

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2009**

**AGENDA ITEM:**

**FILE NO: SUP-09-080**

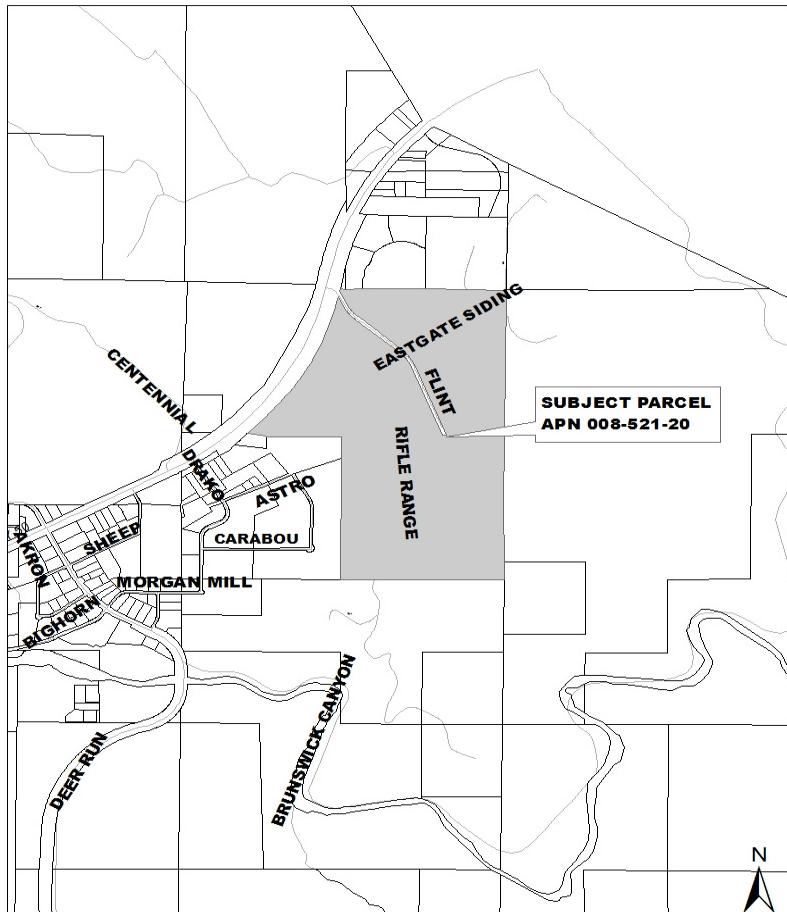
**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow conversion of a temporary office to a permanent in the Conservation Reserve (CR) zoning district.

**OWNER/APPLICANT:** Carson City/Carson City Public Works

**LOCATION/APN:** 3600 Flint Dr/008-521-20

**RECOMMENDED MOTION:** "Move to approve SUP-09-080, a Special Use Permit request from Carson City Public Works, to allow a commercial coach to be used as an office on property in the Conservation Reserve zoning district, located at 3600 Flint Drive/APN 008-521-20, based on seven findings and subject to conditions of approval contained in the staff report."



## **RECOMMENDED 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 for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for any proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall meet all 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 and 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.

### **The following shall be submitted with a building permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.165 Conservation Reserve (Conditional Uses)

**MASTER PLAN DESIGNATION:** Public Conservation (PC)

**PRESENT ZONING:** Conservation Reserve (CR)

**KEY ISSUES:** Will the proposed conversion of the temporary office to permanent be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

## **SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: General Industrial (GI)/ Industrial buildings, vacant land; and  
Mobile Home One Acre (MH1A)/Mobile Homes  
SOUTH: Conversation Reserve (CR))/Vacant  
EAST: Conversation Reserve (CR)/BLM lands with one small building of 375 st  
WEST: Public Regional (PR)/Vacant

## **ENVIRONMENTAL INFORMATION**

- 1 FLOOD ZONE: Zone C FIRM 45 (area of minimal flooding)
- 2 EARTHQUAKE FAULT: Zone II (moderate shaking potential); a questionable fault is identified with this site.
- 3 SLOPE/DRAINAGE: While the overall parcel is undulating, the project site terrain exhibits a gentle grade and generally drains to the east and south.
- 4 SOILS: 54: Reno cobbly fine sandy loam 4-8% slopes

## **SITE DEVELOPMENT INFORMATION**

- 1 LOT SIZE: 172.27
- 2 EXISTING LAND USE: Carson City Landfill area, a wood resources business, a landing strip/hanger and a model airplane field
- 3 STRUCTURE HEIGHT: Office trailer
- 4 PARKING: Graded area-not striped
- 5 SETBACKS: Center of 172 acre lot
- 6 VARIANCES REQUESTED: None

## **DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.05.030.3., a commercial coach may be used for an office with the approval of a Special Use Permit.

The Public Works Department has employees working at the Carson City Landfill location, who utilize a temporary office trailer for use as an office, break room, locker room and sanitary facilities in support of the business. Per the applicant, the facilities provided in this trailer are required by O.S.H.A. regulations to be on site for employees at this location. The Public Works Department applied for a building permit to allow this temporary office trailer in this location for one year. A temporary office may be allowed for up to one year with approval of a building permit. At the end of one year, the temporary office must be removed or converted to a permanent office. The nature of the business in this location is that the entrance area may move as needs at the site change. It is not logical to require a permanently constructed building in this situation. This is a request to allow the existing office trailer to be permanently placed at this location, although the physical location of the office trailer may be slightly different in the future in response to changing needs of the site. At this time, the office trailer must be removed or converted to permanent status to comply with Carson City Municipal Code requirements. There have been no complaints or concerns registered with the Planning Division regarding the placement of this office trailer.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 2,700 feet of the subject site on October 29, 2009 per the requirements of the Carson City Municipal Code and NRS. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 18, 2009, depending on the date of submittal of the comments to the Planning and Community Development Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building and Safety: The Carson City Building Division supports the conversion of the office from temporary to permanent.

Fire Department: We have no concern with the applicant's request.

Engineering Division: The Engineering Division has no preference or objection to the special use request, and no recommended conditions of approval.

Parks and Recreation: No comments

Health Department: 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.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

**Goal 2. Promote better community design, appearance and recognition of Carson City as identified in the various design guideline ordinances, Visual Preference Survey, Capital City Focus and Downtown Master Plan.**

**Goal 7. Plan for the development of and implement adequate community facilities and services.**

**Policy 7.1. Coordinate with providers to plan and provide facilities and services to Carson City.**

The location of the office trailer proposed to be converted from temporary to permanent is in support of the employees located at the Carson City Landfill, part of the services provided to the citizens of Carson City and a necessary part of the infrastructure of this area. The office trailer is an attractive addition to the landfill location, and has been well maintained since being placed on the site one year ago. Carson City is required under

Federal Guidelines to provide adequate sanitation facilities to employees working on the site. A constructed building is not feasible in this location, as the landfill entrance location may change in response to shifting needs at the site.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The office trailer has been located at this site for one year, without difficulty or problems. This permit is to allow the office trailer to be converted to permanent. There has not been any perceived detriment to the surrounding properties or general neighborhood as a result of this placement. The landfill itself may create objectionable noise, vibrations, fumes, odors, dust and physical activity, but the trailer in support of this use is not detrimental.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

The site is located on Flint Drive, south of U S Highway 50 East, and is served by an adequate existing street network. Vehicular and pedestrian movement is not affected by placement or conversion of the office trailer.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The temporary office trailer was placed in this location one year ago, and has not had a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. No changes are anticipated by converting the unit from temporary to permanent status.

**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

The Conservation Reserve zoning district is described as the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints. This site is definitely an outlying area as the landfill is the active business in this location which the office trailer supports.

**6. The use will not be detrimental to the public health, safety, convenience and welfare.**

The proposed use is beneficial to the public health, safety, convenience and welfare, by allowing Carson City to provide employees to staff the landfill, a service which is useful to the City. The placement of an office with sanitary facilities at this location is in support of a needed service in this location. Conversion of the temporary office to permanent is needed to comply with Carson City Municipal Codes.

**7. Will not result in material damage or prejudice to other property in the vicinity.**

The site is relatively remote and is at the City landfill operation. No material damage or prejudice to other properties in the vicinity is anticipated. No negative concerns have been noted since the temporary office trailer was placed here one year ago. No detrimental concerns are anticipated by continuing the use at this location.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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Kathe Green, Assistant Planner

Attachments

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

**FILE # SUP - 09 - 080**

**PROPERTY OWNER**  
City of Carson City

**MAILING ADDRESS, CITY, STATE, ZIP**  
201 N. Carson St., Carson City, NV 89701

**PHONE #** 775-887-2355 ext. 30403 **FAX #** 775-887-2164

**Name of Person to Whom All Correspondence Should Be Sent**  
**APPLICANT/AGENT**

Darren Selby

**MAILING ADDRESS, CITY, STATE ZIP**  
3505 Butti Way, Carson City, NV 89701

**PHONE #** 775-887-2355 ext. 30403 **FAX #** 775-887-2164

**E-MAIL ADDRESS**  
dselby@ci.caarson-city.nv.us

**FOR OFFICE USE ONLY:**

CCMC 18.02

**SPECIAL USE PERMIT** *CARSON CITY PLANNING DIVISION*

**Fee:** \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning  
districts)

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

**SUBMITTAL PACKET**

- 6 Completed Application Packets  
(1 Original + 5 Copies) including:
  - Application Form
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy) *NA*
  - Project Impact Reports (Engineering) (4 copies)

**Application Reviewed and Received By:** *J. Dunn*

**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.

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	<u>ZIP Code</u>
08-521-99	3600 Flint Dr., Carson City, NV 89701	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>
Landfill	CR	Hwy 50 East

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: 18.05.030.3.B, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

To convert from temporary to permanent a 12' x 56' trailer for an employee facility with Office, Break Room, Locker Room and Sanitary Facilities.

**PROPERTY OWNER'S AFFIDAVIT**

Darren Selby (Agent)

I, \_\_\_\_\_, 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

3505 Butti Way, Carson City, NV 89701

Address

Date

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

STATE OF NEVADA

COUNTY *Carson City*

On October 6<sup>th</sup>, 2009, DARREN SELBY

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.

Karen L. White  
Notary Public



KAREN L. WHITE

NOTARY PUBLIC

STATE OF NEVADA

No. 02-73451-12 My Appt. Exp. Mar. 1, 2010

personally appeared before me, a notary public,

**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.

## **SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE**

**PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.**

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

**(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)**

Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.

### **GENERAL REVIEW OF PERMITS**

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Carson City would like to request a SUP for the Employee Facility at the Landfill. The 12 x 56 trailer provides the employee facilities for the Landfill Operators, as required under O.S.H.A. regulations §1910.14.1, Sanitation. The trailer has an office, break room, locker room, and restroom facilities including a shower. These facilities are required by law and must be provided to the Landfill Employees on site.

Explanation A. See attached Master Plan Policy checklist.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A. The Landfill is surrounded by BLM Lands. To the East is an inactive materials pit leased by the State from BLM. To the North is wood chipping operation operating under an Inter-Local Agreement with the City and BLM on BLM Lands. All other surrounding lands are vacant.

B. The site is the current location of the Carson City Landfill and has been operating at this location since the early 1970's. The City utilizes a 3,500 gallon Water Tender to prevent the emission of fugitive dust. The wood chipping operation received a similar Permit in 2005.

C. All surrounding properties are currently owned by BLM and the SUP would not cause any detriment to them. The surrounding properties are under the Lands Bill that has been passed by the United States Congress for transfer to the City of Carson City. The Employee Facility is entirely contained within the landfill property currently owned by Carson City. The use of the Employee Facility will not result in material damage or prejudice to any property in the vicinity, nor will the use result in prejudice or infringe on the rights of any adjacent properties. The Employee Facility will provide for the health and safety of the landfill operations employees.

D. The City is requesting an Employee Facility at the Current Landfill. This facility will be used by the employees only and will not increase the traffic to the site. There will be no left turns. Emergency vehicle response time is 6 minutes per the CCFD. There will be no effect to existing traffic.

E. The Employee Facility will provide for the health and safety of the landfill operations employees for the continued operation of the Landfill. Thus providing a safe and sanitary area for the disposal of Carson City's municipal solid waste.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Explanation A. There will be no affects to the School District or the Sheriff's Office.

B. The Landfill is operated under a Permit from the Nevada Division of Environmental Protection. Part of this Permit is the control and capture of both run-on and run-off of Storm Waters.

C. The water line was extended to the Landfill in 2007 with the completion of the new East Tank. The line was sized at that time to accommodate the Landfill. This project is not served by a well.

D. The project is served by a septic tank that is adequately sized.

E. There are no proposed or needed road improvements to accommodate the project.

F. Public Works is the source of information for responses to this questionnaire.

G. Two small (60 watt) light fixtures are located at each of the entrances to the facility.

H. There are no proposed landscaping improvements associated with this project.

I. All parking on-site is existing; there is no new or additional parking for this project. There is no proposed off-site parking desired for this project.

#### **ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

  
Applicant

10/6/09  
Date

# 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: Employee Facility, Carson City Landfill

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:

- 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)?
- 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)?



## Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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)?
- 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:

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

- 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)?
- 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)?
- 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)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

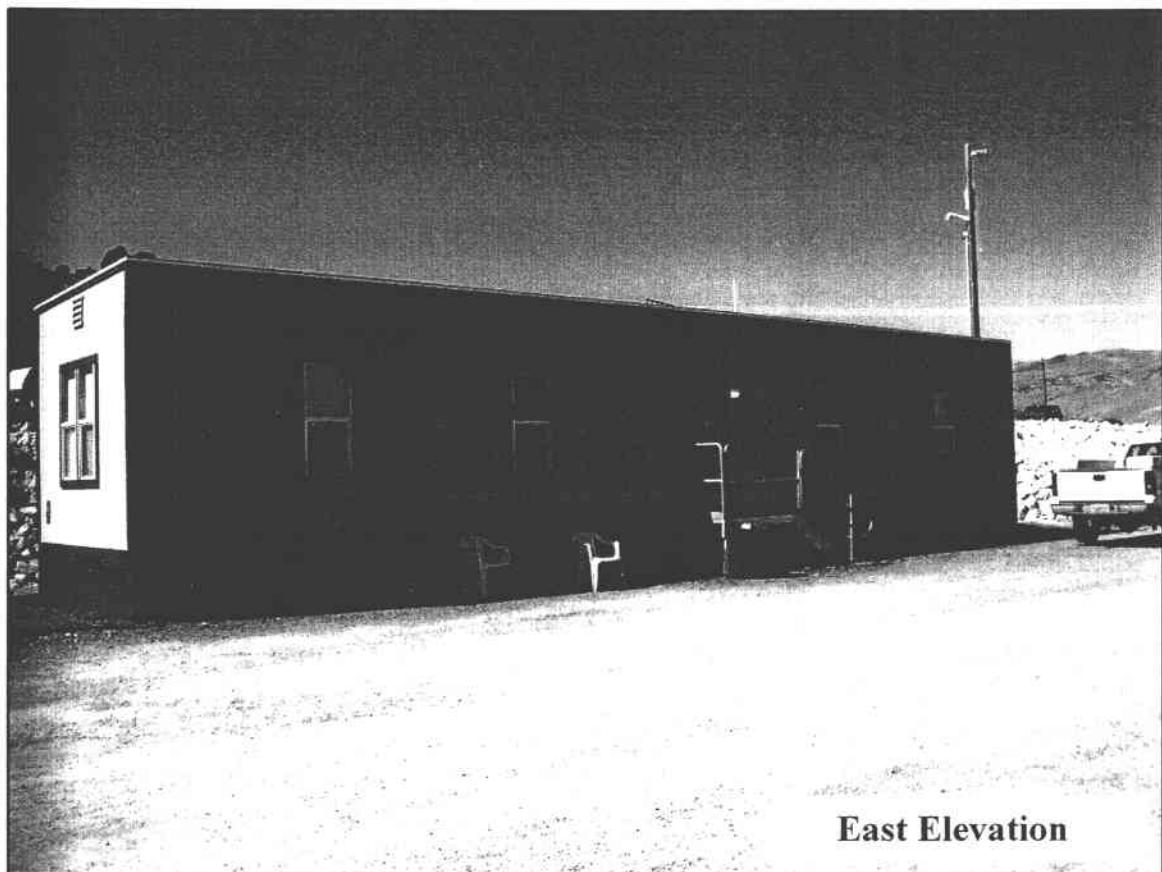
## CHAPTER 7: A CONNECTED CITY



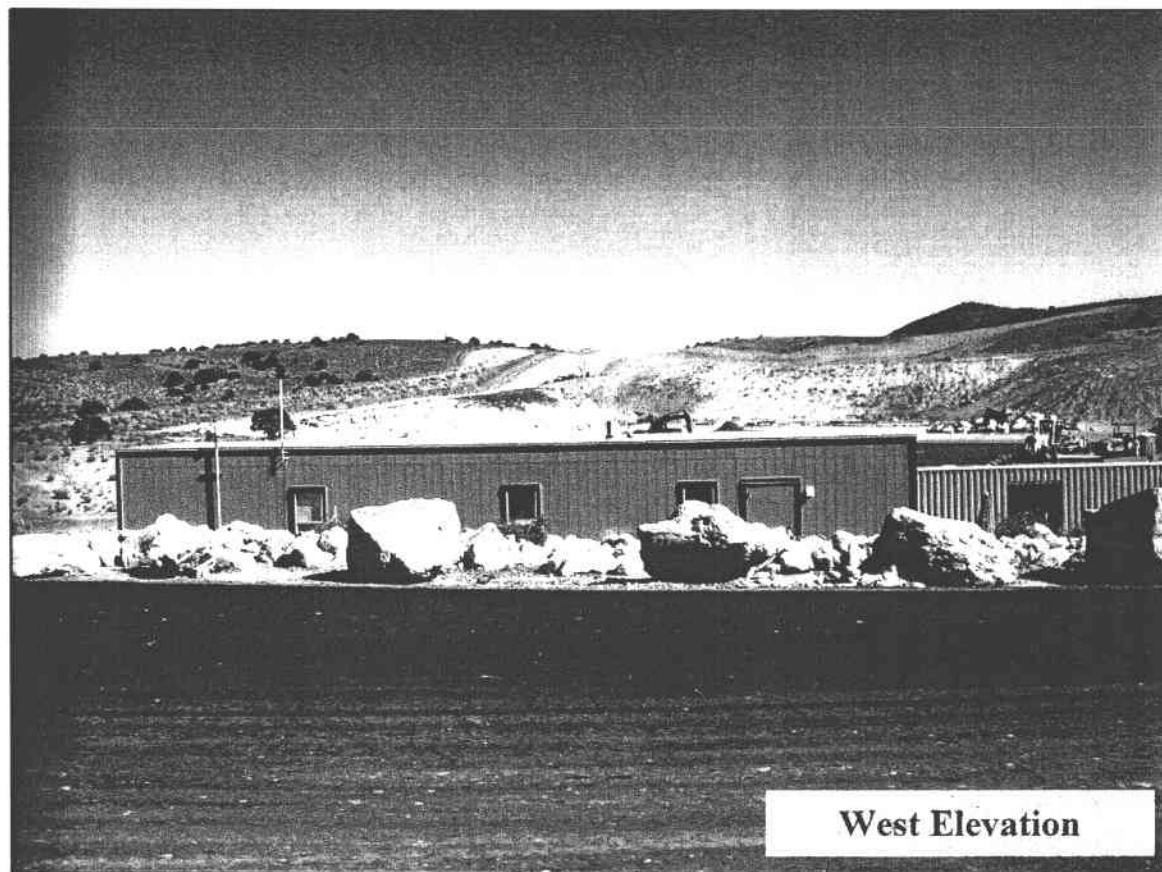
The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

### Is or does the proposed development:

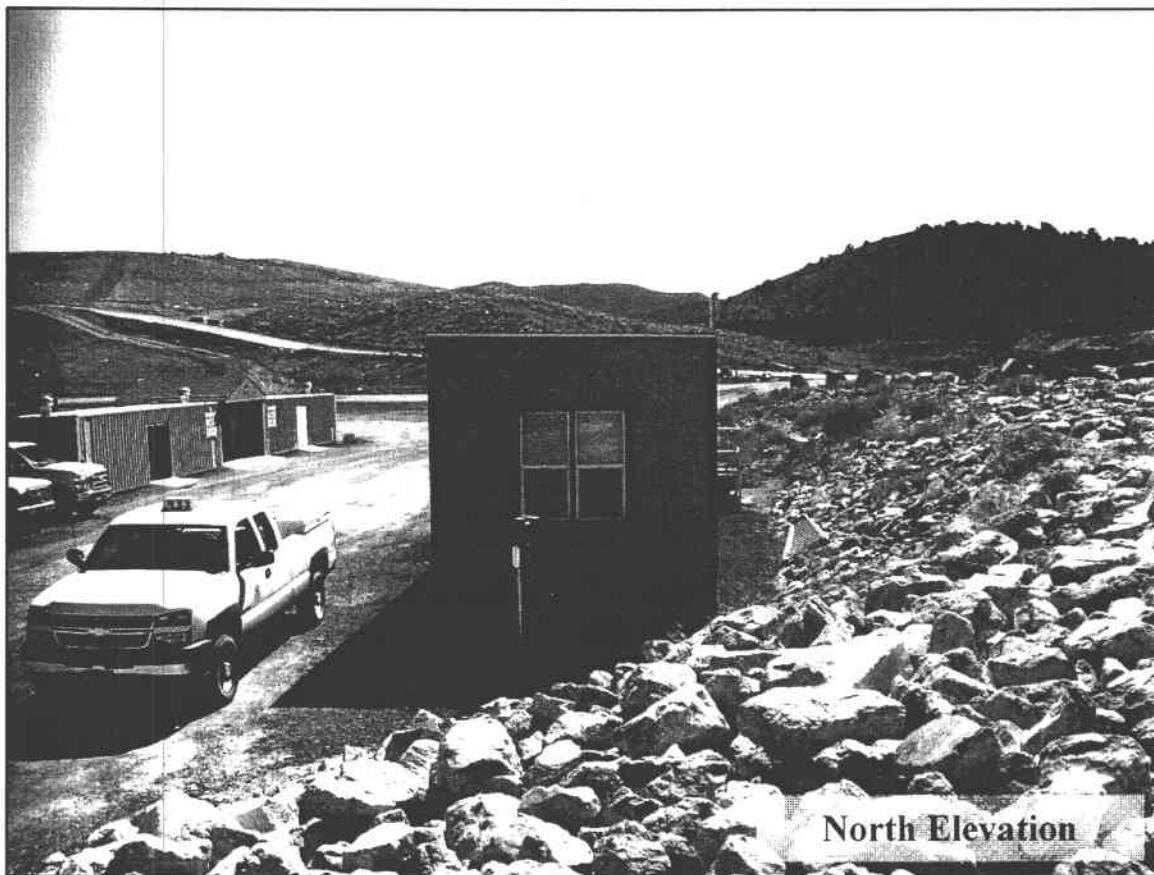
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate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



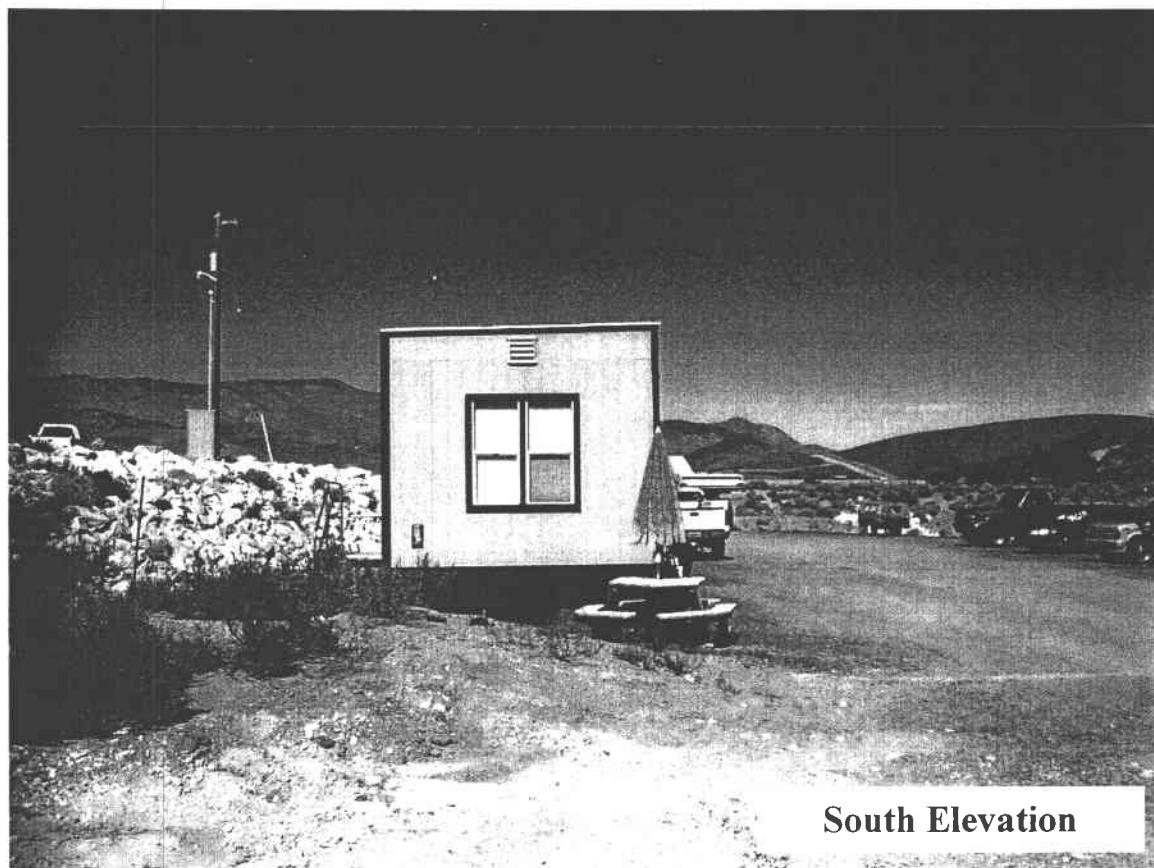
**East Elevation**



**West Elevation**



North Elevation



South Elevation

**CARSON CITY SANITARY LANDFILL**

**EMPLOYEE FACILITY**

**PROJECT No. 07-6005**

**VARIANCE PERMIT**

**3600 FLINT DRIVE**

**3505 BUTTI WAY CARSON CITY, NEVADA 89701**

**PHONE: 887-2355 FAX: 887-2112**

**SCALE (VERT): 1"=1000**

**SCALE (HORZ): 1"=1000**

**DEG. NO.: Landfill-SPLDWG**

**CHKEGED BY: DR/DS**

**DESIGNED BY: DR**

**DRAWN BY: DR**

**PUBLIC WORKS DEPARTMENT**

**CARSON CITY**

**REV. DATE DESCRIPTION BY APP'D**

**OWNER:** Carson City

**APPLICANT:**  
Carson City Public Works Department  
Operations Division  
3505 Butti Way  
Carson City, NV. 89701

**DARREN SELBY**  
887-2355 (EXT. 30403)

**REQUEST:**  
Variance Permit for Installation of a  
12'x56' Employee Facility.

**LOCATION:**  
3600 Flint Drive,  
Carson City, NV

**ZONING:**  
CR - Conservation Reserve  
APN 8-521-99

**SITE PLAN PREPARED BY:**  
Carson City Public Works

**PROJECT SITE**

**VICINITY MAP**

**APN 10-011-01 BLM**

**APN 10-011-19 BLM**

**APN 8-011-91**

**APN 8-011-88**

**APN 8-011-20 BLM**

**APN 8-521-20**

**APN 10-011-29 BLM**

**APN 8-521-22**

**APN 10-011-23**

**APN 8-011-24**

**APN 8-521-24**

**APN 8-521-54**

**APN 8-521-55**

**APN 8-531-03 BLM**

**APN 8-531-08 Carson City**

**APN 8-531-09 BLM**

**APN 8-531-44**

**APN 8-531-45 Carson**

**APN 8-521-99 Omsby Sanitary Landfill**

**SEE SHT #2**

**APN 10-011-28 Carson City**

**APN 10-011-26 BLM**

**APN 8-521-28**

**APN 8-521-29**

**APN 8-521-30**

**APN 8-521-31**

**APN 8-521-32**

**APN 8-521-33**

**APN 8-521-34**

**APN 8-521-35**

**APN 8-521-36**

**APN 8-521-37**

**APN 8-521-38**

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