

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 27, 2010**

**FILE NO: SUP-09-094**

**AGENDA ITEM:**

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

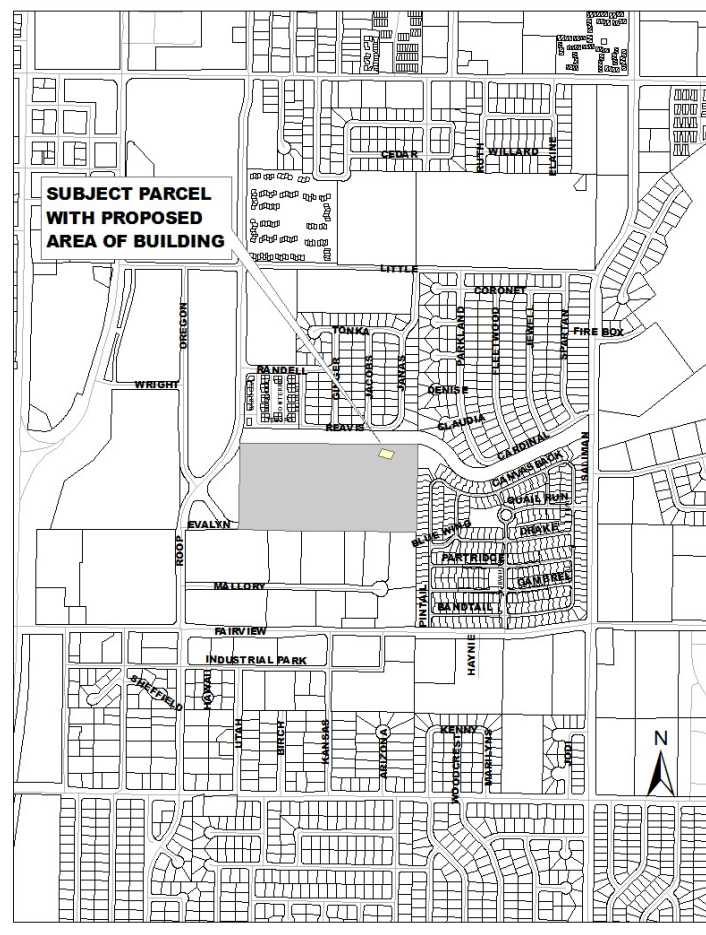
**REQUEST:** Special Use Permit approval to construct a 6,000 square foot indoor youth sports facility (multi-use indoor hitting/pitching facility) located in the northeast corner of Governor's Field.

**OWNER:** Carson City Parks Department

**APPLICANT:** Project One (Doreen Nelson)

**LOCATION/APN:** 500 Evalyn Drive/004-016-03

**RECOMMENDED MOTION:** "I move to approve SUP-09-094, a Special Use Permit request from Project One to allow construction of a 6,000 square foot indoor youth sports facility (multi-use indoor hitting/pitching facility) located in the northeast corner of Governor's Field, on property zoned Public Regional (PR), located at 500 Evalyn Drive, APN 004-016-03, based on seven findings and subject to the 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 consideration.
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 meet all the conditions of approval and commence the use for which this permit is granted (obtain a building permit for the proposed facility) 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 following shall be submitted with any associated permit application:**

5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any associated permit application.
6. 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.
7. This project shall comply with all codes and ordinances pertinent to the building type and occupancy classification.
8. Building Insulation shall be provided to buffer the adjoining residential neighbors from the noise associated with this use.
9. The construction plans shall show all utility services to the structure.
10. All water services (domestic and fire) shall have reduced pressure type backflow prevention devices due to risk of cross-contamination from the reclaimed water irrigation system on site.

11. A completed commercial water and sewer connection fee worksheet will be required with submittal of the building permit application. The connection fees will be payable upon issuance of the building permit. Contact the Engineering Division to obtain the most current version (October 2009) of the worksheet.
12. A fire flow analysis is required with building permit submittal.
13. Verify with the Parks and Recreation Department the locations of existing water piping on site. The closest water source may be at the existing fire hydrant located 80 feet southwest of the proposed building. If connection is made at that point, a cut-in isolation valve will need to be installed ahead of the existing fire hydrant.
14. The site is identified on the FEMA D-FIRM as being in an AH flood zone. As such, the building will need to be located above the base flood elevation. A completed flood elevation certificate will need to be submitted with the building permit application. The required vertical datum is NAVD 1988.
15. The existing site is known to have surface and subsurface drainage issues. These will need to be dealt with during final design.

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

16. The applicant must provide full compliance with State of Nevada dust control measures to mitigate dust at all hours within the construction limits.
17. Hours of construction are limited to 7:00 am to 7:00 pm, Monday through Saturday.
18. Hours of use of the facility are limited to park hours for Governor's Field.
19. The applicant must submit landscape plans to the Planning Division for review and approval prior to installation of landscaping, in compliance with the Carson City Development Standards, Division 3 Landscaping
20. Security lighting shall be strategically placed on site throughout the facility to deter vandalism. All security 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 on to adjacent properties.
21. The building shall be secured and locked during hours of non-use.
22. Proper trash receptacles must be provided on the project site. Mitigation measures regarding trash migrating onto private property are required.
23. The primary building surface must be muted or earthtone in color. The colors proposed by the applicant, Governor's Field Green and Light Yellow, comply with the purpose of this condition of approval.

**LEGAL REQUIREMENTS:** CCMC 18.04.185 (Public Regional-PR); CCMC 18.02.080 (Special Use Permits)

**MASTER PLAN DESIGNATION:** Parks and Recreation

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed indoor youth sports facility negatively impact adjacent residential uses?

**SURROUNDING ZONING AND LAND USE INFORMATION**

**NORTH:** Public Community (PC), Carson City Parks Department linear park; Neighborhood Business (NB), Governor's Square attached homes; Mobile Home 6,000 (MH6), Roop Street South subdivision of single family detached residences

**SOUTH:** Limited Industrial (LI), various commercial and industrial uses

**EAST:** Mobile Home 6,000- Planned Unit Development (MH6-P), Heritage Park Phase 6 single family detached residences

**WEST:** Public Regional (PR), a separate parcel owned by Carson City Parks Dept. used as part of Governor's Field; Public (P) State of Nevada Department of Transportation Highway Maintenance Yard located across Roop Street; Public (P), Department of Motor Vehicles located across Oregon Street

**ENVIRONMENTAL INFORMATION**

1. FLOOD ZONE: AH (100-year flood plain) per FEMA Firm 80
2. EARTHQUAKE FAULT: located beyond 500 feet from the site with severe earthquake potential (Zone 1).
3. SLOPE/DRAINAGE: The site is flat.
4. SOILS (where the building is proposed): 4: Bishop loam, saline

**SITE DEVELOPMENT INFORMATION**

1. LOT SIZE: 20.45 acres total (890,802 square feet)
2. STRUCTURE SIZE: The footprint of the proposed building would be 6,000 square feet in size.
3. STRUCTURE HEIGHT: Maximum 21 feet 8 ¼ inches in overall height, although the building itself may be elevated up to several feet to accommodate the flood plain determination.
4. PARKING: parking to be determined by Special Use Permit. Parking spaces proposed in the vicinity of the building: 44
5. SETBACKS: setbacks to be determined by Special Use Permit. Proposed setbacks approximately: Front (south) 570 feet, Rear (north) 48 feet, Left Side (west) 1000 feet; Right Side (east) 237 feet.
6. VARIANCES REQUESTED: None

## **DISCUSSION:**

A Special Use Permit is required for the following reason:

- All development standards within the Public Regional zoning district relative to the lot including setbacks, building height, landscaping, off-street parking and signs shall be based on the requirements and conditions of the Special Use Permit, pursuant to CCMC Section 18.04.185.

The applicant, Doreen Nelson of Project One on behalf of the Carson City Parks & Recreation Department, is requesting Special Use Permit approval to allow an indoor youth sports facility on the northeastern corner of Governor's Field, which is zoned Public Regional (PR). This project will be primarily suited for baseball hitting and pitching practice for Carson City Little League and Babe Ruth participants. Players and coaches must currently travel out of town to use the closest indoor batting facility.

Roger Moellendorf, Parks and Recreation Director, previously stated this proposal presents an opportunity for the City to construct a state-of-the-art, first class batting cage facility that, once constructed, will be owned by the City under the oversight of the Carson City Parks and Recreation Department. The facility would provide year-round recreational opportunities for Carson City's youth to practice their hitting and pitching skills, both in baseball and softball. No public funding is requested or allocated to complete this project, as it will be built entirely from donated funds.

A site visit was conducted by staff on December 28, 2009. The subject area of proposed construction is currently a landscaped island with an asphalt turn around and striped parking surrounding it. The area is used for parking during sporting events that are near that corner of the complex. The landscaping in this area will be relocated on the Governor's Field site or other park areas by the Parks and Recreation Department.

Governor's Field has the following existing field types:

- Four Little League fields
- Two Babe Ruth fields
- Two Pop Warner football fields
- Four T-Ball fields, and
- Three outdoor batting cages

The outdoor batting cages will remain open after the construction of the indoor facility.

The property adjacent to this parcel to the south is zoned Limited Industrial. The property directly to the north of the proposed location of the batting/pitching building is the linear parkway. The linear parkway is approximately 100 feet wide, and runs west to east at this location. Directly north of the linear parkway is a forty foot wide street. The property north of this is residential. To the northwest the property is zoned Neighborhood Business and is built out as Governor's Square attached homes. The property to the northeast is zoned Mobile Home 6000 and is built out as Roop Street South homes. There is also an easement recorded with the subdivision map for Roop Street South which states: "Parcels

shown hereon are encumbered by a noise and light easement in favor of Carson City (Governor's Park) for organized recreational activities which may last until midnight." East of the proposed area is Heritage Park Phase 6, property zoned Mobile Home 6,000-Planned Unit Development. Directly east of the proposed building is a large area of the Heritage Park Development which is designated as a drainage basin. Some homes have been completed in this development, but the area directly adjacent to Governor's Field proposed for homes has not been completed. These residential lots have a 15 foot drainage easement, public utility easement and Planned Unit Development periphery boundary on the rear of the properties running north to south on the property line adjacent to Governor's Field.

The footprint of the proposed building would be 6,000 square feet and constructed of pre-manufactured steel with insulation for both indoor climate and noise control. According to the applicant, the building will be insulated so no indoor activities will be heard from outside the building. The building includes an open area for four batting cages, three caged training areas and a unisex bathroom on the first floor. The man-sized door entrances to the building would be located on the north and south with a large garage-sized door on the east side of the building. No windows are proposed. The development would include the construction of the building, parking, landscaping, drainage and utility hook up.

The building design calls for 16 foot walls with a pitched roof at a maximum of 21 feet 8 1/4 inches in overall height. Additional height may be needed to increase the entire elevation of the building if the determination of the flood plain requires additional height prior to construction of the building. The building with this additional elevation will not exceed 30 feet in overall height when compared to the ground level of Governor's Field. The 16 foot walls are essential to provide adequate room for ball throwing and hitting. The roof pitch would be at a two and 12 to provide architectural variation as well as water and snow drainage from the building. According to Carson City Development Standards 1.1.6, exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. The applicant has proposed two colors for the building: Governor's Field Green for the walls and Light Yellow for the trim. The colors of existing buildings at Governor's Field are similar to this proposal.

The applicant states that according to comments previously received from Tom Grundy, E.I. Civil Design Supervisor with Carson City, the request is not in conflict with any Engineering Master Plans for streets of storm drainage. Also, Mr. Grundy stated that roadway capacities are adequate to accommodate traffic levels associated with the proposed use and that the proposal will have minimal effect on traffic and pedestrian activities.

A preliminary analysis of the water system has been performed to verify that capabilities and fire flows at all points can be served with appropriate pressures and flow. The water and sanitary sewer systems for the proposed project will be served by the existing community systems already in place near the site. The recent improvements to Evalyn

Drive include two conduits underneath the road. These conduits allow for easy utility hook up without tearing out the newly improved road.

As in all Special Use Permits, the findings to grant approval must be met by the applicant for the project to be approved, the project will not detract from existing improvements and residents in the immediate area, but rather will be a positive addition to the existing campus and general area. Staff is recommending the Planning Commission approve SUP-09-094.

**PUBLIC COMMENTS:** Public notices were mailed to 69 adjacent property owners within 300 feet of the subject site on January 8, 2010. As of the completion of this report, there have been no comments received in favor or 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 January 27, 2010, depending on their submittal date to the Planning and Community Development Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** All comments from various city departments and agencies that were received as of January 15, 2010 are attached to this report.

Fire Department: This project must meet all codes and ordinances as they relate to this request.

Building Department: The Carson City Building Division has no objections regarding this project.

Engineering Department: The Engineering Department has no preference or objection to the special use request. If the request is approved, then the following conditions of approval are recommended:

1. All water services (domestic and fire) shall have reduced pressure type backflow prevention devices due to risk of cross-contamination from the reclaimed water irrigation system on site.
2. A completed commercial water and sewer connection fee worksheet will be required with submittal of the building permit application. The connection fees will be payable upon issuance of the building permit. Contact the Engineering Division to obtain the most current version (October 2009) of the worksheet.
3. A fire flow analysis is required with building permit submittal.
4. Verify with the Parks and Recreation Department the locations of existing water piping on site. The closest water source may be at the existing fire hydrant located 80 feet southwest of the proposed building. If connection is made at that point, a cut-in isolation valve will need to be installed ahead of the existing hydrant.
5. The site is identified on the FEMA D-FIRM as being in an AH flood zone. As such, the building will need to be located above the base flood elevation. A completed flood elevation certificate will need to be submitted with the building permit application. The required vertical datum is NVAD 1988.
6. The existing site is known to have surface and subsurface drainage issues. These will need to be dealt with during final design.

Health Department: The 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.

Parks and Recreation Department: Our department supports the construction of an indoor pitching and batting practice facility at Governor's Field to support youth athletics in this community.

## **FINDINGS:**

Staff's recommendation is based upon the findings as required by Carson City Municipal Code (CCMC) Sections 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: Chapter 3: A Balanced Land Use Pattern**

##### *Policies:*

*1.4c: Protect existing site features, as appropriate, including mature trees or other character-defining features.*

Existing landscaping on the site will be relocated within Governor's Field or other Carson City Park owned property.

*1.5 a,b: At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities.*

*2.1d: Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts.*

The applicant is proposing a 237 foot setback from the property line adjacent to the residential zoning district on the east. In addition, the Planned Unit Development on the east has a 15 foot rear setback and easement for the residences. Therefore, the two uses would be separated by a minimum of 252 feet. In addition, the property directly to the east of the proposed facility in the residential zoning area is a drainage basin. The proposed homes in this development will be located to the southeast of the proposed facility when they are built.

The facility is proposed approximately 48 feet south of the northern property line which is adjacent to the 100 foot wide linear parkway. Beyond the parkway is a forty foot wide street, with a ten foot required side yard setback from the homes. The actual setback from the proposed facility to the nearest home to the north is approximately 200 feet.

*3.3 d,e: Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.*



The facility is proposed to be raised as needed to accommodate flood plain issues and provide the required elevation to maintain safety.

*Land Use Table descriptions: 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.*

The applicant states that the water and sanitary sewer systems for the proposed project will be served by the existing community systems already in place near the site. A preliminary review of available information indicates that the proposed development does not adversely affect the water and sanitary sewer systems and can be adequately served by the existing City facilities. A preliminary analysis of the water system has been performed to verify that capacities and fire flows at all points can be served with appropriate pressures and flow.

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

*Policies:*

*4.1 b: Provide park facilities commensurate with the demand created and consistent with the City's adopted standards.*

*4.3 a: Consistent with the Open Space Master Plan and Carson River Master Plan.*

The applicant states that the proposed indoor recreational facility best utilizes the land resources available. It is located at Governor's Field which is the main location for baseball and football activity in the sports youth programs in Carson City. The facility is maxed out with fields and parking areas other than the usually unused parking in the northeast corner of the property at the location of the proposed building.

#### **Chapter 6: Livable Neighborhoods and Activity Centers**

*Policies:*

*6.1a: Use durable, long-lasting building materials.*

*6.1b: Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features.*

The applicant is proposing architectural elements such as two and twelve roof pitch, no windows to reduce interaction with the residential neighborhood, and two building colors

(green and yellow) with soundproofing to reduce the impact of the facility on the surrounding areas.

*6.1c: 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.*

The applicant is proposing three entrances to the building, one man-sized door on the north and south elevations and a large garage-sized door on the east. There will be no windows in the building. This will provide the nearest neighbors with privacy from the activities within the building.

*6.2a, 9.3b, 9.4a: 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.*

Access to Governor's Field is through the entrance on Roop Street for vehicles or through several gated areas in the park for pedestrians. The height of the proposed facility is mitigated by being placed away from the property boundaries.

**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.**

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

*It is anticipated that the proposed indoor recreation center will result in physical activity by the very nature of its operation.*

*There is no lighting associated with the proposed project other than security lighting.*

*Hours of construction are limited to 7:00 am to 7:00 pm, Monday through Saturday.*

*Hours of use will be limited to Governor's Field Park hours.*

*The applicant will be required to insulate the building as a noise control measure. The applicant states that the insulation will not allow any of the indoor activities to be heard from the outside of the building.*

*The access doors to the building will be located on the north, south and east sides of the building, with no windows.*

*The applicant has proposed the landscaping presently on the site be relocated to other areas on Governor's Field or to other locations in the Carson City Park system.*

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

*The proposed use will generate additional vehicular and pedestrian traffic. Roadway capacities are adequate to accommodate traffic levels associated with the use.*

**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.**

*It is not anticipated that an increase in schools, police and fire protection will be associated with this proposal.*

*The request is not in conflict with any Engineering Master Plans for streets or storm drainage.*

**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 Public Regional (PR) zoning district allows buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States by Special Use Permit. Therefore, upon approval of the Special Use Permit requested, the use will be consistent with the standards of the applicable zoning district.*

*The approval of this Special Use Permit is limited to construction of the proposed indoor recreation building, landscaping and associated site improvements. Any future expansion, additional buildings or change of use requires Special Use Permit approval.*

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

*Security lighting shall be placed on the building as wall packs to deter vandalism. All security lighting must be directed downward. The design of the light fixtures must include cutoffs and shields, if necessary, to prevent any spillover of light or glare onto adjacent properties.*

*The building shall be secured and locked when not in use.*

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

*The proposed facility is in keeping with the Parks and Recreation Master Plan of 2006. The master plan specifically states that improvements and additions to Carson City's parks and sports complexes would be necessary to meet the demand that would accommodate additional tournaments. The proposed facility would help Carson City to meet those needs. The facility would also be a cost-effective partnership since the building would be constructed with donated funds. As a condition of approval, proper trash receptacles must*

*be provided on the project site. Mitigation measures regarding trash migrating onto private property will be required.*

*Conditions of approval will require compliance with all City requirements. Additional requirements for landscaping, security lighting and limited hours of operation ensure the subject project does not adversely impact or materially damage adjacent properties in the immediate vicinity.*

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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Kathe Green  
Assistant Planner

<b>File # (Ex: MPR #07-111)</b>	<i>SUP 09-094</i>
<b>Brief Description</b>	<i>Indoor pitching and batting facility</i>
<b>Project Address or APN</b>	<i>004-016-03</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis, Building Official</i>
<b>Review Date</b>	<i>January 27, 2010 Planning Commission</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

- The Building Division has no objections to this project.



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL  
DEVELOPMENT SERVICES

**RECEIVED**

JAN 13 2010

CARSON CITY  
PLANNING DIVISION

Engineering Division  
Planning Commission Report  
File Number SUP 09-094

TO: Planning Commission

FROM:  Jeff Sharp, P.E. – City Engineer

DATE: January 13, 2010

MEETING DATE: January 27, 2010

## SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Project One on behalf of property owner Carson City Parks and Recreation for an indoor batting facility at Governor's Field on property zoned PR located at 500 Evalyn Drive, APN 004-016-03.

## RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. If the request is approved, then the following conditions of approval are recommended.

1. All water services (domestic and fire) shall have reduced pressure type backflow prevention devices due to risk of cross-contamination from the reclaimed water irrigation system on site.
2. A completed commercial water and sewer connection fee worksheet will be required with submittal of the building permit application. The connection fees will be payable upon issuance of the building permit. Contact the Engineering Division to obtain the most current version (October 2009) of the worksheet.
3. A fire flow analysis is required with building permit submittal.
4. Verify with the Parks and Recreation Department the locations of existing water piping on site. The closest water source may be at the existing fire hydrant located 80' southwest of the proposed building. If connection is made at that point, a cut-in isolation valve will need to be installed ahead of the existing fire hydrant.
5. The site is identified on the FEMA D-FIRM as being in an AH flood zone. As such, the building will need to be located above the base flood elevation. A completed flood elevation certificate will need to be submitted with the building permit application. The required vertical datum is NAVD 1988.
6. The existing site is known to have surface and subsurface drainage issues. These will need to be dealt with during final design.

## DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706  
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us

**CCMC 18.02.080 (2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposal will impact traffic or pedestrian facilities. Mitigation measures are contained in the recommended conditions of approval.

**CCMC 18.02.080 (5d) - Public Services**

The proposal will impact existing public services. Mitigation measures are contained in the recommended conditions of approval.

H:\EngDept\P&EShare\Engineering\Planning Commission Reports\Special Use Permits\2009\SUP 09-094 Batting Cage Gov Field, apn 004-016-03.doc



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride. Commitment. Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: January 4, 2010

SUBJECT: AGENDA ITEMS FOR JANUARY 27, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the January 27, 2010 Planning Commission Meeting and have the following comments:

- SUP-09-094 CC Parks & Rec, Project One This project must meet all codes and ordinances as they relate to this request.
- SUP-05-258 Virginia Erskine We have no concern with the applicant's request.
- SUP-09-096 & VAR-09-097 Anderson/Veverka Family Trust This building shall be re-modeled to meet the codes and ordinances currently adopted by the City of Carson City.

DL/llb



**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 12/29/2009 12:22 pm  
**Subject:** Planning Commission Comments Jan 27, 2010

SUP 09-094  
MPR 09-007

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.

SUP 05-258

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.

SUP 09-096 & 09-097

MPR 09-061

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, R.E.H.S.

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

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# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

**RECEIVED**

JAN 20 2010

CARSON CITY  
PLANNING DIVISION

## MEMORANDUM

TO: Lee Plemel, Planning Director  
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks and Recreation Director  
Scott Fahrenbruch, Director of Operations  
Vern L. Krahm, Park Planner

DATE: January 20, 2010

SUBJECT: Parks and Recreation Department's comments for the Wednesday, January 27, 2010, Planning Commission meeting.

SUP-09-094	Our department supports the construction of an indoor pitching and batting practice facility at Governor's Field to support youth athletics in this community.
SUP-09-096	No Comments
VAR-09-097	No Comments

RECEIVED

Carson City Planning Division  
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:

DEC 30 2009

CCMC 18.02

## SPECIAL USE PERMIT

CARSON CITY  
PLANNING DIVISION

FILE # SUP - 09 - 094

## PROPERTY OWNER

Carson City Parks and Recreation

MAILING ADDRESS, CITY, STATE, ZIP

3303 Butti Way, Bldg. #9 Carson City, NV 89701

PHONE #

FAX #

775.887.2262

775.887.2145

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

Project One

MAILING ADDRESS, CITY, STATE, ZIP

2205 Arrowhead Dr. Carson City, NV 89706

PHONE #

FAX #

775.882.2753

775.882.4016

E-MAIL ADDRESS

Don@project-one.com or doreen@project-one.com

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)
  - ☐ Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submission 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):

004-016-03

Street Address

500 Evalyn Dr., Carson City, NV 89701

ZIP Code

Project's Master Plan Designation

Public Regional

Project's Current Zoning

Public Regional

Nearest Major Cross Street(s)

S. Loop St.

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:

Construct an indoor facility located in the Northeast corner of Governor's Field.

The facility will be used for indoor pitching & batting practice. See attachment.  
PROPERTY OWNER'S AFFIDAVIT

I, Roger Moellendorf, 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.

Roger Moellendorf  
Signature

3303 Butti Way #9  
Address

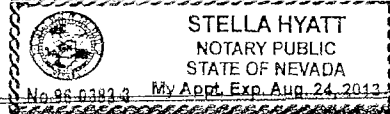
12/09/09  
Date

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

STATE OF NEVADA  
COUNTY

On Dec 9, 2009, Roger Moellendorf, 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.

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

Carson City Youth Sports Facility  
500 Evalyn Dr.  
Carson City, NV 89701  
APN: 004-016-03

Prepared For:  
Carson City Parks and Recreation  
3303 Butti Way Bldg #9  
Carson City, NV 89701



# Special Use Permit Application Narrative FOR CARSON CITY YOUTH SPORTS FACILITY

## PROJECT SUMMARY AND DESCRIPTION

**PROJECT NAME:** Carson City Youth Sports Facility

**OWNER:** Carson City Parks & Recreation  
3303 Butti Way Bldg #9  
Carson City, NV 89701

**LOCATION:** 500 Evalyn Dr  
Carson City, NV 89701

**APN:** 004-016-03

**EXISTING MASTER PLAN:** Public Regional

**EXISTING LAND USE:** Public Regional

## INTRODUCTION

The proposed project is the construction of a youth indoor sports facility in the northeast corner of Governor's Field. The structure's footprint will be 6,000 square feet. The structure includes open space for four batting cages, three caged training areas and a unisex restroom. The restroom will not be constructed initially. However, plumbing rough-in will be installed to accommodate future construction of the unisex restroom. The project includes construction of the building, reconfiguration of the adjacent parking areas, landscaping, drainage and utility hook ups.

The subject area of construction is currently vacant, consisting of a landscaped island, surrounded by an asphalt parking lot with a circulation roadway. The proposed site is currently used for parking during sporting events that take place near the northeast corner of the complex. The existing landscape planting materials will be relocated to other areas within Governor's Field, where possible, Carson City Recreation will relocate all landscaping, prior to commencement of construction.



## PRELIMINARY PLANNING AND DESIGN ISSUES

### Setbacks, Zoning & Land Use

The project design is intended to comply with the required setback provisions of the Code in all cases for the current zoning. The proposed building is to be located in the northeast corner of the subject property, entailing that only the side (north) and rear (east) setbacks apply.

The adjoining properties to the north include Public Community (PC): linear park owner by the Carson City Parks Department; Neighborhood Business (NB): Governor's Square attached homes; Mobile Home 6,000 (MH6): Roop Street South subdivision of single family detached residences.

The properties to the south include Limited Industrial (LI): various commercial and industrial uses.

The adjoining properties to the east include Mobile Home 6,000-Planned Unit Development (MH6-P): Heritage Park Phase 6 single family detached residences.

The adjoining properties to the west include Public Regional (PR): a separate parcel owned by the Carson City Parks Department used as part of Governor's Field; Public (P): State of Nevada Department of Transportation Highway Maintenance Yard located across Roop Street; Public (P): Department of Motor Vehicles located across Oregon Street. This project requests setbacks of 10 ft to the side and 10 ft to the rear.

The adjoining property to the east of the proposed building has a rear setback requirement of 20 ft. This would allow for a total buffer of greater than 30ft between the proposed facility and the nearest residence.

### Flood Areas, Earthquake Faulting & Slope/Drainage

The subject property is located in an AH (100-year flood plain) flood zone per FEMA FIRM map number 3200010094E. There is an earthquake fault located more than 500 feet from the subject property. It is classified as severe earthquake potential (zone 1). This parcel is relatively flat. The drainage will tie into the existing improvements.

### Building Height

The building design entails 16 ft walls with a pitched roof with a maximum height of 21'-8 1/4". The 16ft walls are essential to provide adequate room for throwing and hitting. The roof pitch would be at a 2 to 12 as indicated on drawing sheets A3.1 (exterior elevation) and A 4.1 (building section).



## Water and Sewer

The water and sanitary sewer systems for the proposed project will be served by the existing community systems already in place near the site. Both the water and sewer will tie into the existing water and sewer lines located within Governor's Field and will not require construction within Evalyn Drive. There is an existing fire hydrant located in an existing landscape island approximately 80' southwest of the proposed facility.

## Benefits to Carson City

The proposed project is an indoor sports facility suited primarily for baseball hitting and pitching practice for Carson City Little League. The cold winters with inclement weather cancel many practices and many times delay the start of the season. Players and coaches travel twenty to thirty minutes out of town to use the closest indoor batting facility. This facility would be public and allow kids to improve their skills with their coaches without leaving town.

Athletics is an important aspect to a child's growth and development. Little League baseball teaches teamwork, patience and respect; and is also a good way to have fun. The number of participants has dropped over the years and the sports facility would be a good way to re-energize the kids and increase the number of youth who want to play. The Carson City Indoor Sports Facility would be something the town could be proud of.

The immense value of the facility would come with no construction cost to the city. Carson City Little League is committed to this project and has found donors to fund the project.

## ADDITIONAL NOTES AND CONSIDERATIONS:

Re: 2ft Elevation for Flood Zone

The flood zone elevation will be addressed during the building phase. The total height will not exceed the previously approved 30ft. height.

Re: Building Colors

Paint for the trim:

Sherwin Williams Custom Color

A100 Latex Satin Exterior Paint

Custom #09-807 Light Yellow

Paint for the buildings:

Sherwin Williams Custom Color

Superior Exterior Gloss Ultra

Custom #09-094 Governors Field Green

Samples for the block are available upon request





**1. Will be consistent with the Master Plan elements.**

**Goal: Chapter 3: A Balanced Land Use Pattern**

*Policies:*

*11.d, Municipal Code 18.12: Meet the provisions of the Growth Management Ordinance.*

*1.1 e,f: Use sustainable building materials and construction techniques to promote water and energy conservation.*

*1.4c: Protect existing site features, as appropriate, including mature trees or other character-defining features.*

*1.5 a,b: At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities.*

*2.1d: Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts.*

*The applicant is proposing a 48 foot setback from the property line to the north and a 237 foot setback to the east, both of which are near or adjacent to a residential zoning district. The Planned Unit Development that is located adjacent to the east of the subject property has a 15 foot rear setback and easement for the residences. The proposed building will be located 237 feet from the east property line, further buffering the residences from the proposed use. There is an existing 100 foot wide linear park adjacent to the north side of Governor's Field. This will further buffer the residents located to the north from noise and activity associated with the proposed facility.*

*3.3 d,e: Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.*

*Land Use Table descriptions: 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.*

*The applicant states that the water and sanitary sewer systems for the proposed project will be served by the existing community systems already in place near the site. A preliminary review of available information indicates that the proposed development does not adversely affect the water and sanitary sewer systems and can be adequately served by the existing City facilities. A preliminary analysis of the water system has been performed to verify that capacities and fire flows at all points can be served with appropriate pressures and flow.*

## **Chapter 4: Equitable Distribution of Recreational Opportunities**

### *Policies:*

*4.1 b: Provide park facilities commensurate with the demand created and consistent with the City's adopted standards.*

*4.3 a: Consistent with the Open Space Master Plan and Carson River Master Plan.*

*The applicant states that the proposed indoor recreational facility best utilizes the land resources available. It is located at Governor's Field which is the main location for baseball and football activity in the sports youth programs in Carson City. The facility is maxed out with fields and parking areas besides the usually unused parking in the southeast corner of the property at the location of the proposed building.*

## **Chapter 6: Livable Neighborhoods and Activity Centers**

### *Policies:*

*6.1a: Use durable, long-lasting building materials.*

*6.1b: Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features.*

*The applicant is proposing architectural elements such as two and twelve roof pitch, four windows throughout the building, and two building colors (green and tan).*

*6.1c: 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.*

*The applicant is proposing two entrances to the building, one on the south elevation and one on the west elevation. These entrances are in keeping with the placement of the parking spaces for easy access. There will be no windows on the north or east sides of the building, located adjacent to the residential developments. This will provide the nearest neighbors with privacy from the activities within the building.*

*6.2a, 9.3b, 9.4a: 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.*

7.1 a,b: 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.

According to comments received from Tom Grundy, E.I, Civil Design Supervisor with Carson City, the request is not in conflict with any Engineering Master Plans for streets or storm drainage.

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.

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

It is anticipated that the proposed indoor recreation center will result in physical activity by the very nature of its operation.

There is no lighting associated with this project other than security lighting.

Hours of construction are limited to 7:00 am to 7:00 pm, Monday through Saturday.

Hours of use will be limited to Governor's Field Park hours.

The applicant will be required to insulate the building as a noise control measure. The applicant states that the insulation will not allow any of the indoor activities to be heard from the outside of the building.

The access doors to the building will be located on the south and west sides of the building to limit physical activity on the sides of the building closest to the residential uses.

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

The proposed use will generate additional vehicular and pedestrian traffic . Roadway capacities are adequate to accommodate traffic levels associated with the use. According to comments received from Tom Grundy, E.I, Civil Design Supervisor with Carson City, the proposal will have a minimal effect on traffic and pedestrian activities.

- 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.**

*It is not anticipated that an increase in schools, police and fire protection will be associated with this proposal.*

*The request is not in conflict with any Engineering Master Plans for streets or storm drainage.*

*According to comments received from Tom Grundy, E.I, Civil Design Supervisor with Carson City, existing water and sewer facilities are not expected to be impacted as a result of this project.*

- 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 Public Regional (PR) zoning district allows buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States by Special Use Permit. Therefore, upon approval of the Special Use Permit requested, the use will be consistent with the standards of the applicable zoning district.*

*The approval of this Special Use Permit is limited to construction of the proposed indoor recreation building, landscaping and associated site improvements. Any future expansion, additional buildings or change of use requires Special Use Permit approval.*

- 6. Will not be detrimental to the public health, safety, convenience and welfare.**

*Security lighting standards shall be strategically placed on site to deter vandalism. All security 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 on to adjacent properties.*

*The building shall be secured and locked during hours of non use.*

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

*The proposed facility is in keeping with the Parks and Recreation Master Plan of 2006. The master plan specifically states that improvements and additions to Carson City's parks and sports complexes would be necessary to meet the demand that would accommodate additional tournaments. The proposed facility would help Carson City to meet those*

*needs. The facility would also be a cost-effective partnership since the building would be constructed with donated funds.*

*As a condition of approval, proper trash receptacles must be provided on the project site. Mitigation measures regarding trash migrating onto private property will be required.*

*Conditions of approval will require compliance with all City requirements. Additional requirements for landscaping, security lighting standards and limited hours of operation ensure the subject project does not adversely impact or materially damage adjacent properties in the immediate vicinity.*

### 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.

Q. W. S. +

PROJECT ONE

Applicant

DEC 10, 2009

Date

SUP 09-094 - ADENDUM

Submitted by:  
Project One  
2205 Arrowhead Drive  
Carson City, NV 89706

Date: December 29, 2009

Carson City Youth Sports Facility

Pg. 2

PRELIMINARY PLANNING AND DESIGN ISSUES

Re: Building Height  
(Should read as follows)

The building design entails 16 ft walls with a pitched roof with a maximum height of 21'-8 1/4". The 16ft walls are essential to provide adequate room for throwing and hitting. The roof pitch would be at a 2 to 12 as indicated on drawing sheets A3.1 (exterior elevation) and A 4.1 (building section).

Re: 2ft Elevation for Flood Zone

The flood zone elevation will be addressed during the building phase. The total height will not exceed the previously approved 30ft. height.

Re: Building Colors

Paint for the trim:  
Sherwin Williams Custom Color  
A100 Latex Satin Exterior Paint  
Custom #09-807 Light Yellow

Paint for the buildings:

Sherwin Williams Custom Color  
Superior Exterior Gloss Ultra  
Custom #09-094 Governors Field Green

Samples for the block are available upon request

A

ARCHITECT  
 CARSON CITY YOUTH  
 SPORTS FACILITY  
 1000 S. 1ST ST.  
 CARSON CITY, NV 89401  
 TEL: 795-4333  
 FAX: 795-4333

DATE: 01/10/10  
 DRAWN BY: J. L. LEE  
 CHECKED BY: J. L. LEE  
 APPROVED BY: J. L. LEE

DATE: 01/10/10  
 DRAWN BY: J. L. LEE  
 CHECKED BY: J. L. LEE  
 APPROVED BY: J. L. LEE

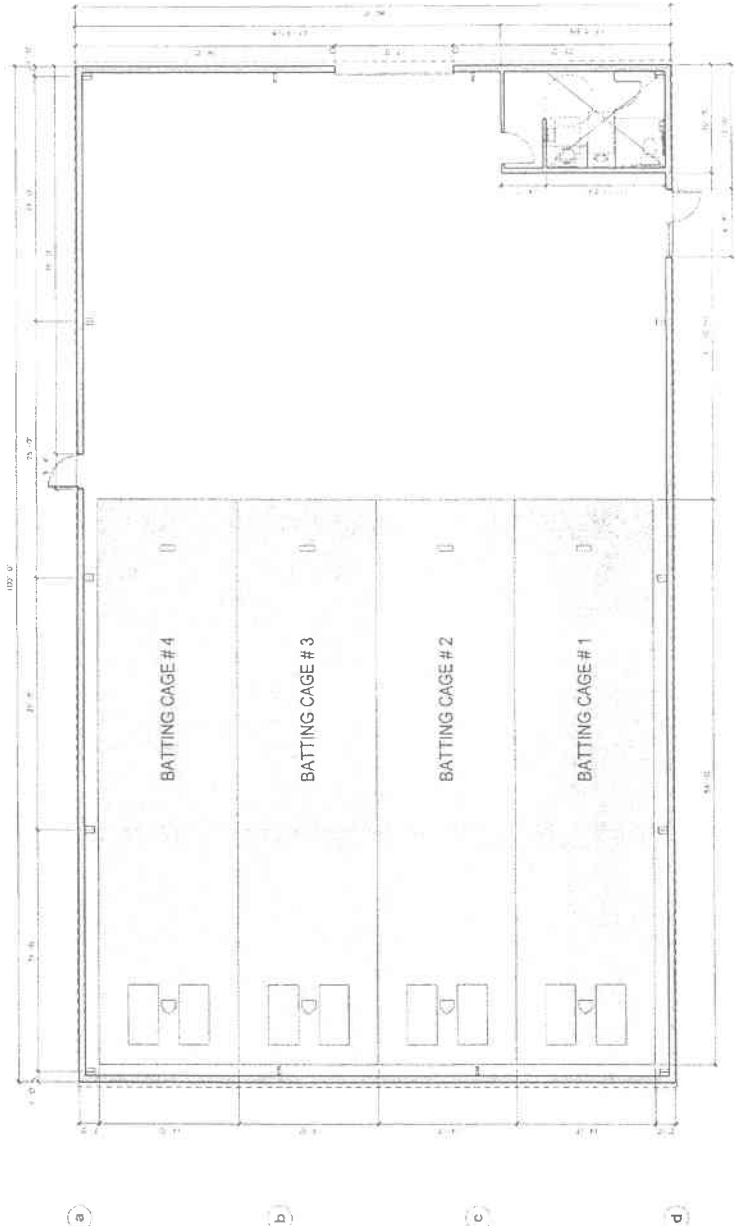
DATE: 01/10/10  
 DRAWN BY: J. L. LEE  
 CHECKED BY: J. L. LEE  
 APPROVED BY: J. L. LEE

SPECIAL USE PERMIT APPLICATION  
 CARSON CITY YOUTH SPORTS FACILITY  
 governor's field  
 carson city, nevada

Drawn	01/10/10
Check	01/10/10
Scale	AS SHOWN
Project No.	0001
Floor Plan	

A2.2

1 2 3 4 5

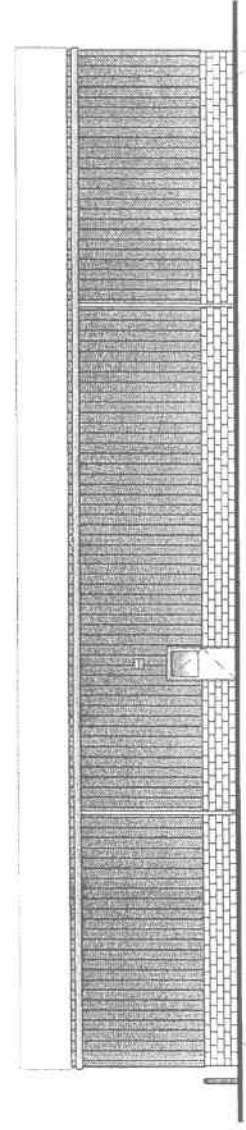


Floor Plan  
 1/10/10  
 J. L. LEE



A

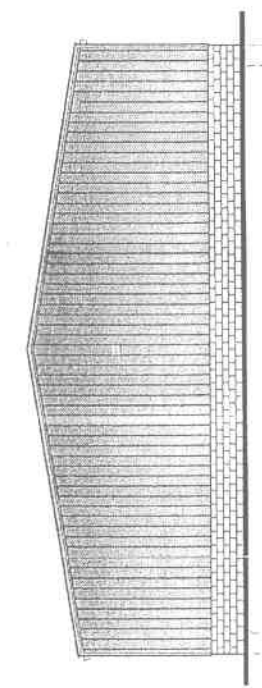
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North Elevation

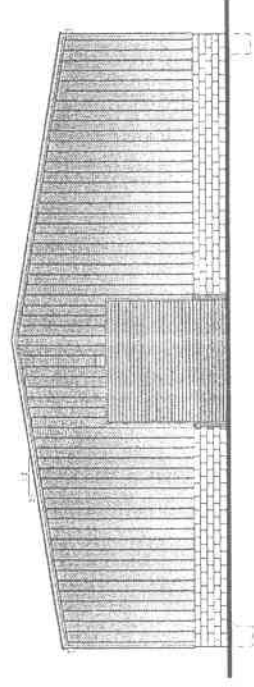
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a b c d a b c d



West Elevation

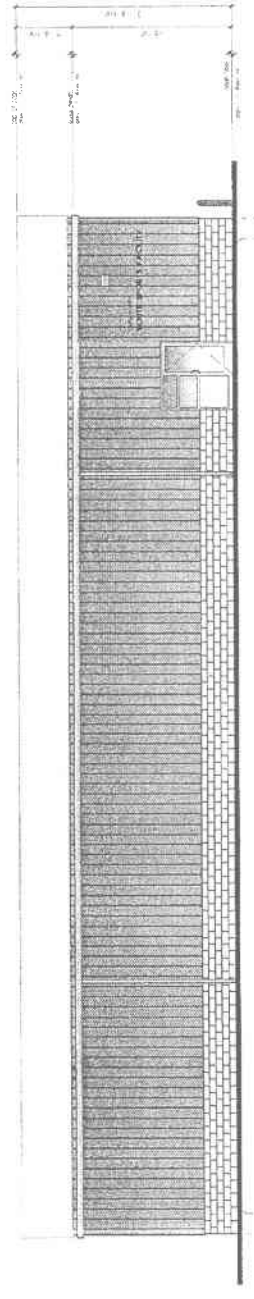
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East Elevation

Scale: 3/16" = 1'-0" (not drawn to scale)

1 2 3 4 5



South Elevation

Scale: 3/16" = 1'-0" (not drawn to scale)

SPECIAL USE PERMIT APPLICATION  
CARSON CITY YOUTH SPORTS FACILITY  
governor's field  
carson city, nevada

DATE	07/11/18
SCALE	1/8" = 1'-0"
PROJECT NO.	1801
DESIGNER	W&A

A3.1

exterior elevations



OWNER:

CARSON CITY PARKS & RECREATION DEPT.  
3303 BUTTI WAY, BLDG #9  
CARSON CITY, NV 89701

DEVELOPER:

CARSON CITY PARKS & RECREATION DEPT.  
3303 BUTTI WAY, BLDG #9  
CARSON CITY, NV 89701

ENGINEER:



591 S. Sailman Rd., Suite 2  
Carson City, NV 89701  
(775) 841-0804 p  
(775) 841-0806 f  
cc@peakengineers.com



"FOR REVIEW ONLY"

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF "THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND "THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION".
2. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT ("CALL BEFORE YOU DIG") AT 1-800-237-2600 NOT LESS THAN 2 WORKING DAYS PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL COMPLY WITH "USA" REQUIREMENTS THROUGHOUT THE PROGRESS OF THE WORK.
3. THE LOCATION OF EXISTING UTILITIES (INCLUDING EXISTING SEWER LATERALS AND BUILDING SEWERS) SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. PRIOR TO BEGINNING CONSTRUCTION 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. POT-HOLING IS REQUIRED. SHOULD THE CONTRACTOR FIND 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.
4. THE CONTRACTOR SHALL 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 NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY PLAN, OR NEAR THE CONSTRUCTION SITE.
5. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR CLARIFIED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL EXISTING IMPROVEMENTS DAMAGED OR DISTURBED BY THIS CONSTRUCTION PROJECT, INCLUDING: PCC CURB, GUTTER & SIDEWALK, PCC DRIVEWAY APRONS, THE ADJUSTMENT TO GRADE OF ALL MANHOLES AND VALVE BOXES, THE REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS (CENTERLINE STRIPING, STOP BARS, PAVEMENT LEGENDS, ETC.).
7. ALL DIMENSIONS, OFFSETS AND RADII ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. SEE UTILITY PLANS FOR PROPOSED ELECTRIC, TELEPHONE, CATV DETAILS.
9. ALL EXISTING LANDSCAPE SURFACES INCLUDING SOO, BARK, ROCK, OR OTHER SURFACES DISTURBED BY CONSTRUCTION SHALL BE STOCKPILED AND PROTECTED AS REQUIRED AND REPLACED ON NEW ROADWAY SLOPES AND GRADED AREAS AT THE COMPLETION OF GRADING OPERATION.

PROJECT SUMMARY:

CARSON CITY YOUTH SPORTS FACILITY

APR: 004-016-03

EXISTING PARKING SPACES: 346 SPACES  
PROPOSED PARKING SPACES: 354 SPACES  
TOTAL AREA: 6,000 SF BLDG  
EXISTING ZONING: PUBLIC REGIONAL

SETBACKS:  
FRONT - 10'  
SIDE - 10'

OWNER: Carson City Parks and Recreation  
3303 Butti Way, Bldg #9  
Carson City, NV 89701  
775.887.2115

APPLICANT: Project-One Don Smit  
2205 Arrowhead Dr.  
Carson City, NV 89706

REQUEST: Construct indoor batting/practice facility - SUP

LOCATION: 500 Evalyn Dr.  
Carson City, NV 89701

ZONING: Public Regional

APR: 004-016-03

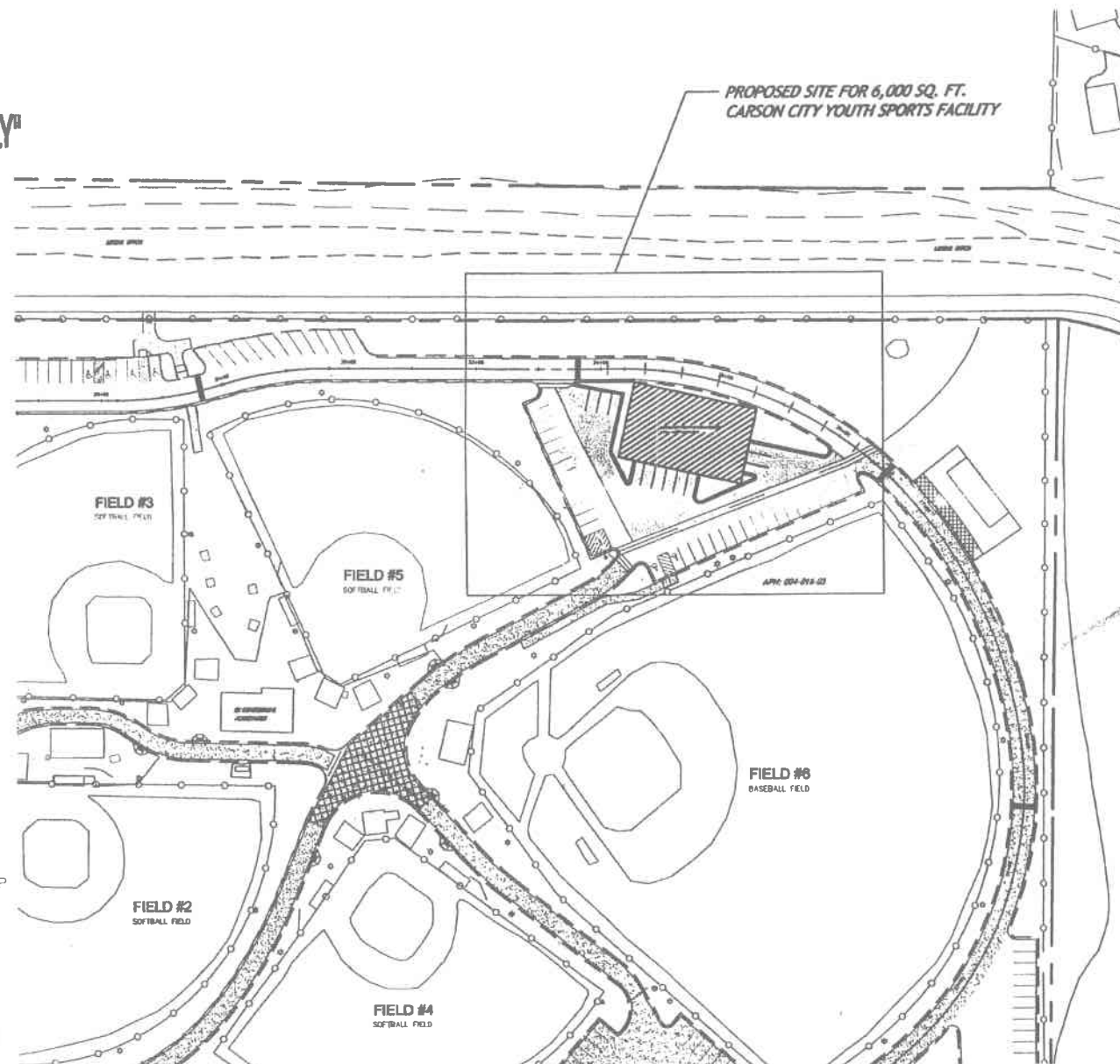
Site Plan Prepared by: PEAK Consulting Engineers, LLC

SHEET INDEX:

TITLE	TITLE
A2.1	FOUNDATION PLAN
A2.2	FLOOR PLAN
A2.4	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTION

# CARSON CITY YOUTH SPORTS FACILITY

## Improvement Plans Governor's Field Carson City, Nevada



INDEX MAP

SCALE: 1" = 80'

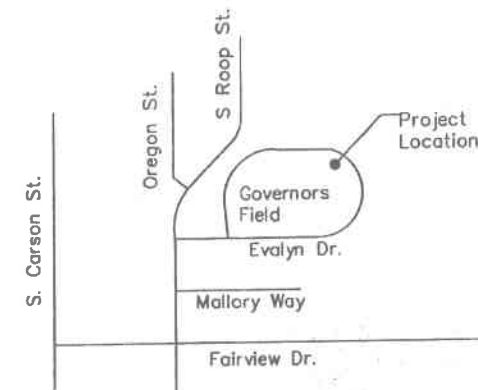
APPROVALS

Development Engineering Services  
City Engineer

DATE

Parks and Recreation Dept.

DATE



VICINITY MAP  
NTS

LEGEND / ABBREVIATIONS:

ADL	ADDITIONAL
FL	FLOWLINE
PP	POWER POLE
BW	BWY
PH	FIRE HYDRANT
AC	ASPHALT CONCRETE
AGG	AGGREGATE
IRR	IRRIGATION
SF	SQUARE FEET
EX	EXISTING
MON	MONITORING
PVC	POLYVINYL CHLORIDE
S	SLOPE
SSWH	SANITARY SEWER MANHOLE
C.O.	SANITARY SEWER CLEAN OUT
FD	FIRE HYDRANT
PROPOSED BUILDING	
EXISTING BUILDING	
STANDARD DUTY PAVEMENT: 3" AC PAVEMENT ON 6" TYPE 2 AGGREGATE BASE - COMPACTED TO 95%	
EXISTING CONCRETE	
PROPERTY LINE	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
PROPOSED CURB	
EXISTING FLOWLINE	
EXISTING 5' CONTOUR	
EXISTING 1' CONTOUR	
EXISTING FENCE	
SS	PROPOSED SANITARY SEWER
WATER	PROPOSED WATER
ELEC	PROPOSED ELECTRICAL
GAS	PROPOSED GAS
8" SS	EXISTING SANITARY SEWER
EXISTING WATER	
E	EXISTING ELECTRICAL
G	EXISTING GAS
EXISTING GRADE BREAK	

SUP - 09 - 094

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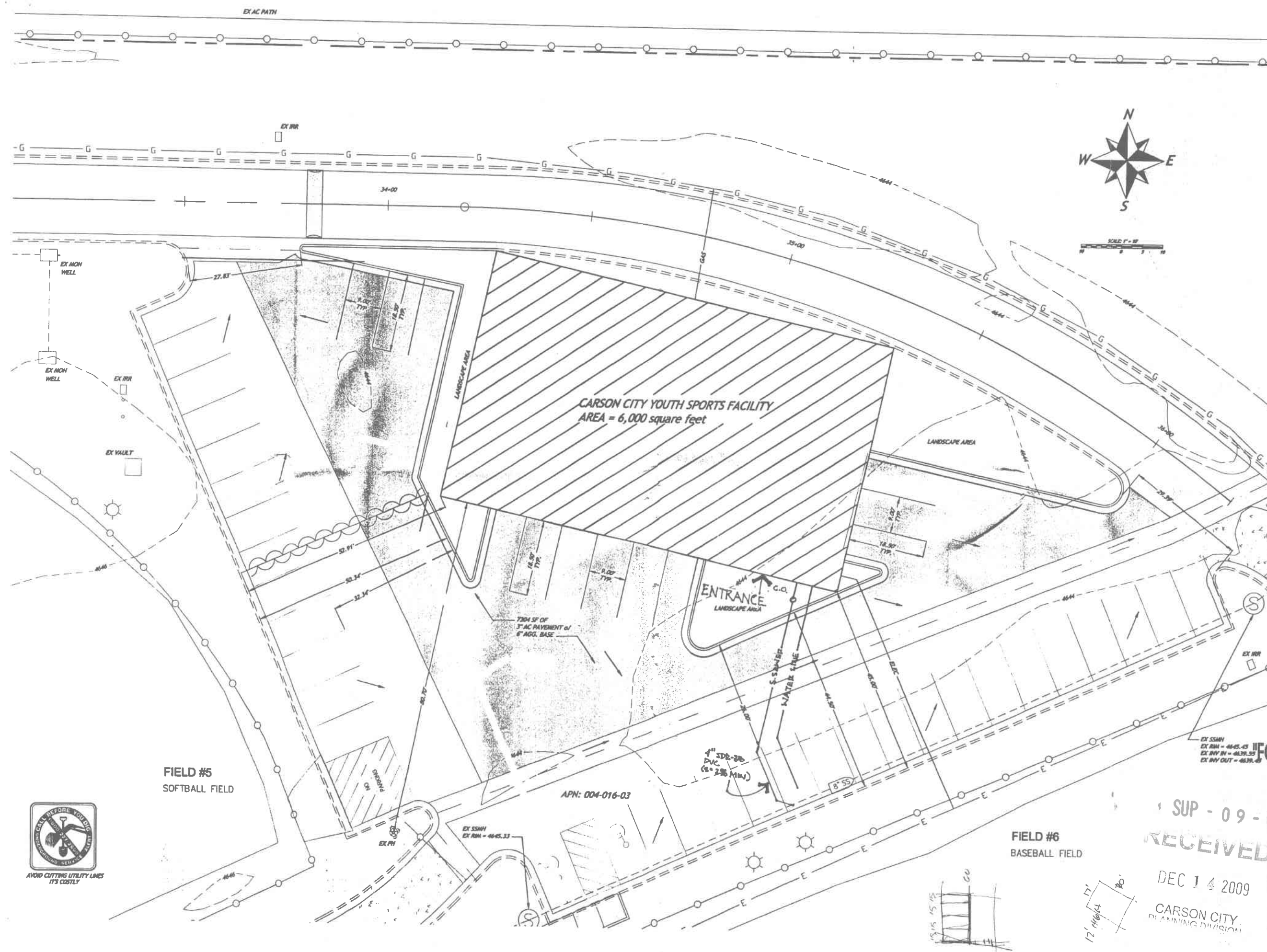
DEC 14 2009

CARSON CITY  
PLANNING DEPARTMENT





Z:\Projects\0553-CC Public Works\05-Parks and Rec Indoor Biog\Site Plan\0553-site.dwg, 7/29/2009 10:00:36 AM, mmh



PEAK  
Consulting Engineers, LLC  
801 S. Williams Rd., Suite 2  
Carson City, NV 89701  
PH (775) 841-4804  
FAX (775) 841-4808  
ce@peakengr.com

revisions

CARSON CITY  
PARKS AND RECREATION  
3383 BUTTE WAY, BLDG #6  
CARSON CITY, NV  
PH (775) 887-3115  
FAX (775) 887-3145

**SITE PLAN**  
**CARSON CITY YOUTH SPORTS FACILITY**  
**GOVERNOR'S FIELD**  
**CARSON CITY** **NV**

PROFESSIONAL ENGINEER STATE OF NEVADA  
KEITH R. SHAFER  
Exp. 8-30-10  
CIVIL  
No. 12106

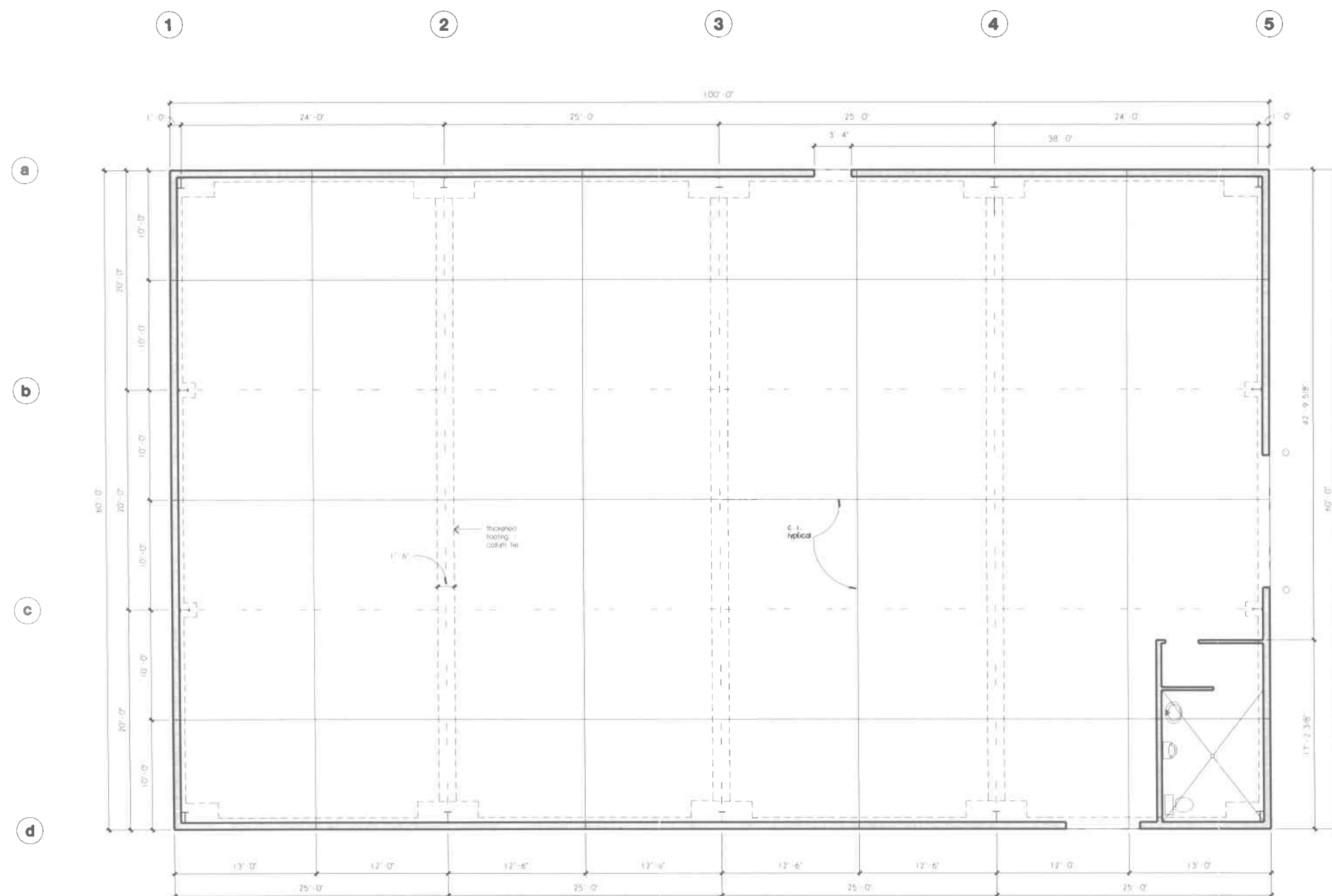
**FOR REVIEW ONLY**

drawing information
DESIGNED BY: CHAMBERLAIN
CHECKED BY: JEE
APPROVED BY: CHAMBERLAIN
CHECKED BY: JEE
DRAWN BY: GREGG-SCHLANGE
JOB NO. 0553-001-000
SCALE: 1\"/>
CITY APPROVAL:
DATE:

**C2** of 2  
**RECEIVED**  
JAN 8 8 2009

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DEC 14 2009  
CARSON CITY  
PLANNING DIVISION





### Foundation Plan

SC: 3/16" x 1'-0"  
when plotted on 36x24 media

SUP - 09 - 094  
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DEC 14 2009

CARSON CITY  
PLANNING DIVISION

drawn:	DW
date:	12 14 0
scale:	85 note
project no:	095

**foundation pan**

## A2.1

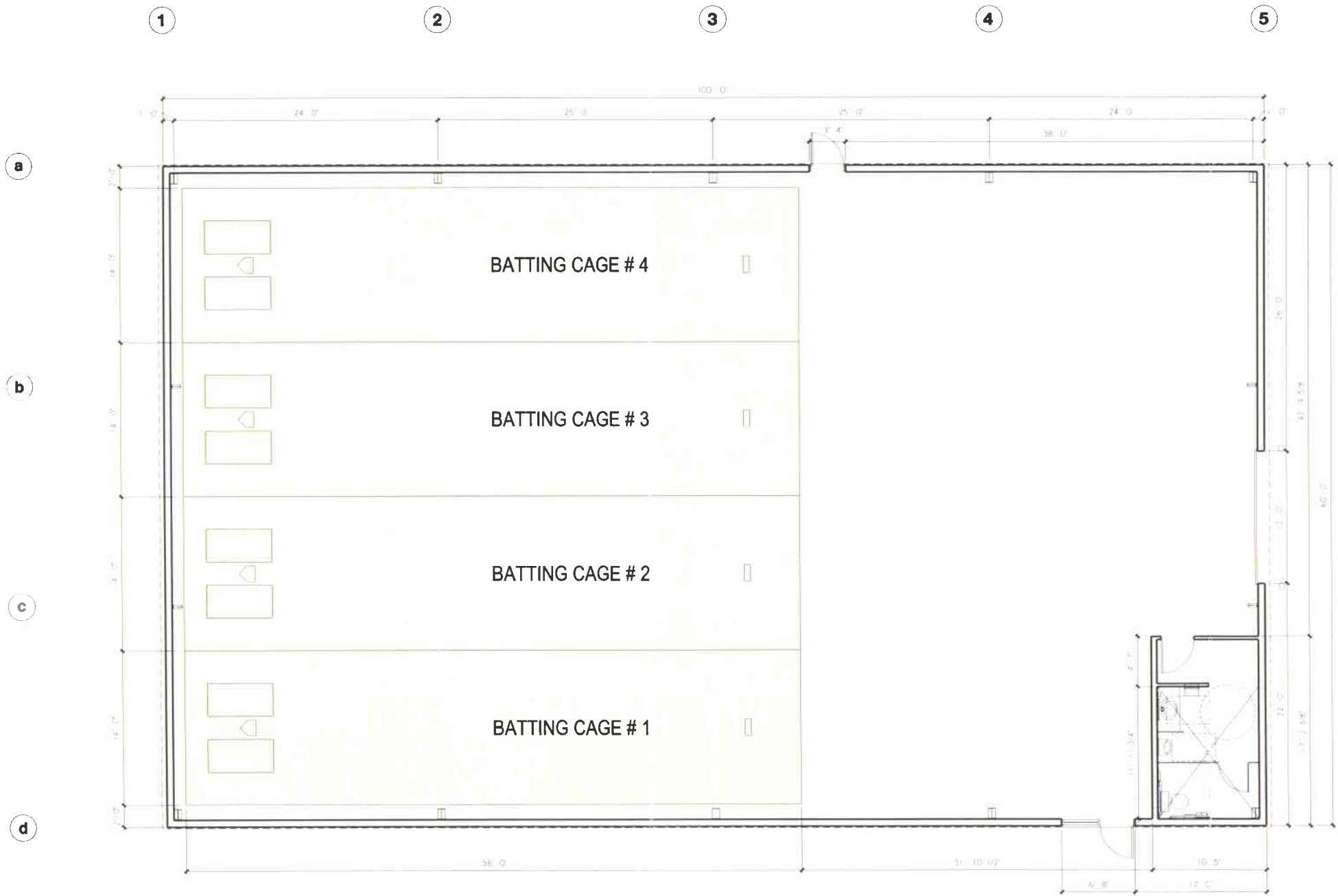


SPECIAL USE PERMIT APPLICATION  
**CARSON CITY YOUTH SPORTS FACILITY**  
governor's field  
carson city, nevada

drawn:	DWS
date:	12.14.09
scale:	as noted
project no:	0953

floor plan

A2.2



Floor Plan

Scale: 3/16" = 1'-0"  
when plotted on 36x24 media

SUP - 09 - 094

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DEC 14 2009

CARSON CITY  
YOUTH SPORTS FACILITY

registration

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revisions



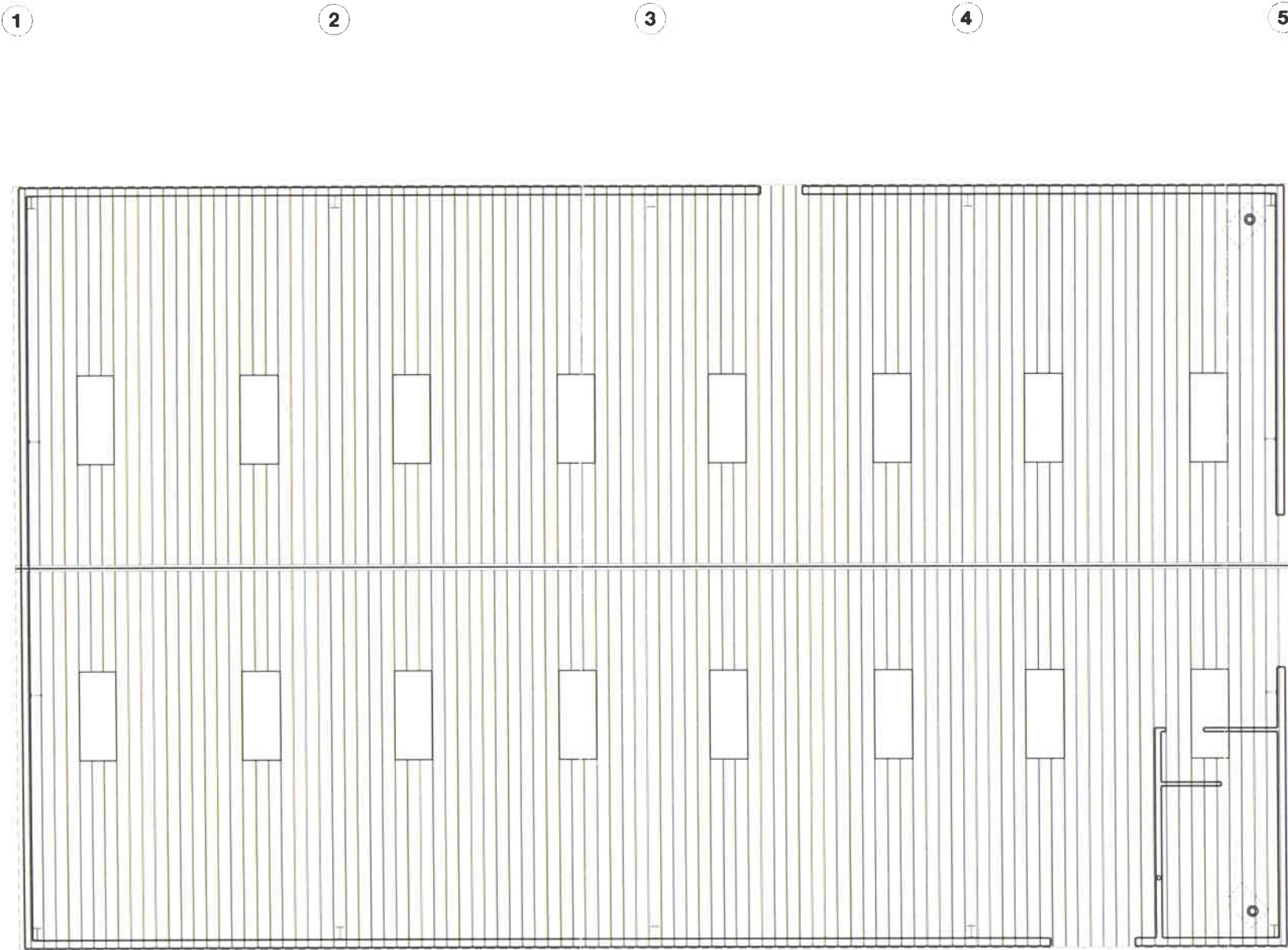
project

SPECIAL USE PERMIT APPLICATION  
**CARSON CITY YOUTH SPORTS FACILITY**  
governor's field  
carson city, nevada

drawn: DWS  
date: 12.14.09  
as noted  
project no: 0953

roof plan

**A2.4**



Roof Plan

50' - 3/16" = 1" = 0'  
when plotted on 36x24 media

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DEC 16 2009

CARSON CITY  
PLANNING DEPARTMENT

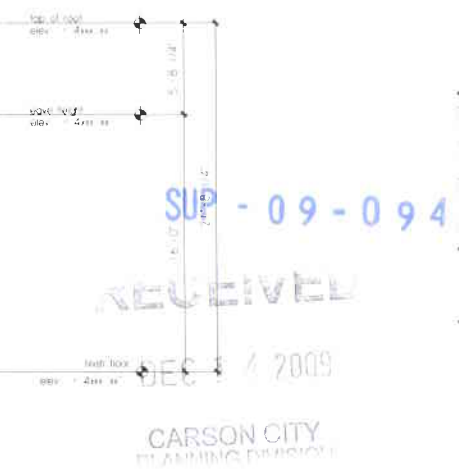
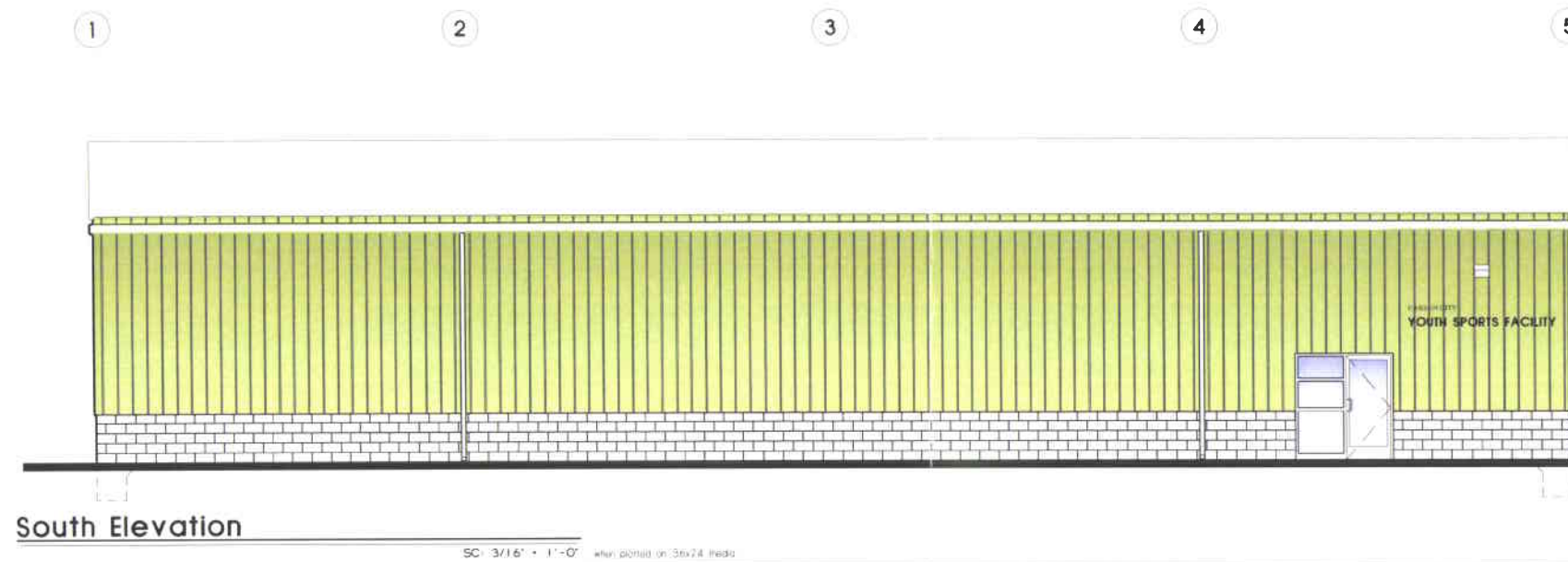
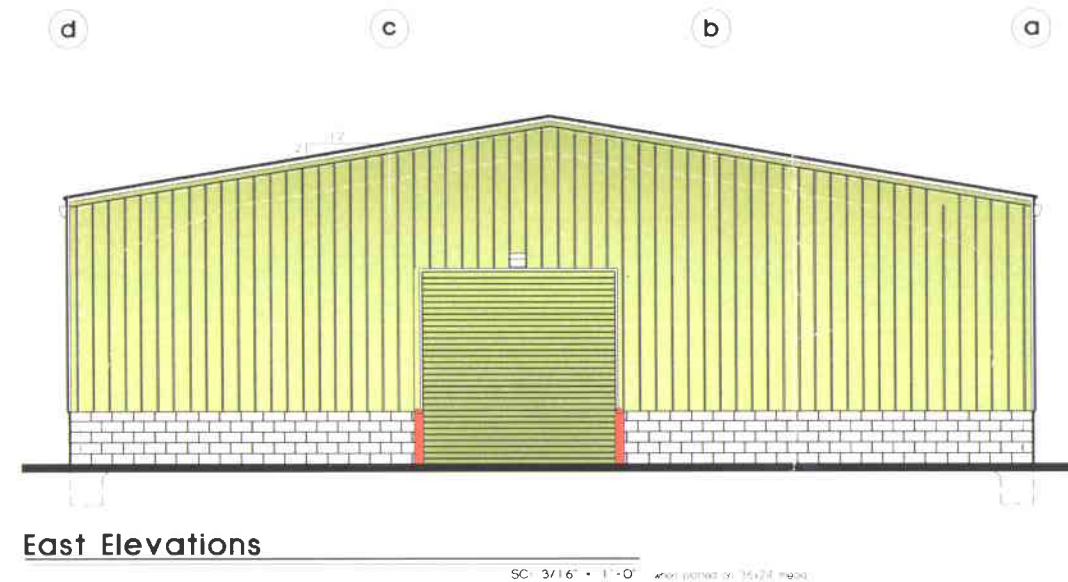
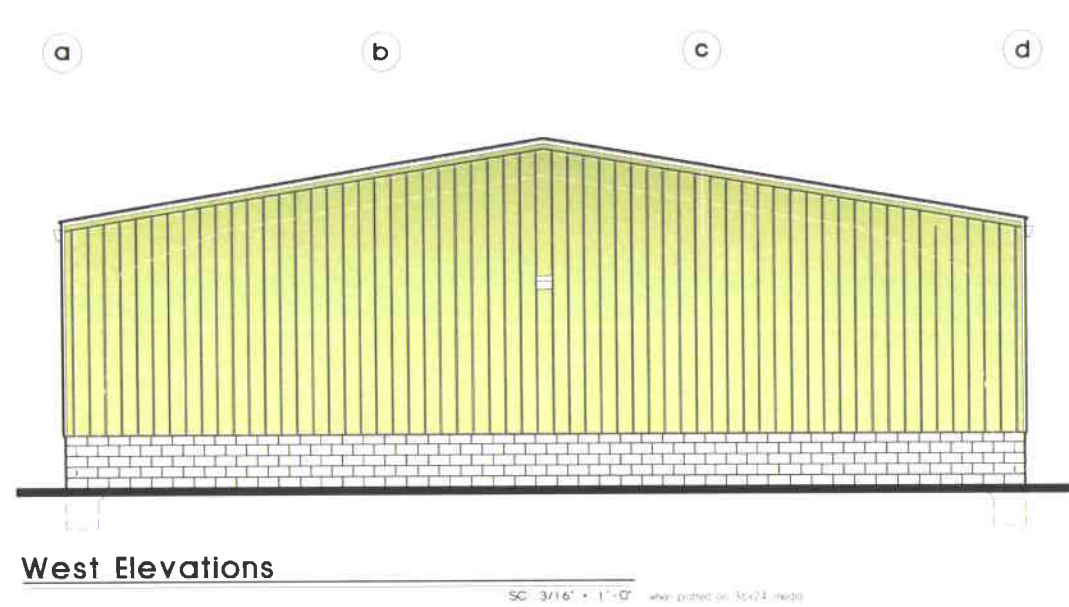
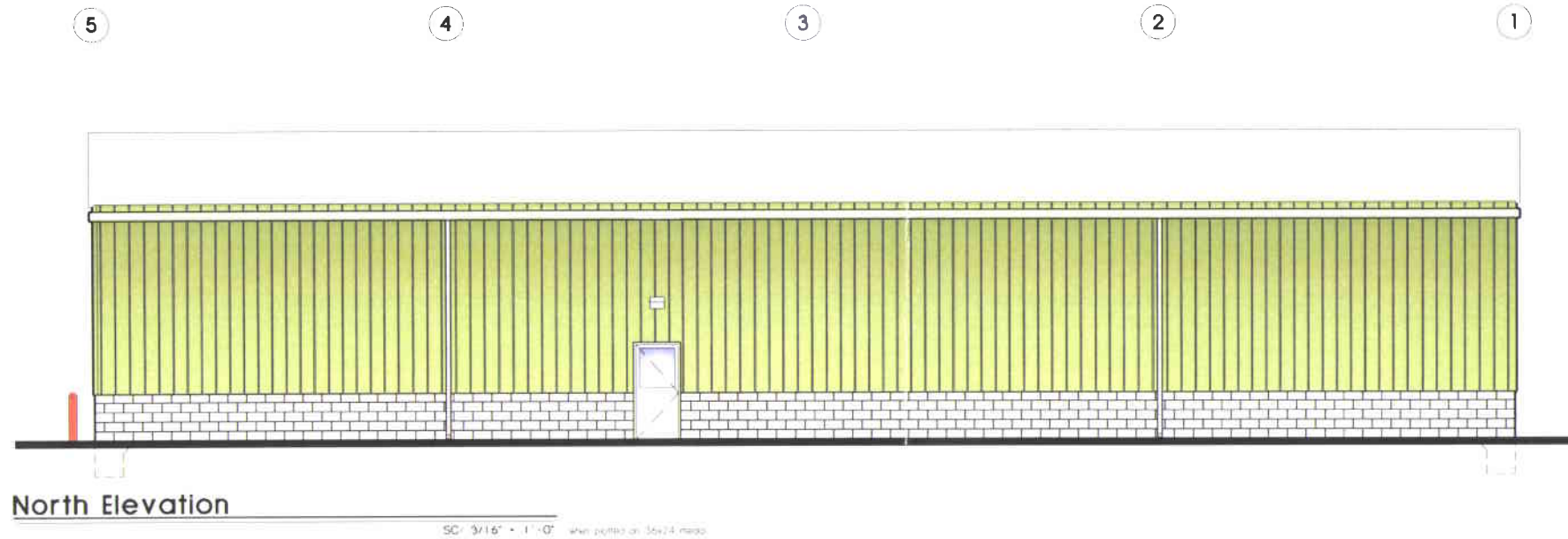


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drawn:	DWS
date:	12.14.09
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project no:	0953

exterior elevations

**A3.1**

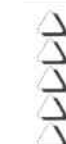






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revisions



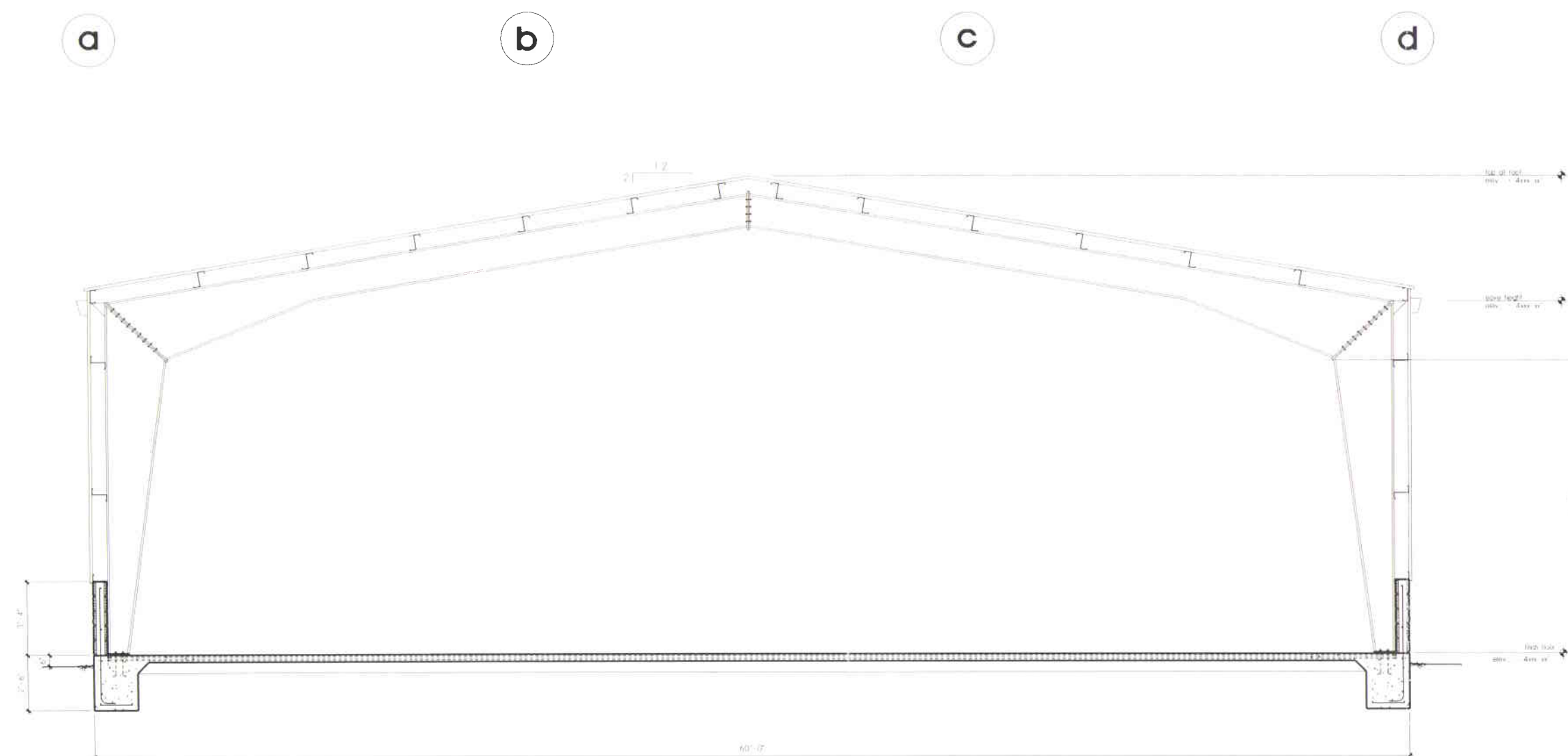
project

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**building section**

### A4.1



### Building Section

SC = 3/8" x 1'-0"  
when plotted on 36x24 media

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CARSON CITY  
PLANNING DIVISION