i.e. ample parking). The drainage at our previous address, in retrospect, was something that needed to be navigated more so than just traversed. We have only had a couple of bad experiences since we've been here, we had a case of vandalism two nights in a row shortly after opening, I guess it was our initiation to the neighborhood, nothing since then. We do believe that we are mostly accepted in this neighborhood. There may be a few that would have still liked to have had the open space. A fun story was, during our building project, we had a neighbor show up to get a time frame of when painting would begin. When that did begin he showed up again, outfitted with sprayer, mask, goggles and a heart to go to work. That was his way of saying welcome to the neighborhood.

So, as you can see, many things are going on, we could probably write another page or so, hopefully this hasn't been too scattered in thought, because, as we think of one thing we are reminded of another one. Each one of them has a special place in our heart but I still hold very dear the ability to help those that are grieving and bewildered to a place of joy and stability.

Thanks to the many hands making light work, and the many hearts having likeminded ministry, these things are being accomplished and will continue to do so. So, it is with deep heartfelt gratitude that we thank you, our Carson City Planning Division, for all that you have helped us do in the name of the Lord Jesus Christ.

These kinds of kindnesses and helps may go unnoticed at times in our fast paced working day worlds but they never go unnoticed by our Heavenly Father. As Benjamin Franklin once said, that if a Sparrow cannot fall without His notice, a nation cannot rise without His aid. His eyes are always upon us, so, once again, thank you very much,

A handwritten signature in black ink, appearing to read "Pastor Pat". The signature is fluid and cursive, with the name written in a larger, more prominent style.

RECEIVED

MAR 09 2009

CARSON CITY  
PLANNING DIVISION



## D L CURD & SON MASONRY LTD

NV Lic. #43711A and #44137A  
MASONRY CONTRACTING  
TRACTS • COMMERCIAL

4553 Bigelow Drive • Carson City, Nevada 89701 • (775) 841-0802

March 9, 2009

To: Heidi Eskew-Herrmann AICP  
Carson City Planning Division

Heidi,

In your fax you had several items about the construction of the proposed storage building at the Calvary Chapel of Carson City, 1635 Cleaview Drive.

Items:

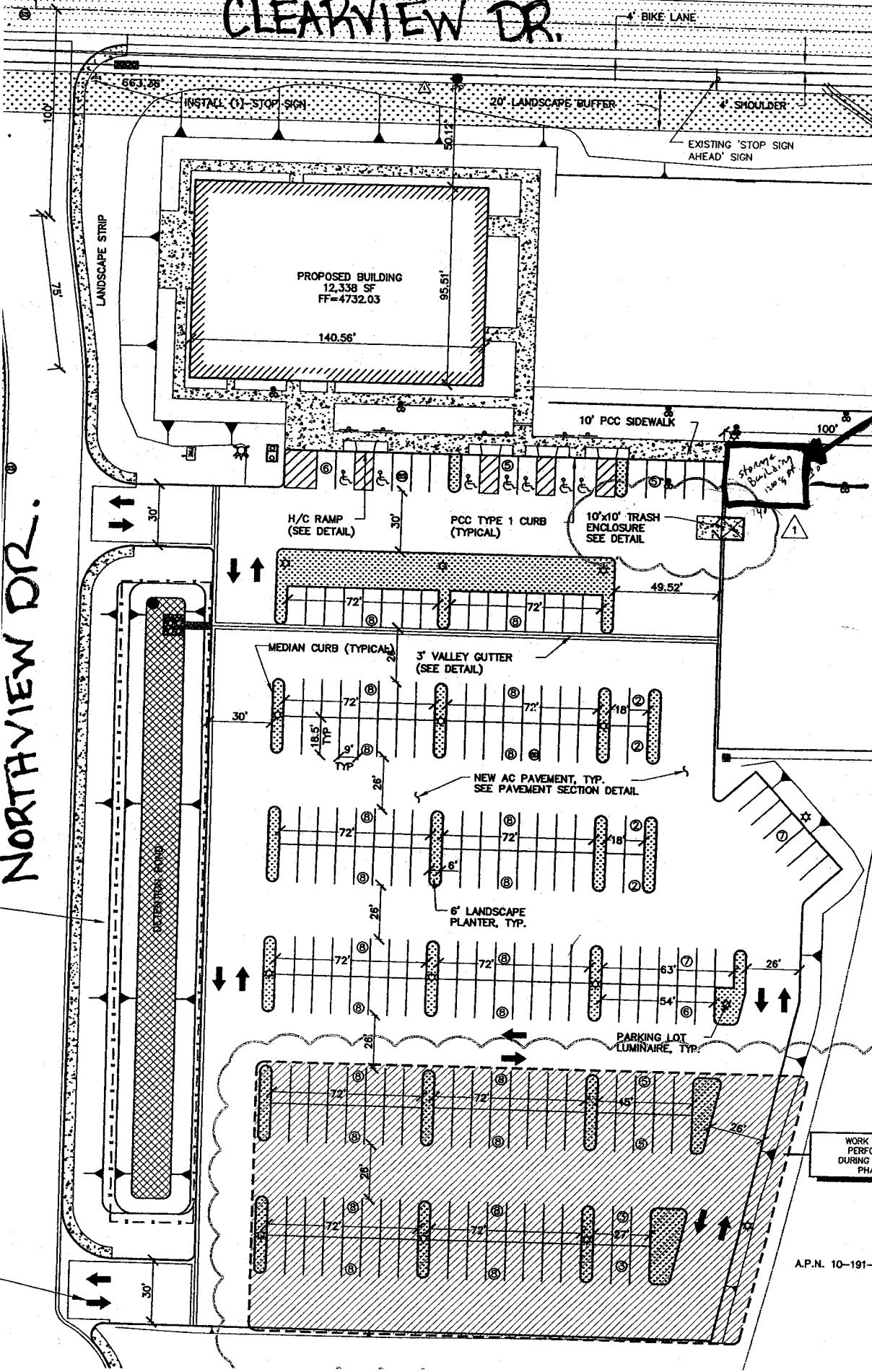
Size of building:	1200 sq. ft.
Overall height:	16 feet and 8 inches above finish floor
Use of the building:	Storage of chains, miscellaneous building materials, garden equipment
Will there be electricity:	Will have minimum interior lighting only
About water and sewer:	No water or sewer
Proposed paint colors:	Color of the exterior walls will be light crème and brown. The roof will be tan. Colors will match the existing building as close as possible.
Will there be any outdoor lighting:	No exterior lighting
Architecture:	Concrete slab on grade, 2x4 construction with truss roof, T 1-11 siding, asphalt shingles for roof.

Sincerely,

Donnie L. Curd  
DL Curd and Son Masonry

NORTHVIEW DR.

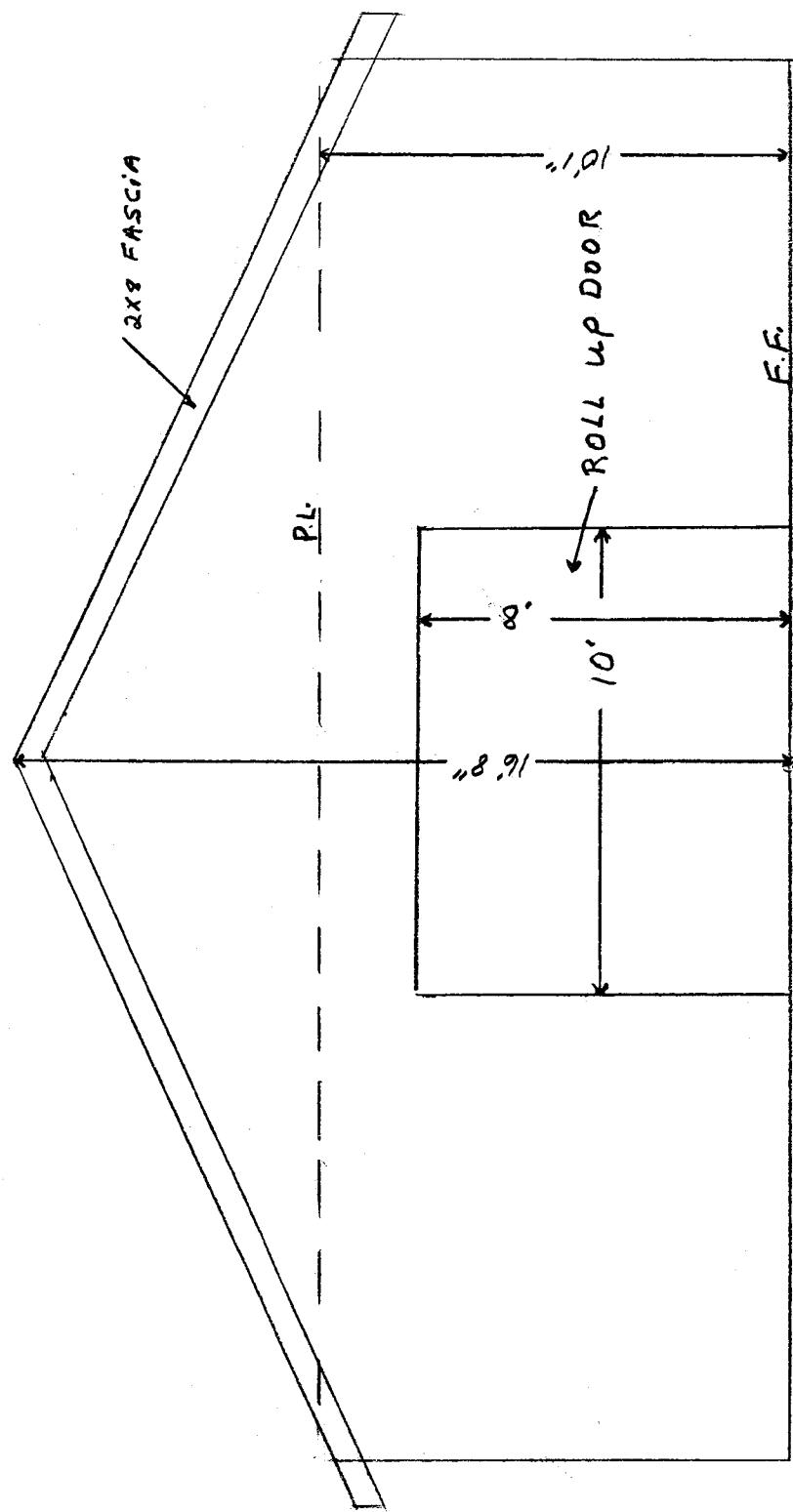
CLEARVIEW DR.

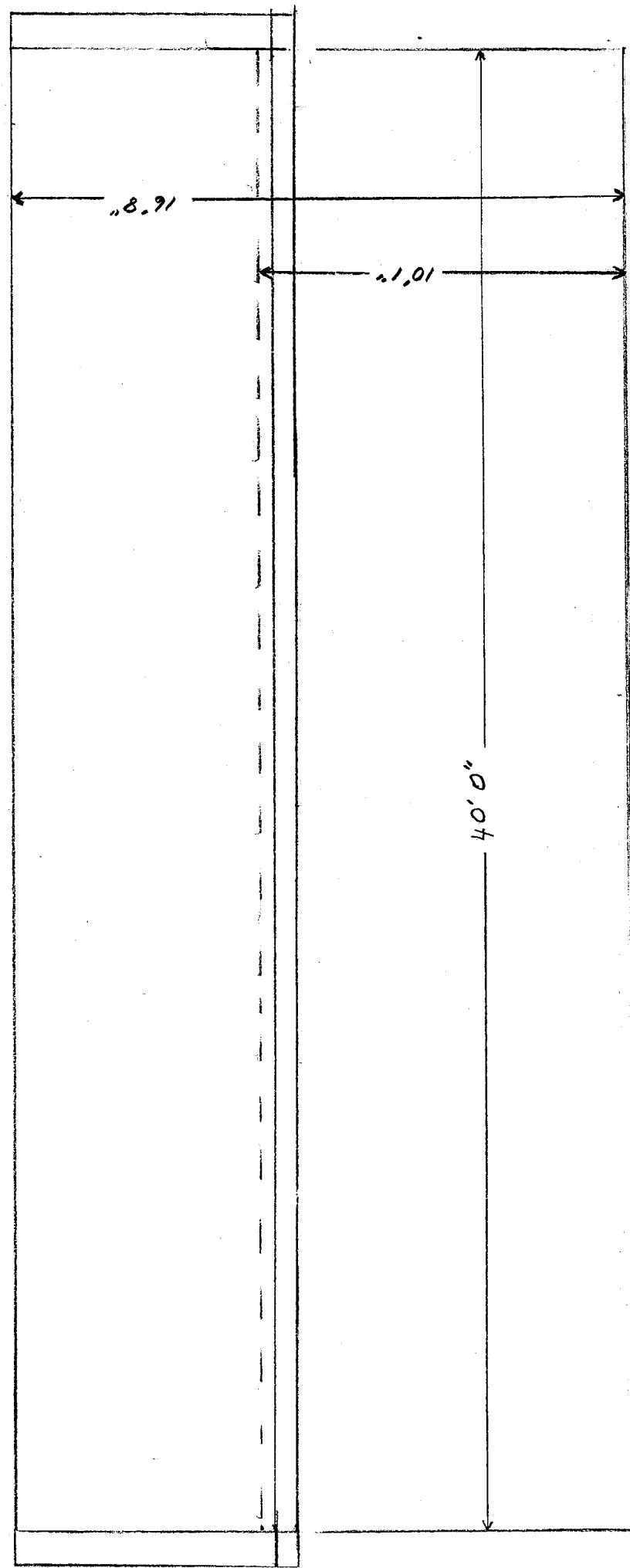


proposed  
Storage Bldg.  
1,200 SF

FUTURE FREEWAY

N  
23





NORTH ELEVATION