



Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
www.carson.org
www.carson.org/planning

MEMORANDUM

TO: Planning Commission **ITEM: H-1**

FROM: Jennifer Pruitt, Principal Planner

MEETING DATE: January 26, 2011

SUBJECT: SUP-08-046 extension request

LEGAL REQUIREMENTS:

CCMC 18.02.080 (Special Use Permits). Pursuant to the Carson City Municipal Code (CCMC) 18.02.080(8c):

- In the event that circumstances beyond the control of the applicant result in a failure to complete applicable Special Use Permit (SUP) conditions and construct or commence the use prior to the expiration date, the applicant may, in writing, request an extension of the expiration date. The written request for an extension shall be received by the Planning Division 30 days prior to the expiration date and shall state the reason for the extension. The Director may approve a one year extension from the original date of Special Use Permit expiration with the option of Commission review. The Commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the Special Use Permit (SUP) and may be subject to the imposition of additional conditions by the Commission to ensure that the activity permitted by the Special Use Permit does not adversely impact other properties in the area or the public interest.

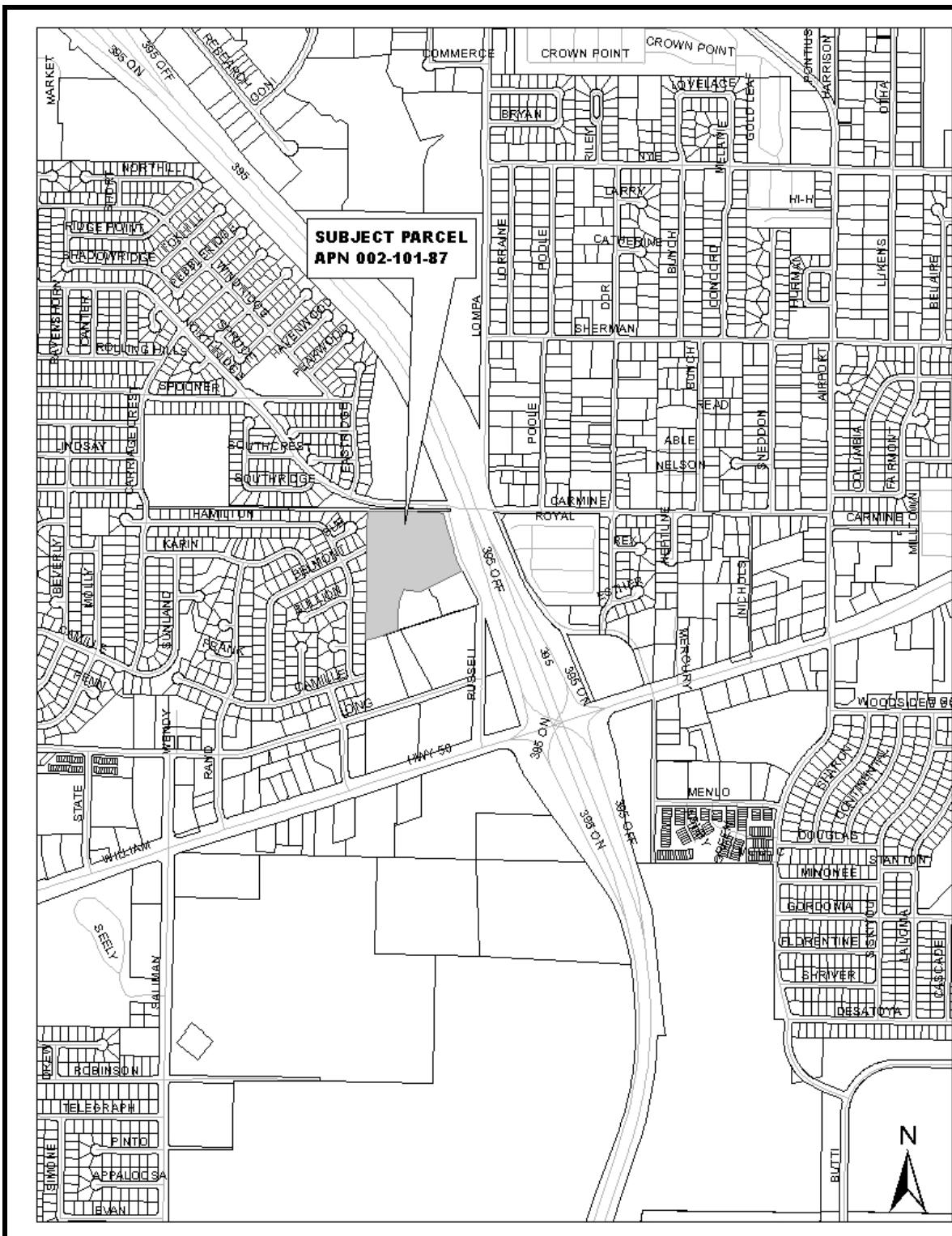
RECOMMENDED MOTION: **I move to approve a five-year extension of SUP-08-046, a Special Use Permit application based on the justification provided by the applicant and subject to the amended conditions of approval attached to this staff report.”**

BACKGROUND:

On December 17, 2008, the Planning Commission approved Special Use Permit SUP-08-046 and recommended to the Board of Supervisors approval of the accompanying applications for Master Plan Amendment MPR-08-044 and Zoning Map Amendment ZMA-08-045. The approvals were specifically related to the construction of an Indoor Recreation Center and associated amenities on property that was zoned at the time Single Family 6,000, located at 1870 Russell Way (APN 002-101-85).

The applicant submitted a one year extension request to the Planning Division on January 29 2010. The one time 12 month extension was approved by the Planning Director, Lee Plemel, which allowed an extension from February 12, 2010 to February 12, 2011.

On December 14, 2010 the applicant submitted the requested 5-years extension to the Planning Division for Planning Commission review on January 26, 2011.



DISCUSSION:

The applicant has requested to extend the expiration date of the previously approved Special Use Permit (SUP-08-046) from February 12, 2011 to February 12, 2016. The applicant has noted that the proposed project is "on-hold" due to the continued economic downturn; funding concerns for construction, operations and maintenance; City budget reductions and loss of manpower. As noted by the applicant, the Parks and recreation Department wants to keep the project viable and needs more time to address the above concerns.

The SUP approval was specifically for the construction of a 35,000 to 41,000 square foot recreation center and amenities on the site currently owned the Boys and Girls Club of Western Nevada. The subject site currently has the 12,900 square foot new Boys and Girls Club structure and fields. The proposed recreation facility will provide basketball courts, aerobic/fitness studios, weight room, locker rooms, indoor walking/jogging track, office space, child care area and possibly a climbing wall.

It is important to note, the reason we have expiration dates for Special Use Permits in Carson City. The purpose of the expirations dates to allow for accountability of the proposed project. In most instances the typical SUP project can be initiated within a two year period of time. Initiation in this case means the submittal of a building permit or commencing the use approved by the SUP. In Carson City it is not the intent of a Special Use Permit to have an open ended approval, for the simple reason the SUP approval is based on specific codes and regulations at the time of the approval, which in many cases are reflected in the conditions of approval. Open ended approvals could fall victim to codes regulations that are not relevant or not in keeping with current code requirements at the time of building permit or commencement of the use.

The proposed project is the second project to initiate a SUP extension pursuant to the newly adopted CCMC in 2009 allowing the Planning Commission to review and approve additional extensions of time for Special Use Permits on a case by case basis.

The Boys and Girls Club submitted landscaping plans to the Planning Division in December 2010 for the northern and eastern landscaping areas required at this time. The plans have been reviewed and comments have been provided to the Boys and Girls Club and the Landscape Architect. The landscaping initially was expected to be installed with the coordination of the Parks and Recreation Department as a result of the Recreation Center approval. Due to unfortunate delays the required landscaping has not been installed. A modified condition of approval has been included in this staff report addressing the additional time for the landscaping installation and the anticipated installation timeframe. The Parks and Recreation Department will continue to coordinate with the Boys and Girls Club for the remainder of the landscaping on site.

Lastly, it is important to note, that had the CCMC included the current language regarding Special Use Permit extensions, at the December 17, 2008 SUP approval, it would have been possible, at that time, for the applicant to request an additional extension of time for Planning Commission consideration.

OTHER CITY DEPARTMENT COMMENTS: The following comments were received from various city departments.

Building & Safety Division:

- No comments.

Engineering Division:

- The Engineering Division has no preference or objection to the special use request.

Health Department:

- 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.

Fire Department:

- We have no concern with the applicant's request.

RECOMMENDED CONDITIONS OF APPROVAL:

(Note: conditions of approval noted for amendment from SUP-08-046 are italicized below)

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. *The use for which this permit is approved shall commence within five-years of this approval date. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. Should Phase II of this approval for the recreation center not be initiated within five years, the permit shall become null and void and the approval shall revert back to U-02/03-40.*
4. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. *The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division. Landscape plans shall include proper screening of parking areas from surrounding residential properties, including the use of berthing and shrubs. The applicant shall coordinate with the Parks and Recreation Department regarding the landscaping design of the area along the pedestrian and bicycle path on*

~~the Northridge Drive frontage. The landscaping plan will incorporate deciduous trees and a variety of decorative plantings and shrubs. The required landscaping for the Boys and Girls Club of Western Nevada site in any event, shall be installed no later than December 17, 2010 June 30, 2011, unless amended by the Planning Commission.~~

7. The Parks and Recreation Department will install a landscape buffer along the wall or fence on the western boundary of the site, which will include a mix of trees, shrubs and non living materials that are acceptable to the Planning Division.
8. Lighting fixture details and “cut-sheets” shall be submitted with a Building Permit application in compliance with Development Standards Division1.3 Lighting. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. Exterior light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of a residential zoning district property boundary. Lighting of athletic fields is **not permitted** as a part of this special use permit approval.
9. The project shall limit to the extent possible the use of potable water for irrigation. The project must make provisions to have the ability to convert to reclaimed water for irrigation in the future.
10. Active outdoor recreation use areas such as ball fields, courts, and play equipment shall be setback a minimum of 25 feet from adjacent residential properties.
11. The hours of operation for the Boys and Girls Club Western Nevada (BGCWN) shall be limited from 7 a.m. to 10 p.m. weekdays and 8 a.m. to 11 p.m. weekends. Outdoor activities shall be completed by 9 p.m. weekdays and 10 p.m. weekends.
12. The Hours of operation for the Recreation Center shall be limited from 5 a.m. to 9 p.m. weekdays and 8 a.m. to 9 p.m. on Saturdays and 8 a.m. to 7 p.m. on Sundays.
13. The BGCWN facility shall have a minimum of one instructor with appropriate training per 20 youth.
14. Access to the site from Belmont Avenue on the west property boundary shall be provided and limited to pedestrian and bicycle access only.
15. All structures shall be a minimum 50 foot setback from the adjacent residential uses to the west.
16. All active ball fields shall be a minimum of 25 feet from the adjacent residential uses to the west.
17. A vinyl coated chain link fence (six feet in overall height) is required along the western boundary of the subject site.

- ~~18. This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-08-045 to change from Single Family 6,000 to Public Regional and Multi Family Apartment and Master Plan Amendment application MPA-08-044 to change a portion of the subject parcel master plan designation from High Density Residential to Public/Quasi Public.~~
19. Project signage requires an application for a Building Permit, issued through the Carson City Building Division.
20. The sign(s) shall be placed so as to maintain proper separation from above and below ground utilities. Coordination with the civil design engineer for sign placement is highly advised.
21. The sign(s) shall not be placed within any utility, access or drainage easement.
22. The sign(s) shall not interfere with drainage facilities.
23. A Technical Drainage Study is required with building permit submittal. The detention requirement may be waived if there is adequate piped conveyance to the existing freeway drainage system.
24. A water/sewer connection fee worksheet is required with building permit submittal.
25. A final fire flow water system analysis is required with building permit submittal.
26. The domestic water and sanitary sewer analyses shall be finalized and submitted with the building permit application.
27. The eastbound approach to the intersection of Lompa Lane and Northridge Drive/Carmine Street shall be re-striped to include one left turn lane and one shared thru-right lane as recommended in the Traffic Impact Study prepared by Lumos & Associates.
28. Exterior building colors and materials shall comply with the approved Special Use Permit plans. Materials and colors shall be submitted with and/or identified on the Building Permit plans.
- ~~29. The following shall be achieved prior to approval of the Certificate of Occupancy by the Planning Division for the BGCWN:~~
 - ~~Review and approval of a common landscaping plan by the Planning Division;~~
 - ~~Installation of the required parking for the BGCWN;~~
 - ~~A final inspection of the BGCWN site for compliance of the CCMC.~~
- ~~30. SUP-08-046 shall be reviewed in December 2009 for compliance of the required conditions of approval by the Planning Commission.~~

31. The Parks and Recreation Department shall submit an update to the Planning Commission related to the status of SUP-08-046 in December 2012 for review in January 2013.

Attachments: Extension request
City comments



Sup 08-046

CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

DEC 16 2010

CARSON CITY
PLANNING DIVISION

MEMORANDUM

Date: December 14, 2010

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director
Hal Hansen, Executive Director, Boys and Girls Club of Western Nevada

Subject: Indoor Recreation Center Project - Request to the Carson City Planning Commission for a Five-Year SUP Extension

On December 17, 2008, the Planning Commission approved a master plan amendment, zoning change, and special use permit for the Indoor Recreation Center on the Boys and Girls Club of Western Nevada's property located at Northridge Drive and Russell Way. A little later, the Board of Supervisors on February 19, 2009, approved the project. However, as the design progressed and the economy started to falter, it became apparent the City did not have the necessary capital and maintenance/operational funds to complete and operate the facility. As a result on May 7, 2009, the Board of Supervisors approved the termination of Metcalf Builders, Inc., contract for construction management services for the indoor recreation center project and put the project on "hold" until the economy improved and additional funds could be obtained for the project.

In order to keep a viable project, on January 29, 2010, our department and the Boys and Girls Club submitted a joint request to Planning Director, Lee Plemel, for a one-year extension on the project's special use permit. Mr. Plemel granted the extension on February 12, 2010. However, due to the continued economic downturn, City budget reductions, and loss of manpower, the Parks and Recreation Department still has not been able to obtain the necessary funding sources for the project.

It appears the national economy is starting to show signs of improvement. City staff hopes this trend will continue and develop on the local level so the project can proceed in the near future. Unfortunately, even if the local economy starts to improve, it will take a few years for the City to be in a financial position to fund the project. Until then, City staff continues to work on various strategies to fund and construct this project. In order to continue this effort, keep a viable project, and have enough time to find project funding, our department is requesting a five-year extension of the project's special use permit.

Thank you for your consideration in this matter. If you have any questions or concerns related to this request, please feel free to contact Vern L. Krahn, Park Planner, at the Parks and Recreation Department at (775) 887-7343.

cc: Jeff Sharp, City Engineer / Project Manager
Vern L. Krahn, Park Planner

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262
Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

December 14, 2010

PLANNING COMMISSION

REQUEST: Project Update / Five-Year Special Use Permit Extension

On December 17, 2008, the Carson City Planning Commission at a public hearing approved a master plan amendment, a zoning change, and a special use permit (SUP-08-046) for the City's Indoor Recreation Center Project located on property owned by the Boys & Girls Club of Western Nevada (BGCWN). These approvals allowed for the construction of an Indoor Recreation Center and associated amenities on property zoned Single Family 6000 (SF6), located at 1870 Russell Way (APN 002-101-85), pursuant to the requirements of the Carson City Municipal Code.

The Parks and Recreation Department and the Boys & Girls Club of Western Nevada are requesting an agenda item before the Planning Commission to provide the Commission with an update on the project and request a five-year extension on the project's special use permit. The Board of Supervisors put the project "on-hold" due to the continued economic downturn; funding concerns for construction, operations, and maintenance; City budget reductions; and loss of manpower. The Parks and Recreation Department wants to keep the project viable and needs more time to address the above concerns and consider other options for the project.

Using the Conditions of Approval, Parks and Recreation Department staff has addressed the project's progress for the Planning Commission. In addition, City staff has provided a number of photographs of the current Boys and Girls Club's site (Exhibit A), Site Plans (Exhibit B) Recreation Center Project construction documents (Exhibit C – Select Plan Sheets), and Boys and Girls Club's landscaping plan (Exhibit D). These materials are being provided to assist the Commission in their review of the project and our department's request for a five-year extension of the project's special use permit.

CONDITIONS OF APPROVAL:

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

Response: *The City's design consultant team has completed the construction documents for the Indoor Recreation Center Project. Staff believes the project's construction documents are in substantial compliance with the approved special use permit.*

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

Response: *The project's construction documents (on- and off-site improvements) conform to the City standards and requirements.*

3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. This approval modifies and replaces the previously approved Special Use Permit U-02/03-40 for the Boys and Girls Club "youth recreational facility." Should Phase II of this approval for the recreation center not be initiated within one year and no extension granted the permit shall become null and void and the approval shall revert back to U-02/03-40.

Response: *On February 12, 2010, Lee Plemel, Planning Director, granted a one-year extension for the project's special use permit. Mr. Plemel cannot grant any further extensions without the approval of the Planning Commission. As a result, the Parks and Recreation Department is requesting a five-year extension of the project's special use permit from the Planning Commission.*

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

Response: *The Notice of Decision was signed by Hal Hansen, Chief Professional Officer, Boys and Girls Club of Western Nevada, on February 27, 2009, and returned the document to the City's Planning Division.*

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

Response: *As mentioned previously, the project's construction documents have been completed by the City's design consultant team. Since the project was put "on-hold" by the Board of Supervisors on May 7, 2009, the plans were not submitted to the Carson City Building and Safety Division for a building permit.*

6. The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division. Landscape plans shall include proper screening of parking areas from surrounding residential properties, including the use of berming and shrubs. The applicant shall coordinate with the Parks and Recreation Department regarding the landscaping design of the area along the pedestrian and bicycle path on the Northridge Drive frontage. The landscaping plan will incorporate deciduous trees and a variety of decorative plantings and shrubs. The required landscaping for the Boys and Girls Club of Western Nevada site in any event, shall be installed no later than December 17, 2010, unless amended by the Planning Commission.

Response: *The Boys and Girls Club of Western Nevada has developed a landscape plan for the north side of the existing building and Northridge Drive's street frontage. It is the intent of the Boys and Girls Club's Chief Professional Officer to install the landscaping no later than June 30, 2011.*

7. The Parks and Recreation Department will install a landscape buffer along the wall or fence on the western boundary of the site, which will include a mix of trees, shrubs, and non living materials that are acceptable to the Planning Division.

Response: *The landscape buffer along the western boundary of the project site will be installed in the future as a part of the Indoor Recreation Center project.*

8. Lighting fixture details and "cut-sheets" shall be submitted with a Building Permit application in compliance with Development Standards Division 1.3 Lighting. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except street lights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. Exterior light standards, light poles, and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of a residential zoning district property boundary. Lighting of athletic fields is not permitted as a part of this special use permit approval.

Response: The Indoor Recreation Center project's construction documents include lighting and electrical plans. The proposed lighting fixtures are designed to direct light downward (dark sky friendly) and away from adjoining properties, including glare to the sky. These light fixtures will match the Boys and Girls Club's existing parking lot lights. Since the project was put "on-hold" by the Board of Supervisors, the center's plans, including the lighting fixture details and their associated "cut-sheets," were not submitted to the Carson City Building and Safety Division for a building permit.

9. The project shall limit to the extent possible the use of potable water for irrigation. The project must make provisions to have the ability to convert to reclaimed water for irrigation in the future.

Response: The landscaping for the both the Indoor Recreation Center project and the Boys and Girls Club's landscaping project minimizes the use of potable water for irrigation. With the exception of the multi-purpose turf field in the southwest corner of the project site, there are very few other areas of turf proposed for either the Boys and Girls Club's property or the Indoor Recreation Center project. The remaining landscape areas will have an automatic drip irrigation system installed to water the plant material.

10. Active outdoor recreation use areas such as ball fields, courts, and play equipment shall be setback a minimum of 25-foot from adjacent residential properties.

Response: Both the current Boys and Girls Club's site development and the proposed plans for the Indoor Recreation Center adhere to the 25-foot minimum setback requirements for ball fields, courts, and play equipment.

11. The hours of operation for the Boys and Girls Club of Western Nevada (BGCWN) shall be limited from 7 a.m. to 10 p.m. weekdays and 8 a.m. to 11 p.m. weekends. Outdoor activities shall be completed by 9 p.m. weekdays and 10 p.m. weekends.

Response: The Boys and Girls Club of Western Nevada is adhering to the hours of operation as outlined in Condition of Approval #11.

12. The hours of operation for the Recreation Center shall be limited from 5 a.m. to 9 p.m. weekdays and 8 a.m. to 9 p.m. on Saturdays and 8 a.m. to 7 p.m. on Sundays.

Response: Not Applicable at this time.

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

Response: *The Boys and Girls Club of Western Nevada is adhering to the staffing to youth ratio as outlined in Condition of Approval #13.*

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

Response: *The Boys and Girls Club's existing site development provides only pedestrian, bicycle, and handicapped access to the project site from Belmont Avenue. The proposed plans for the Indoor Recreation Center project will not change the existing on-site conditions.*

15. All structures shall be a minimum 50-foot setback from the adjacent residential uses to the west.

Response: *Both the Boys and Girls Club's existing site development and the proposed plans for the Indoor Recreation Center adhere to the 50-foot setback requirements for all structures.*

16. ~~All active ball fields shall be a minimum of 25 feet from the adjacent residential uses to the west.~~

17. A vinyl coated chain link fence (six feet in overall height) is required along the western boundary of the subject site.

Response: *The Boys and Girls Club of Western Nevada has installed the required fence along the property's western boundary.*

18. This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-08-045 to change from Single Family 6,000 to Public Regional and Multi Family Apartment and Master Plan Amendment application MPA-08-044 to change a portion of the subject parcel master plan designation from High Density Residential to Public/Quasi Public.

Response: *On February 19, 2009, the Board of Supervisors approved the Zoning Map Amendment and Master Plan Amendment. As a result, the project's special use permit became effective on that date.*

19. Project signage requires an application for a Building Permit, issued through the Carson City Building Division.

Response: *A signage application for a building permit will be submitted concurrently when the project is submitted to the Carson City Building and Safety Division for a building permit.*

20. The sign(s) shall be placed so as to maintain proper separation from above and below ground utilities. Coordination with the civil design engineer for sign placement is highly advised.

Response: *The location of the project signage has been coordinated with the project's architect and civil engineer. As proposed, there are no design conflicts with either above or below ground utilities.*

21. The sign(s) shall not be placed within any utility, access, or drainage easement.

Response: *The project's signage, as proposed, is not located within any utility, access, or drainage easement.*

22. The sign(s) shall not interfere with drainage facilities.

Response: *The project signage location, as proposed, will not interfere with any drainage facilities.*

23. A Technical Drainage Study is required with building permit submittal. The detention requirement may be waived if there is adequate piped conveyance to the existing freeway drainage system.

Response: *A Technical Drainage Study has been completed and will be submitted to the Carson City Building Department and Safety Division when the project's plans are submitted for a building permit.*

24. A water/sewer connection fee worksheet is required with building permit submittal.

Response: *A water/sewer connection fee worksheet has been completed and will be submitted to the Cason City Building Department and Safety Division when the project's plans are submitted for a building permit.*

25. A final fire flow water system analysis is required with building permit submittal.

Response: *A fire flow water system analysis has been completed and will be submitted to the Carson City Building Department and Safety Division when the project's plans are submitted for a building permit.*

26. The domestic water and sanitary sewer analyses shall be finalized and submitted with the building permit application.

Response: *A domestic water and sanitary sewer analysis has been completed and will be submitted to the Carson City Building Department and Safety Division when the project's plans are submitted for a building permit.*

27. The eastbound approach to the intersection of Lompa Lane and Northridge Drive/Carmine Street shall be re-striped to include one left turn lane and one shared thru-right lane as recommended in the Traffic Impact Study prepared by Lumos & Associates.

Response: *The civil engineering plans for the project have been modified to include one left turn lane and one shared thru-right lane at the intersection of Lompa Lane and Northridge Drive/Carmine Street, as recommended in the Traffic Impact Study prepared by Lumos & Associates. These plans, along with the rest of the plan set, will be submitted to the Carson City Building Department and Safety Division when the project's plans are submitted for a building permit.*

28. Exterior building colors and materials shall comply with the approved Special Use Permit plans. Materials and colors shall be submitted with and/or identified on the Building Permit plans.

Response: *All exterior building colors and materials have been selected and comply with the approved Special Use Permit. This information will be submitted to the Carson City Building Department and Safety Division along with the rest of the project plans when they are submitted for a building permit.*

29. The following shall be achieved prior to approval of the Certificate of Occupancy by the Planning Division for the BCGWN:

- Review and approval of a common landscaping plan by the Planning Division;
- Installation of the required parking for the BGCWN;
- A final inspection of the BGCWN site for compliance of the CCMC.

Response: *The City has issued a Certificate of Occupancy for the Boys and Girls Club's building and site. All three items under Condition of Approval #29 have been met.*

30. SUP-08-046 shall be reviewed in December 2009 for compliance of the required conditions of approval by the Planning Commission.

Response: *On February 12, 2010, Mr. Plemel, Planning Director granted a request for a one-year extension of the project's special use permit. It is the intention of the Parks and Recreation Department on January 26, 2011, to update the Planning Commission on the project's status, review the project's compliance with the conditions of approval, and request a five-year extension of the project's special use permit.*

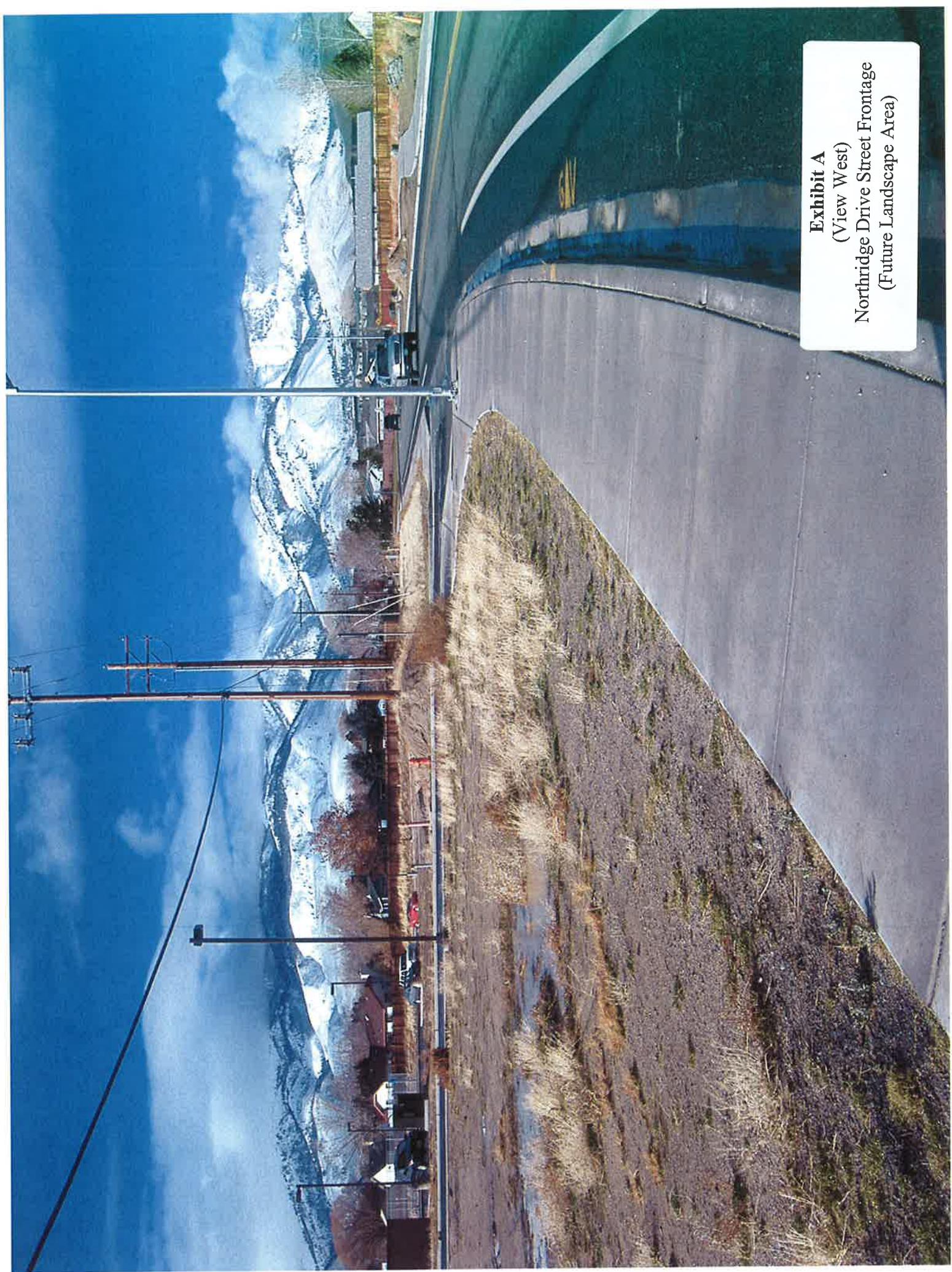


Exhibit A
(View West)
Northridge Drive Street Frontage
(Future Landscape Area)

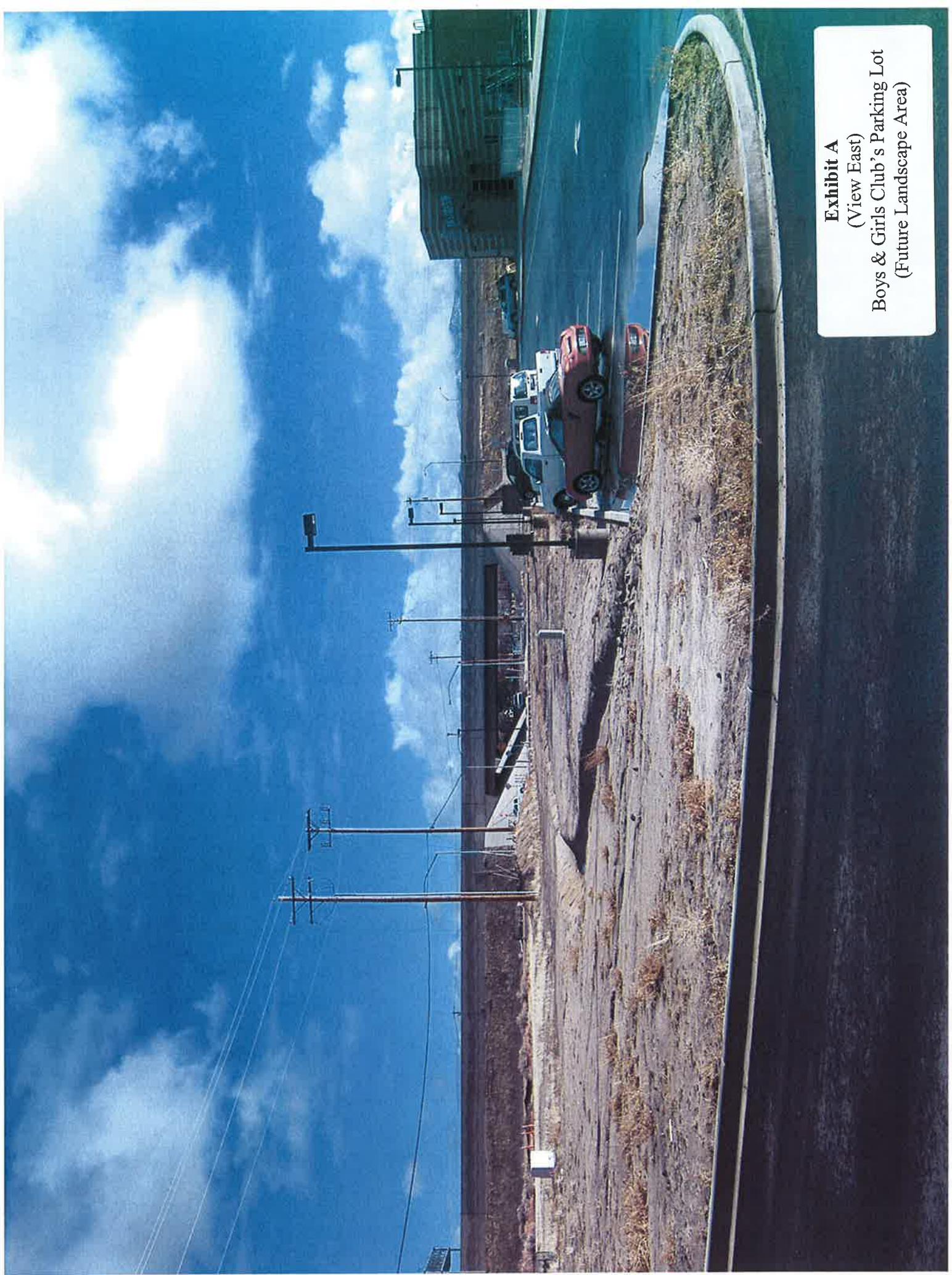
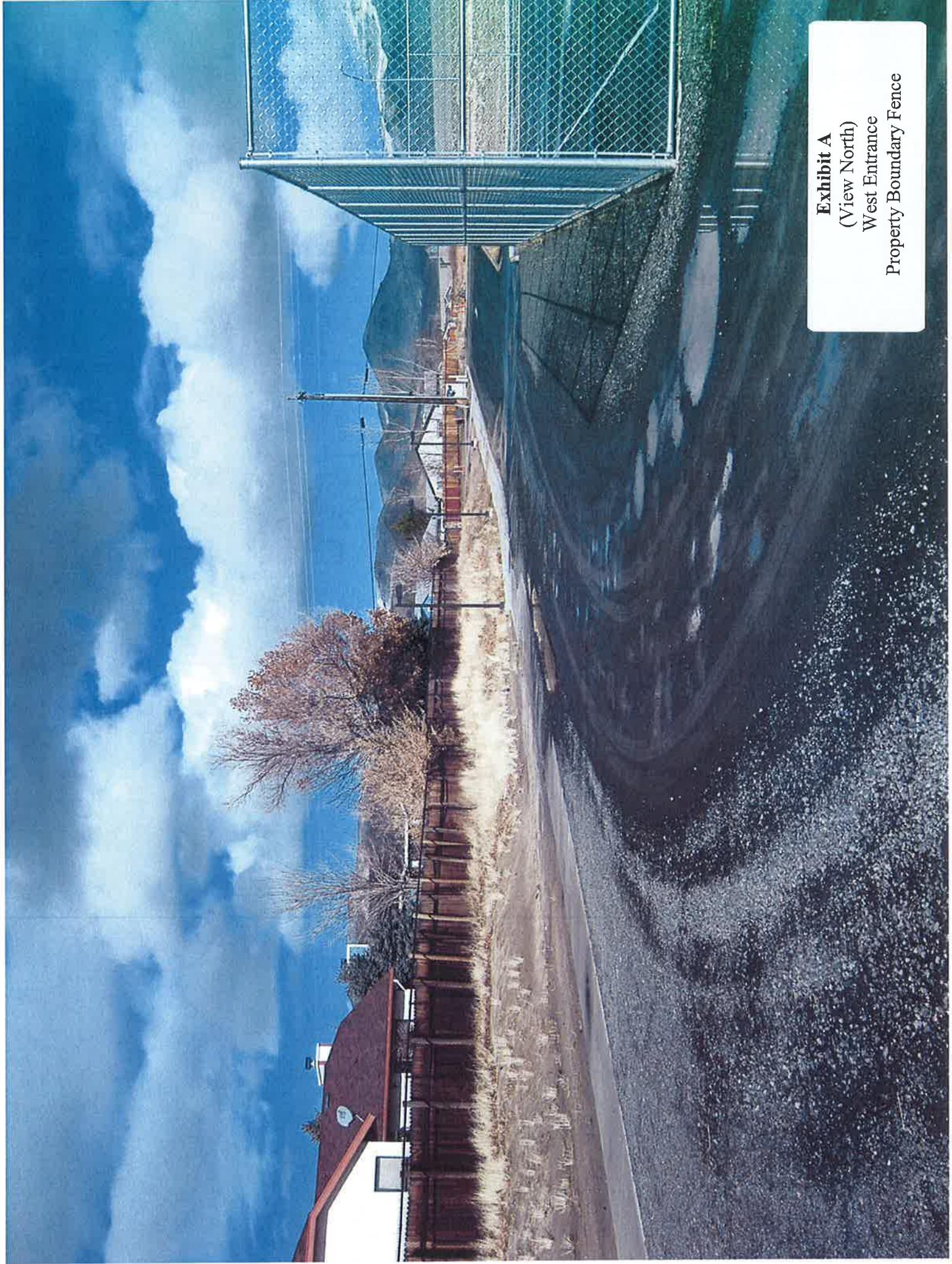


Exhibit A
(View East)
Boys & Girls Club's Parking Lot
(Future Landscape Area)

Exhibit A
(View North)
West Entrance
Property Boundary Fence



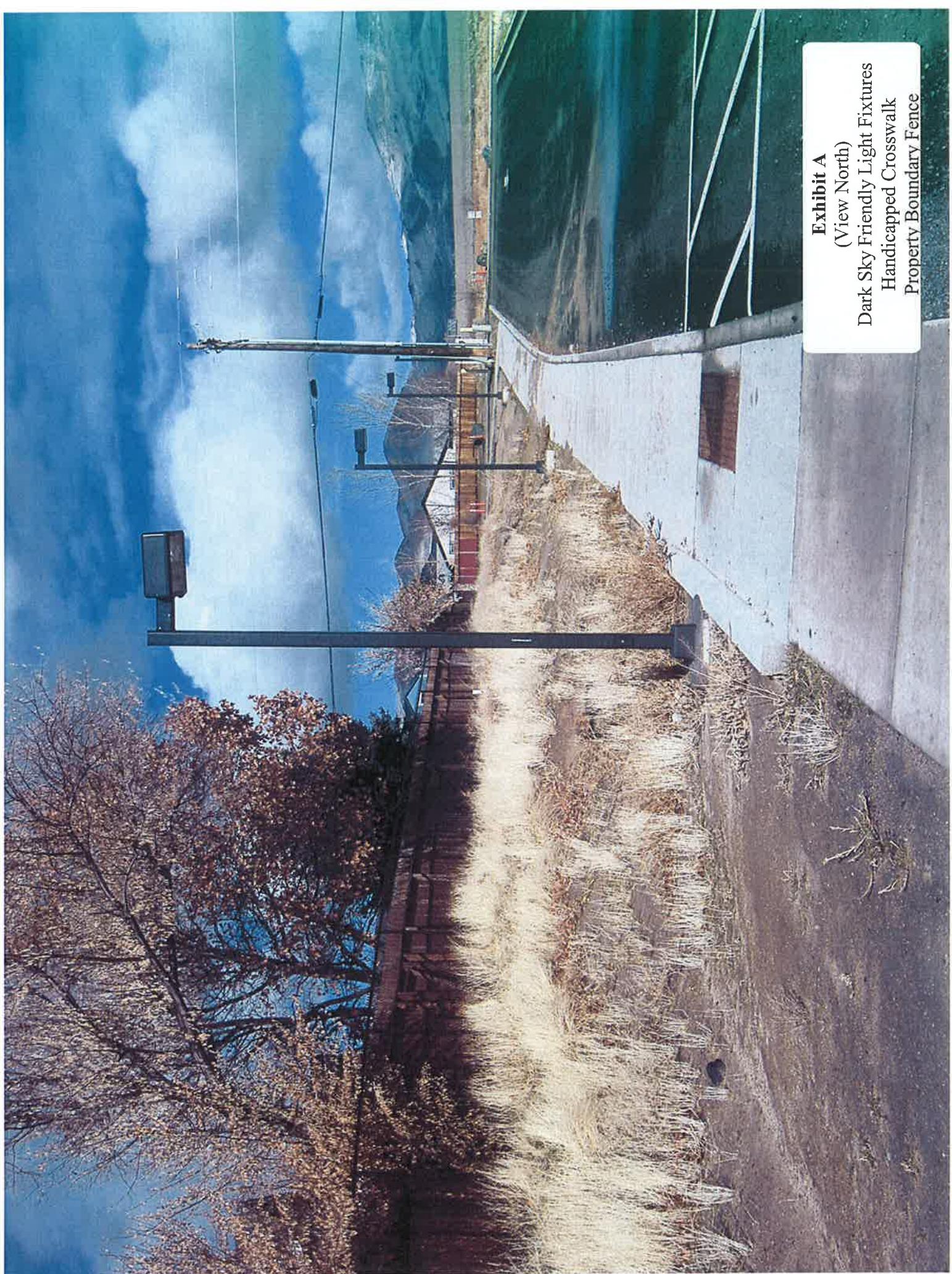
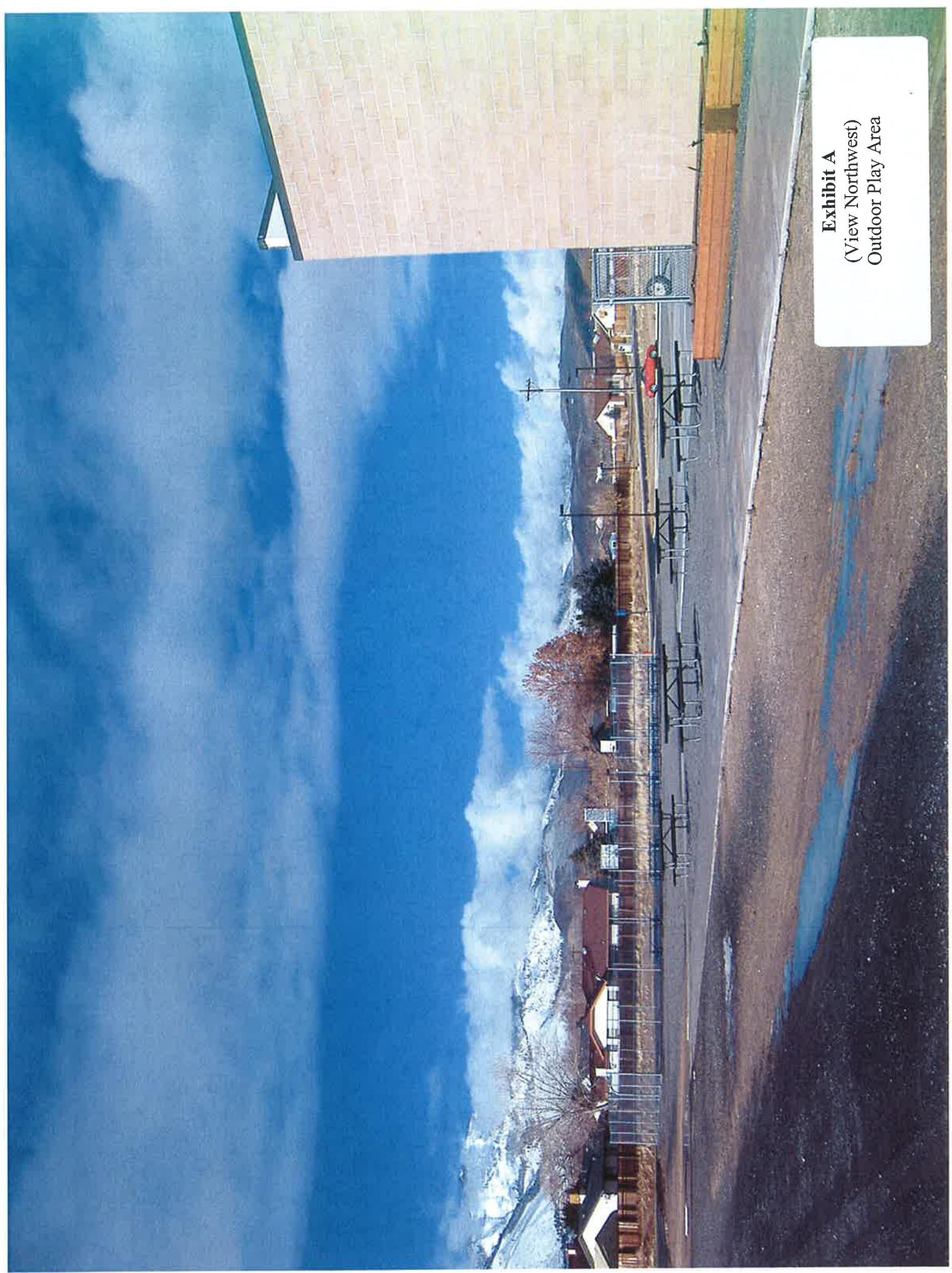


Exhibit A
(View North)
Dark Sky Friendly Light Fixtures
Handicapped Crosswalk
Property Boundary Fence

Exhibit A
(View Northwest)
Outdoor Play Area



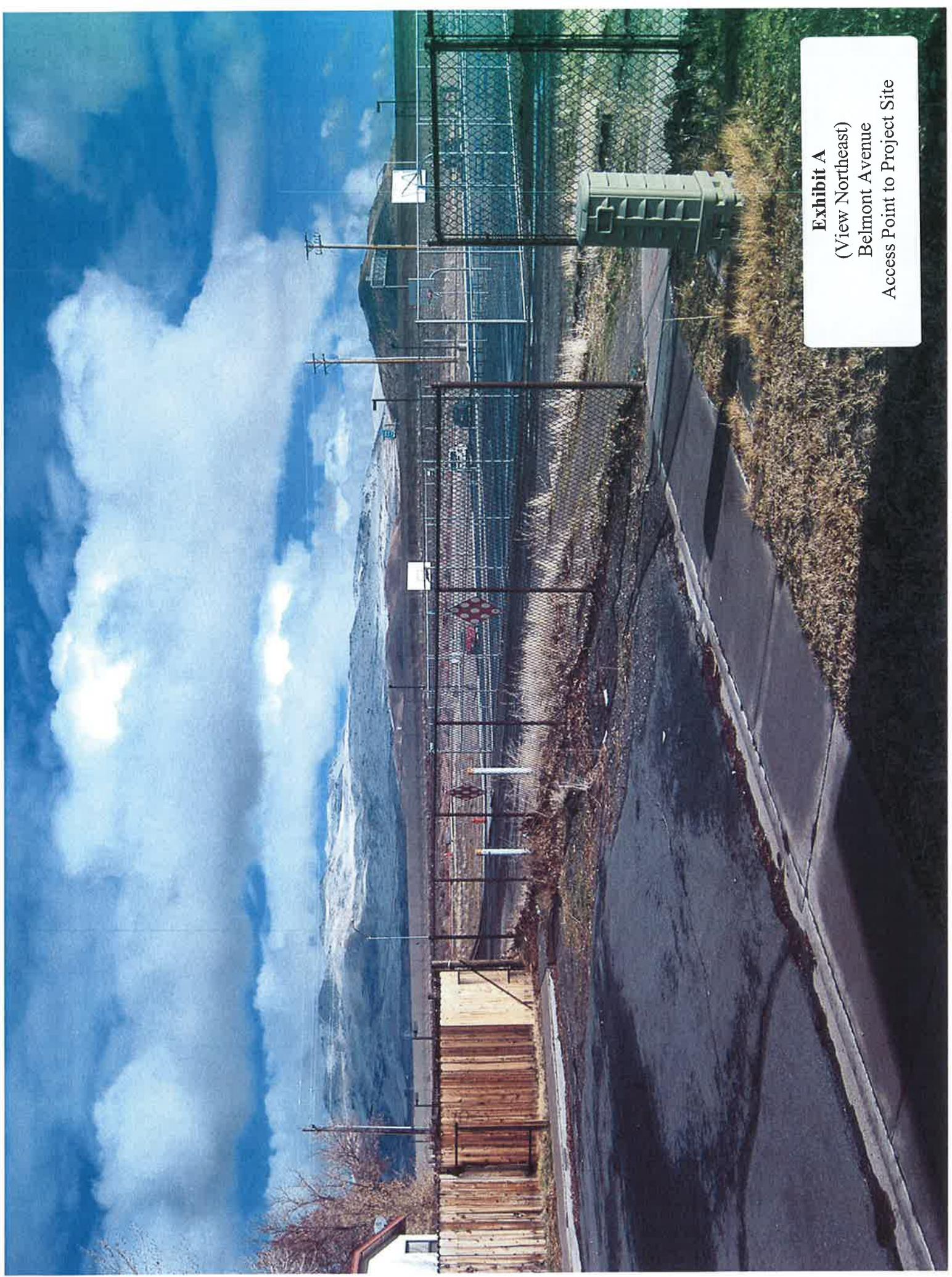


Exhibit A
(View Northeast)
Belmont Avenue
Access Point to Project Site

Exhibit A
(View West)
Pedestrian, Bicycle &
Handicapped Access to Project Site





Exhibit A
(View North)
Boys & Girls Club
Multi-Purpose Turf Field / Backstop

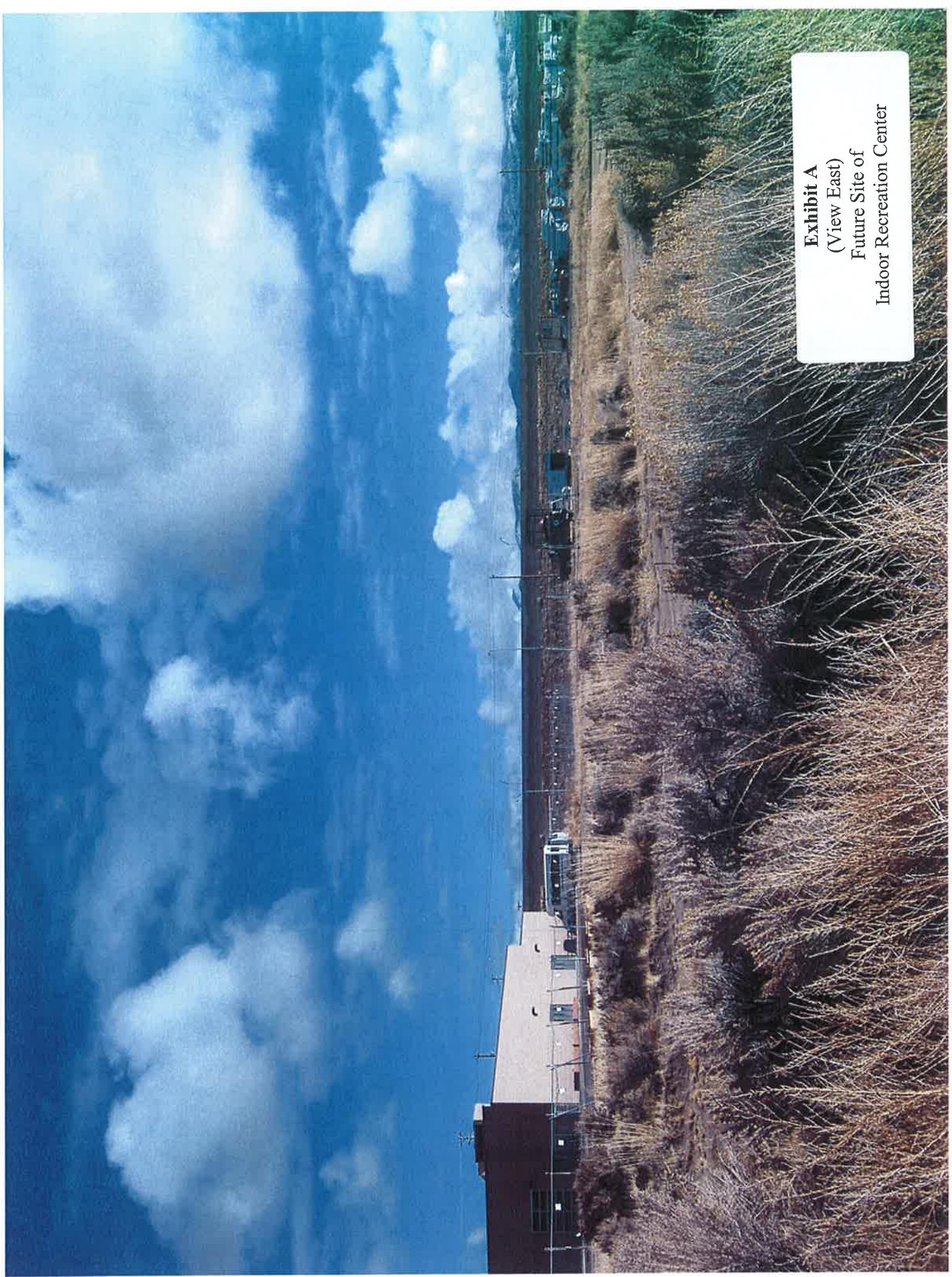


Exhibit A
(View East)
Future Site of
Indoor Recreation Center

Exhibit A
(View Northeast)
Future Site of
Indoor Recreation Center



Exhibit B

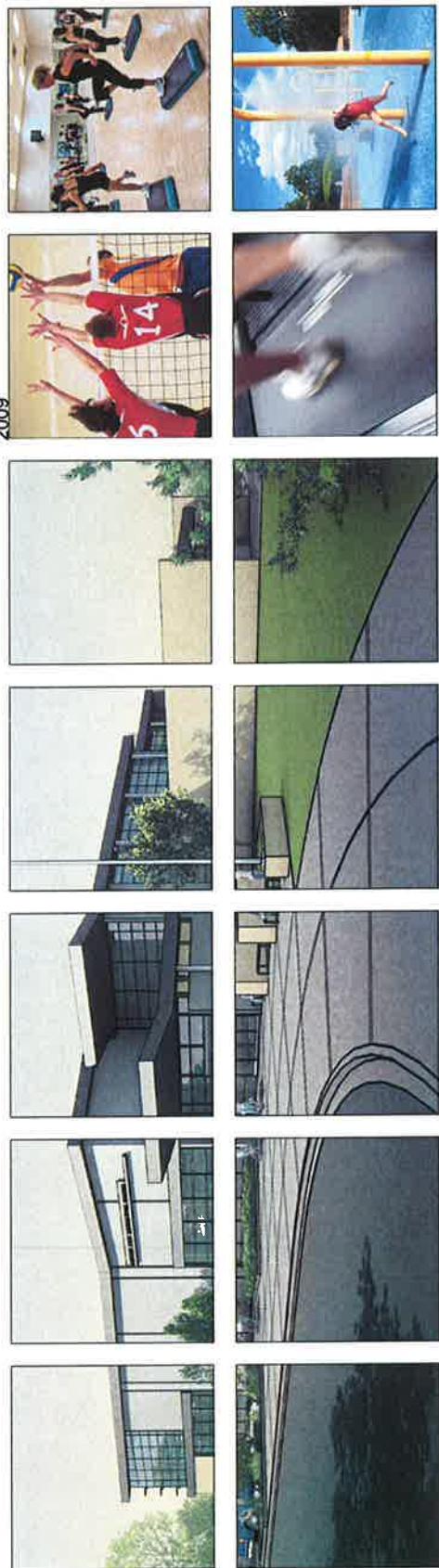
**Approved Site Plan
Special Use Permit
SUP-08-046**



Carson City Recreation Center

100% REVIEW SET

SEPTEMBER 4,
2009



VALENTINER CRANE
a r c h i t e c t s

524 South 600 East, Salt Lake City, UT 84102 801.575.8800 www.vcbo.com

Exhibit C

Carson City Recreation Center

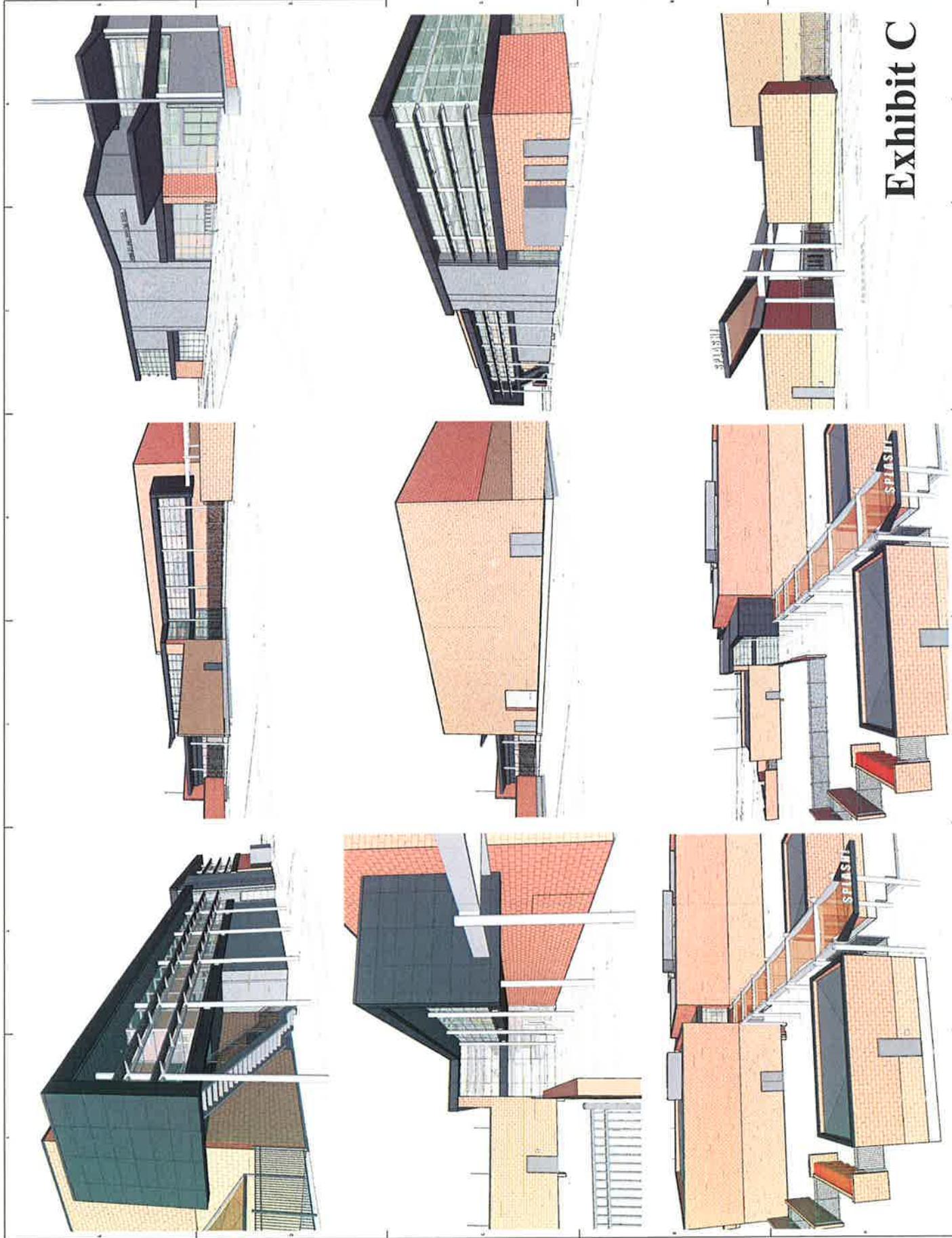
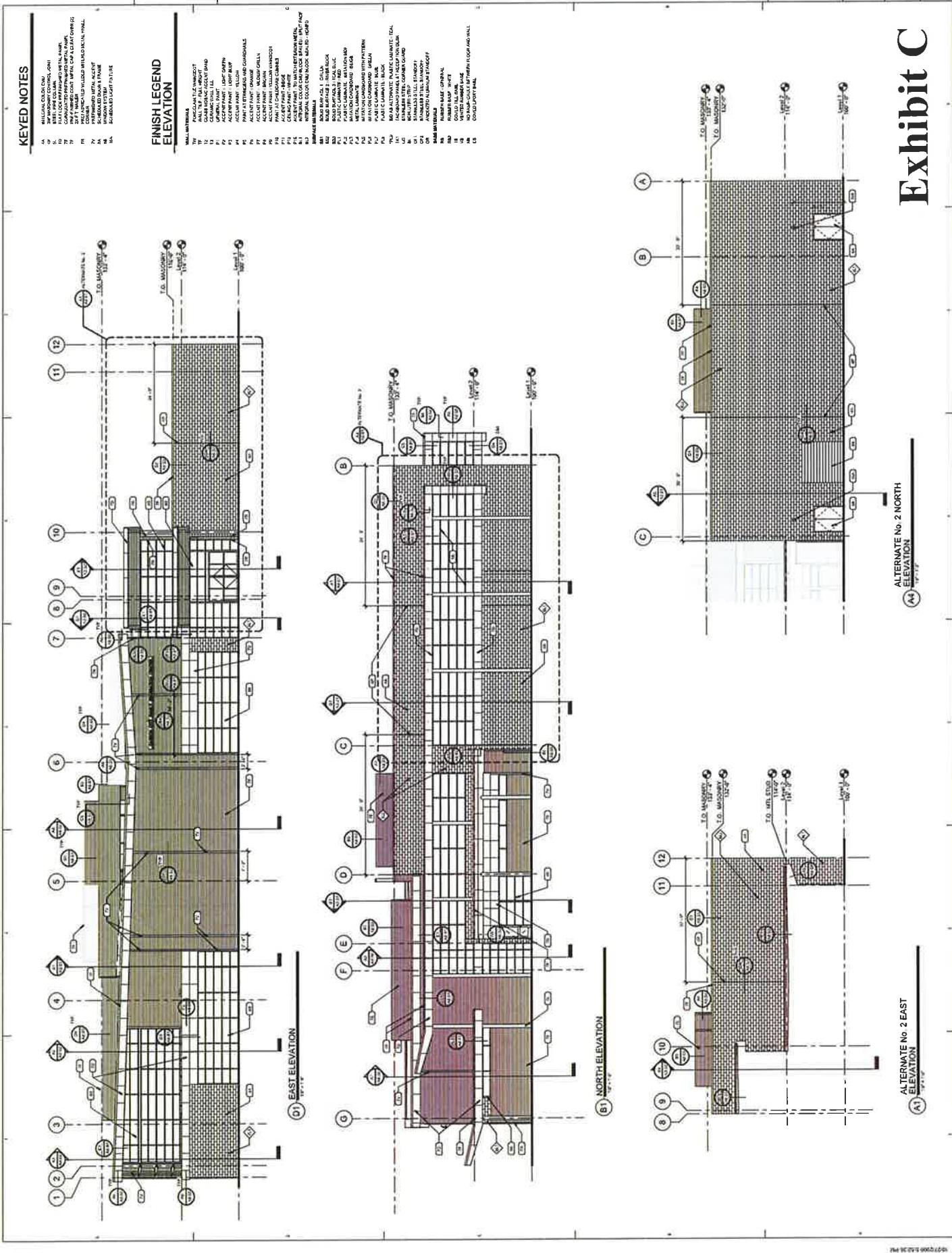


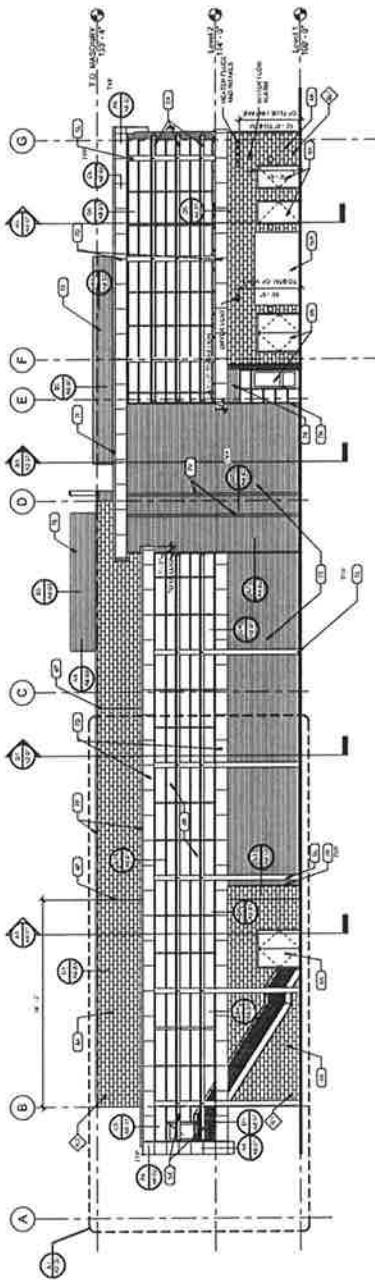
Exhibit C



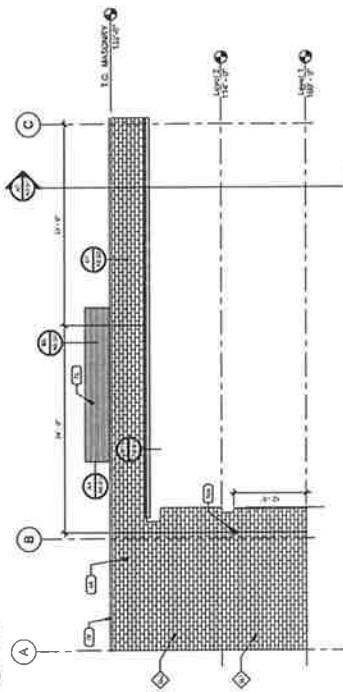
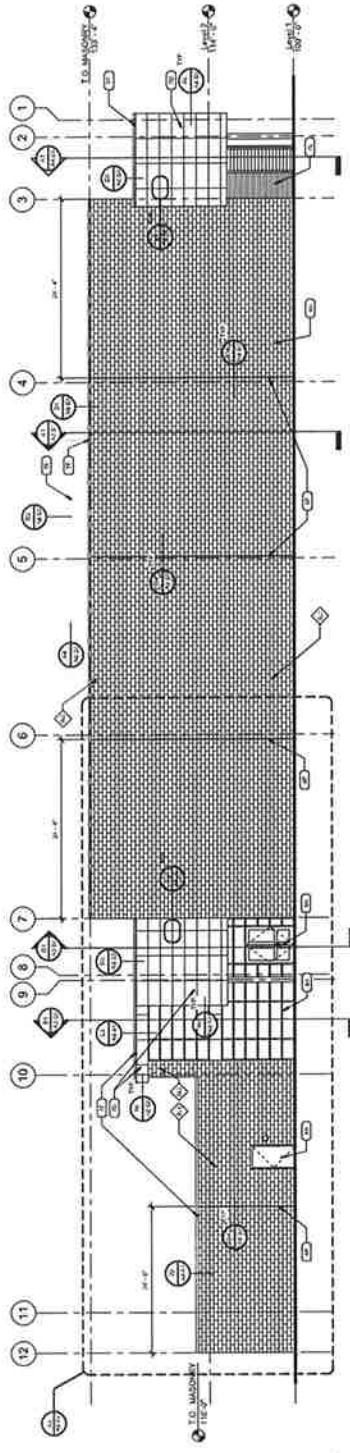
Carson City Recreation Center

KEYED NOTES

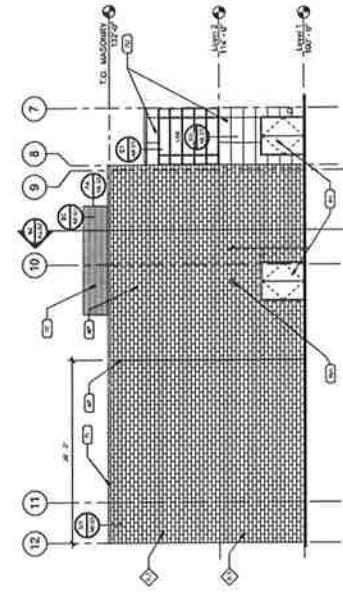
**FINISH LEGEND
ELEVATION**



D1 SOUTH ELEVATION



ALTERNATE N8 2 SOUTH



ALTERNATE No. 2 WEST
ELEVATION

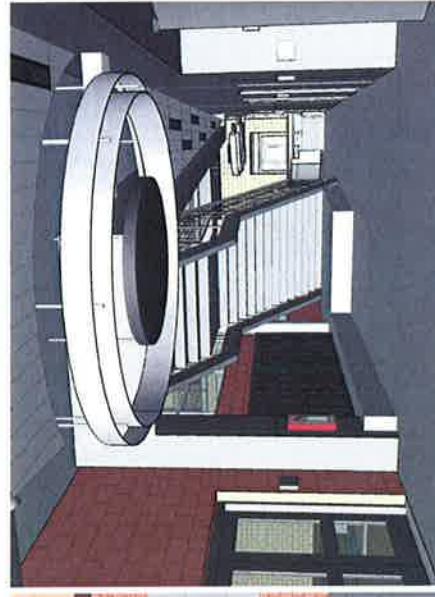
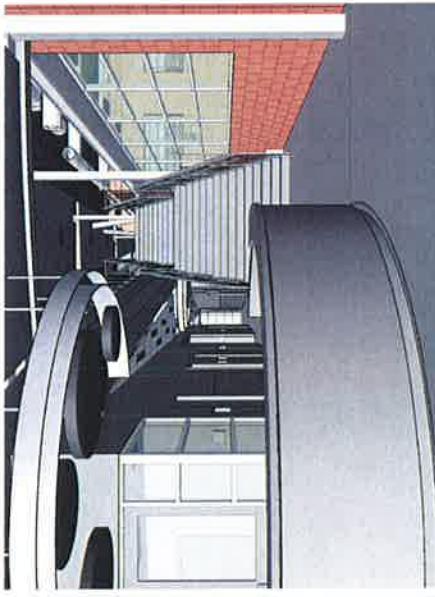
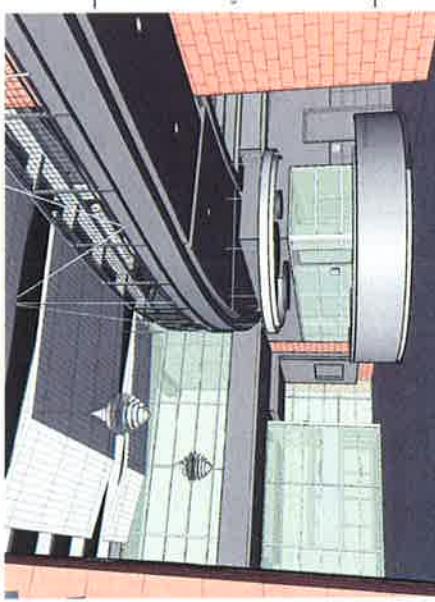
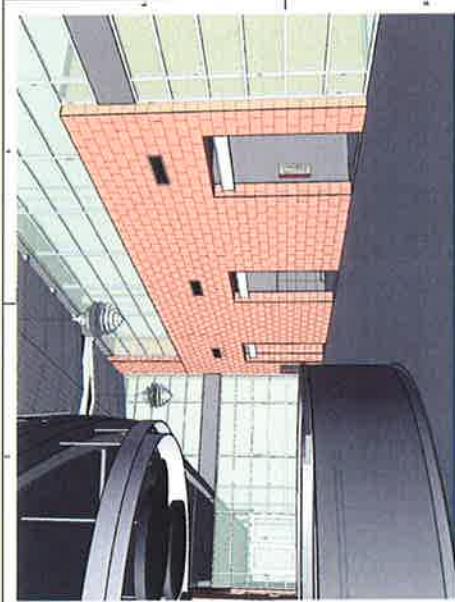
Exhibit C

Exhibit C

Carson City Parks and Recreation Department, Carson City, Nevada
100% REVIEW SET

Carson City Parks and Recreation Department, Carson City, Nevada

VALLENTINER CRANE
AIRCRAFT CRANE
VALLENTINER CRANE



Carson City Recreation Center

ANSWERS

MAIL NOTES

REVIEWS

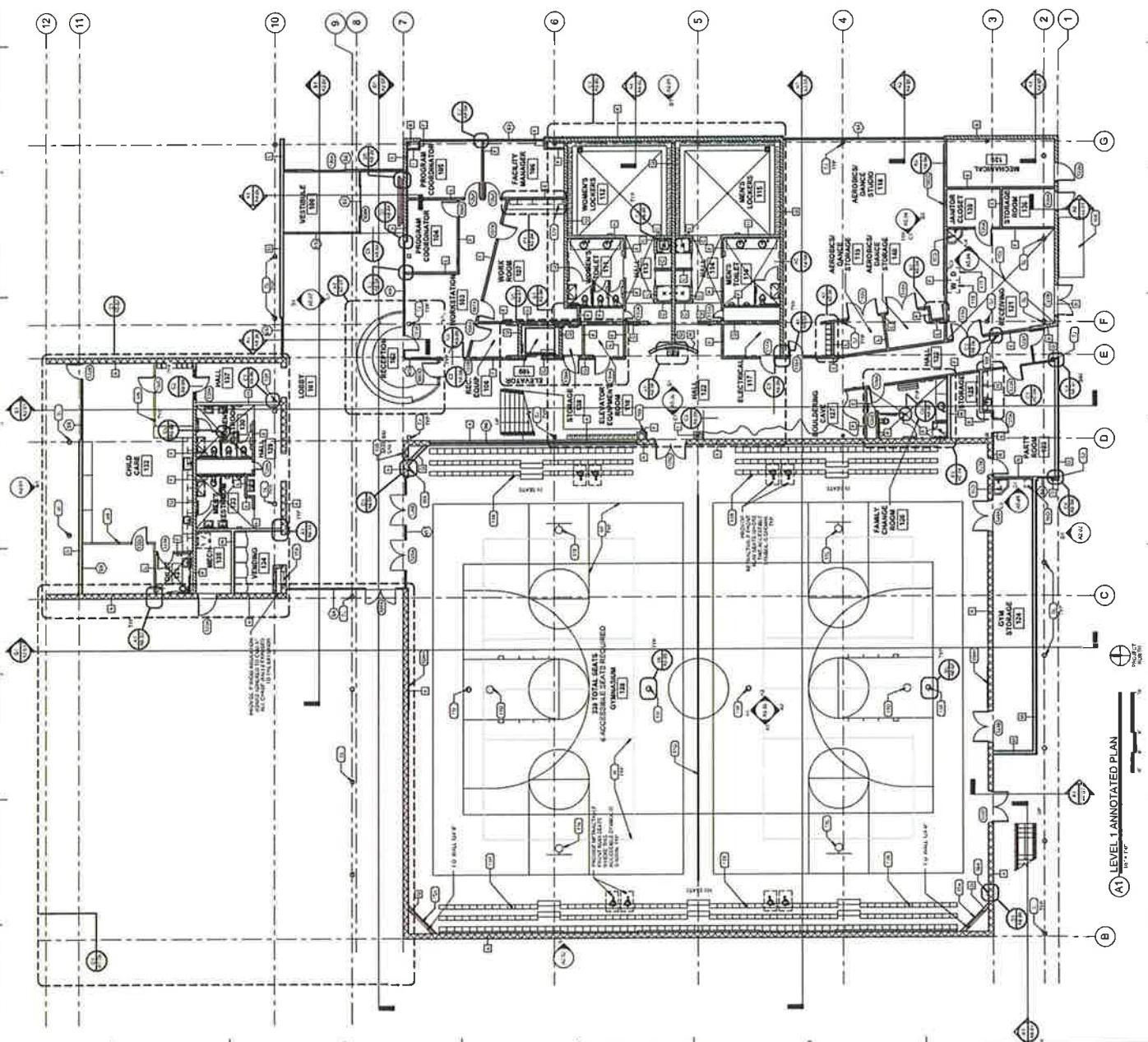


Exhibit C

Exhibit C

WALL NOTES

ANSWER

KEYED NOTES

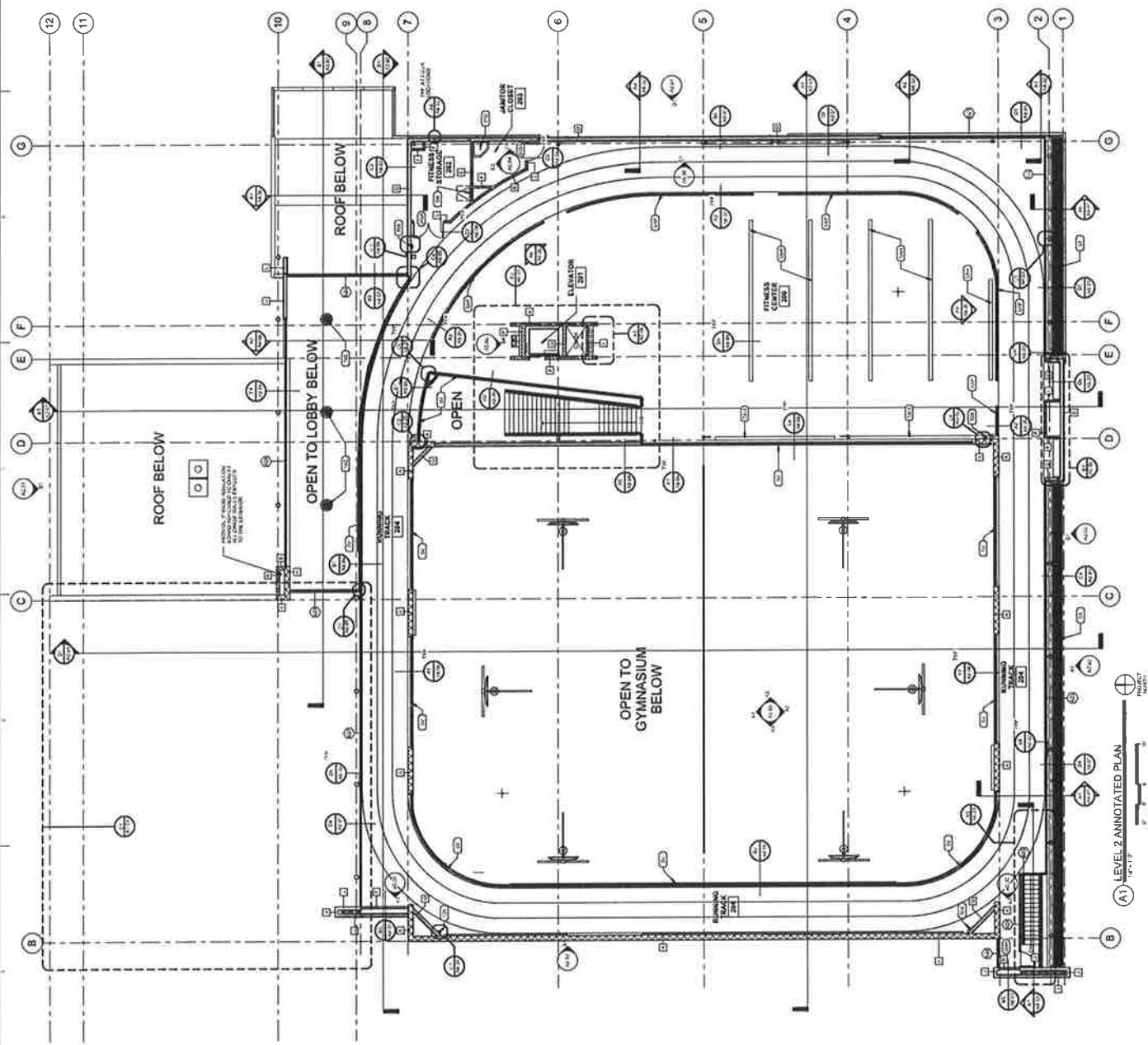


Exhibit C

A3.01

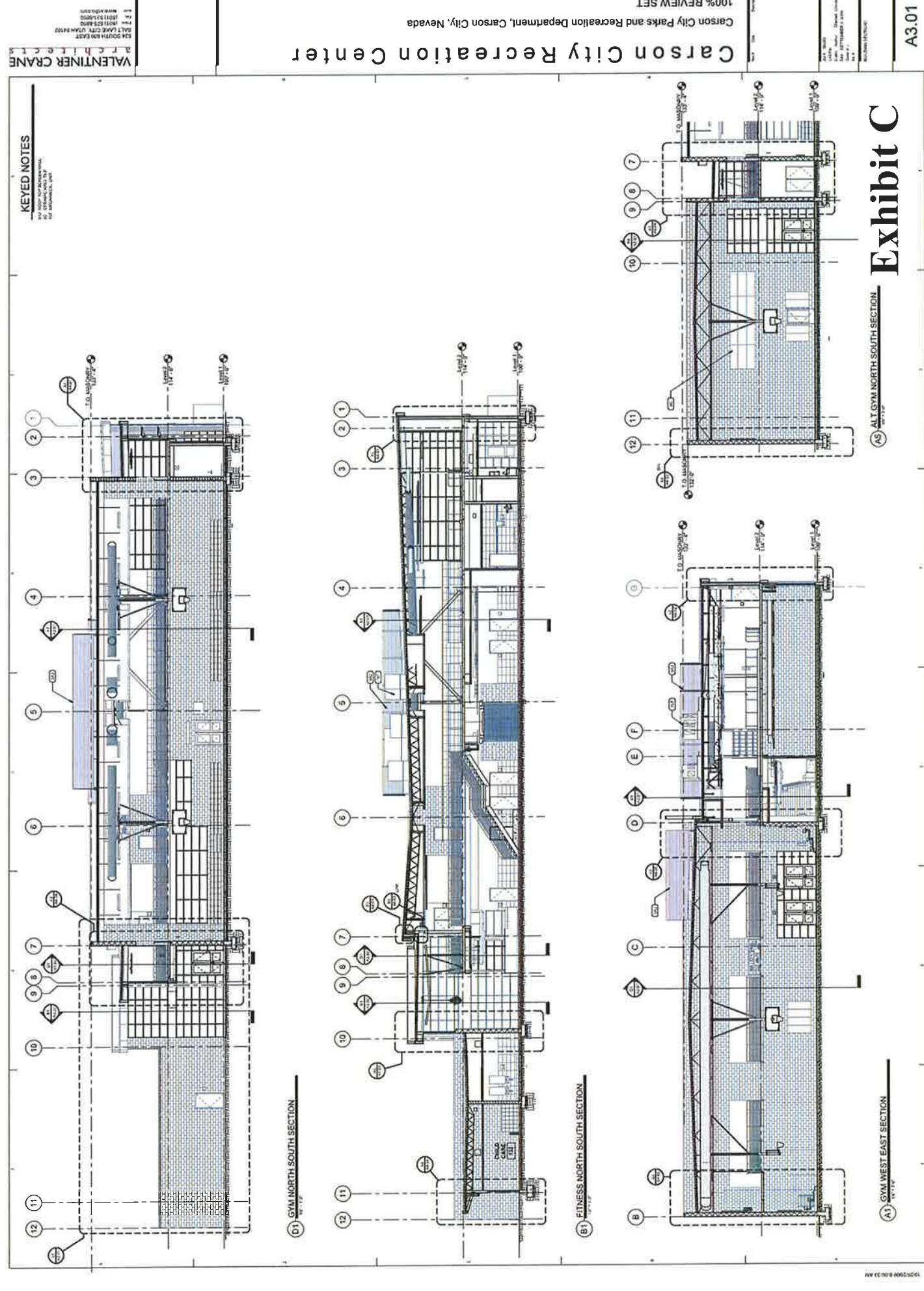
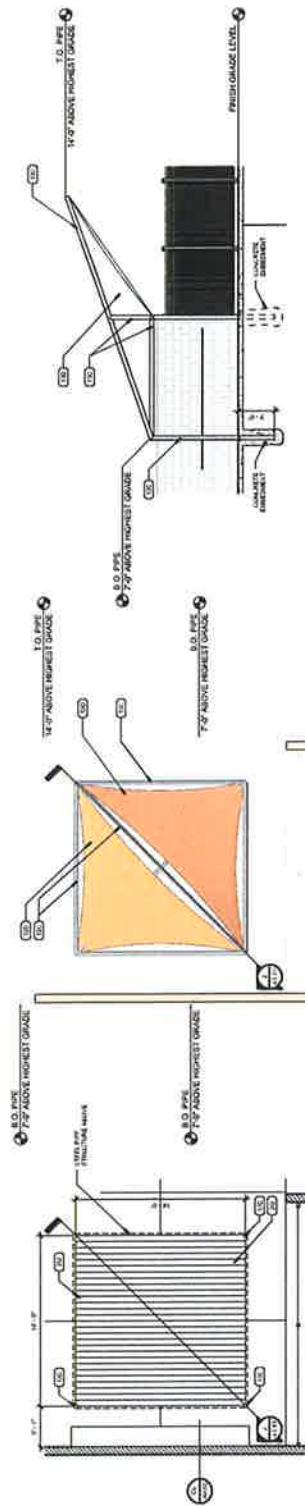


Exhibit C

Page 1 of 1

VALLENTINER CRANE

KEYED NOTES



① SHADE STRUCTURE PLAN
② SHADE STRUCTURE ROOF PLAN
ALTERNATE No. 1 SPLASH PAD

② SECTION OF SHADE STRUCTURE

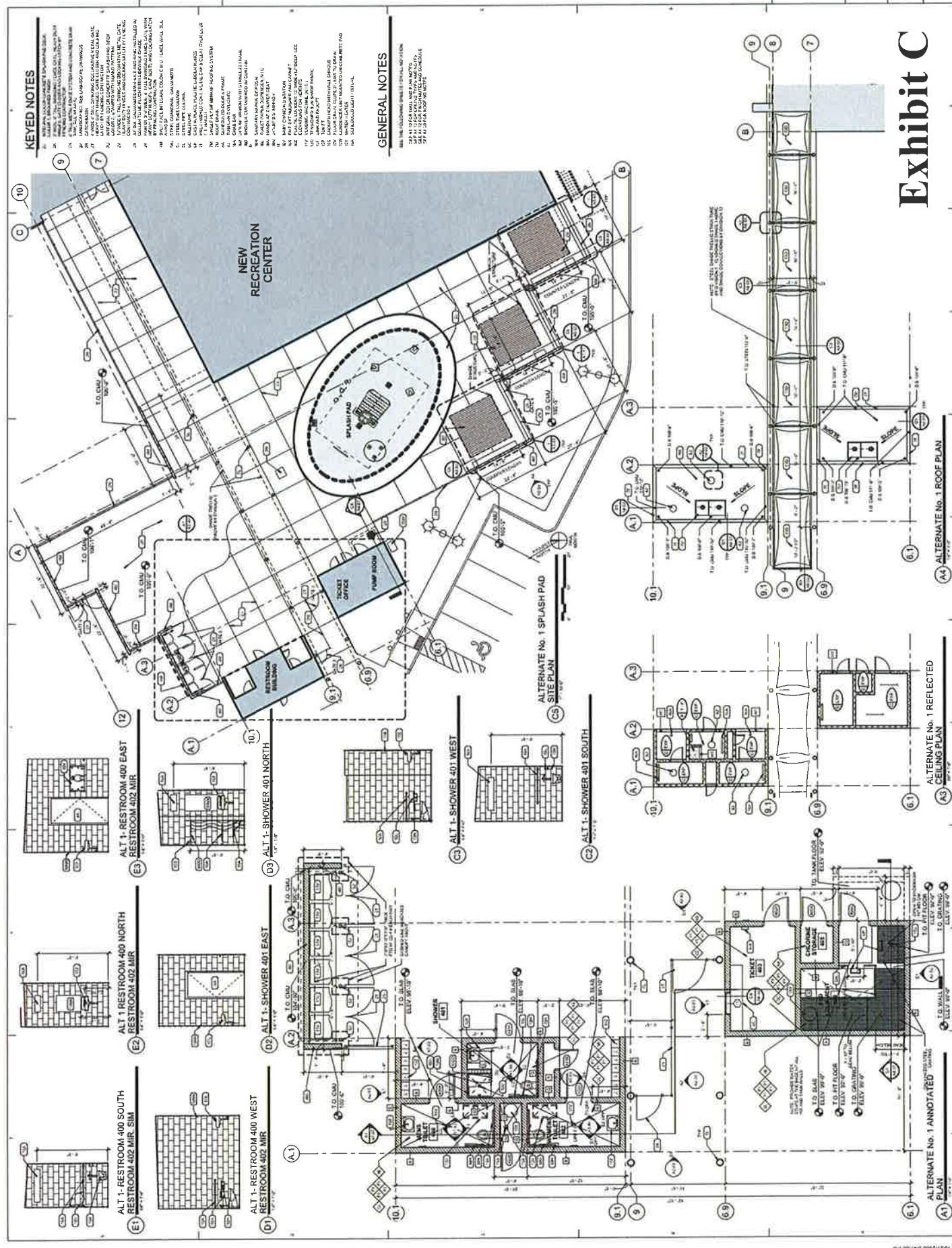
Carsen City Recreation Center

Carsen City Parks and Recreation Department, Carsen City, Nevada

100% REVIEW SET

A1.41

Exhibit C



From: Teresa Hayes
To: MPR Committee
Date: 12/21/2010 10:08 AM
Subject: Planning Commission Applicants

SUP 10-114

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. *Et. Seq.*

SUP 10-115

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. *Et. Seq.*

SUP 10-117

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. *Et. Seq.*

SUP 08-046

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. *Et. Seq.*

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 7227

Fax: (775) 883-4701

e-mail: thayes@carson.org

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| | |
|---------------------------------|----------------------------|
| File # (Ex: MPR #07-111) | <i>SUP-08-046</i> |
| Brief Description | <i>Boys and Girls Club</i> |
| Project Address or APN | <i>APN #002-101-85</i> |
| Bldg Div Plans Examiner | <i>Kevin Gattis</i> |
| Review Date | <i>January 26, 2011</i> |
| Total Spent on Review | |

BUILDING DIVISION COMMENTS: No comments

**Engineering Division
Planning Commission Report
File Number SUP 08-046 Extension**

TO: Planning Commission

FROM Rory Hogen – Engineer Intern

DATE: December 23, 2010

MEETING DATE: January 26, 2011

SUBJECT TITLE:

Action to consider an application for a 5 year extension to the Special Use Permit for Boys and Girls Club of Western Nevada Indoor Recreation Center project at 1870 Russell Way, apn 02-101-85 on property zoned PR.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

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.

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 have little effect on traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities are not impacted.



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: January 14, 2011

SUBJECT: AGENDA ITEMS FOR JANUARY 26, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- SUP-10-114 Joseph Goni, James Medeiros The applicant must meet all codes and ordinances as they relate to this request.
- SUP-10-115 CB Maddox The applicant must meet all codes and ordinances as they relate to this request. Of additional note, applicant will need to refer to response to MPR 10-098, Sec 8, page 5 for further instructions.
- SUP-10-117 Carson City School District, Mark Korinek The applicant must meet all codes and ordinances as they relate to this request.
- SUP-08-046 Boys & Girls Club of Western Nevada We have no concern with the applicant's request.

DL/llb



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director

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

Subject: Parks & Recreation Department's Comments for the Planning Commission meeting on January 26, 2011

Date: January 14, 2011

SUP-10-114 Height variance for a wind energy tower in a sff6 district. The Carson City Parks and Recreation Department does not have any comments regarding this item. We found that there are no conflicts in the areas of purview with the Parks and Recreation Department.

SUP-10-115 Asphalt plant and aggregate crushing facility including a 1.5 megawatt wind turbine at a height of 225 feet plus blade height.

The subject SUP for a aggregate and crushing facility is not in conflict with any of the areas of purview by the operations of the Parks and Recreation Department. Staff has concerns relating to the turbine's proposed height.

The Open Space Program has worked in cooperation with the Planning Department towards the implementation of the Carson City Federal Lands Bill. The proposed use is adjacent to lands that are to be transferred from the Bureau of Land Management to Carson City for the purpose of parks and public purposes. The zoning of the parcels for the proposed aggregate plant and crushing facility is General Industrial where this type of industrial use is appropriate. Staff believes that, due to the zoning of the property in question, this is the correct site for industrial operations of this type to take place.

The adjacent lands to be transferred to Carson City also contain uses that are of industrial nature including the Carson City waste disposal facility and a water tank. Among these industrial uses there are some recreation facilities such as a shooting range located towards the south end and a model aircraft landing strip and flying field. Staff will venture to state that the previously described uses have been compatible and further conflicts are not readily discernable as a consequence of approving the proposed special use permit.

In reference to the height of the wind turbine, it is found that the proposed height is in excess of the maximum height requirement of 45 feet for the General Industrial zoning district. Therefore, granting of this special use permit to exceed the height standard is a discretionary action by the Planning Commission. Staff finds that there is not City policy regarding the placement of wind turbines for commercial purposes, particularly in contrast of scenic regulations and in contrast to regulations, programs, and policy already adopted toward the protection of our scenic resources. Staff anticipates that the visual intrusion that may be caused by the height of this turbine and antenna may be somewhat mitigated if in fact the overall height does not exceed the height of the Pinion Mountains in the background. Staff believes that the crux of this matter is the discussion of the need to provide for our community renewable energy facilities as opposed to the preservation of scenic values. Again, even when the City has adopted multiple standards and regulations towards the preservation of its scenic beauty, this specific question has not been studied comprehensively. It is staff's opinion that impacts of the proposed tower height and turbine is not likely to have a significant impact on the scenic quality of the eastern hills surrounding the Eagle Valley. This opinion is rendered in light of the extensive mass and length of the Pinion Range in relation to the single proposed turbine.

SUP-10-117 The Carson City Parks and Recreation Department does not have any comments regarding this item. We found there are no conflicts with the Parks and Recreation Department or the Open Space Program.

SUP-08-046 The Carson City Parks and Recreation Department is the applicant and is requesting a time extension for the project's approved special use permit for the construction of a recreation center. This time extension is necessary for our department to find additional funding for the project.