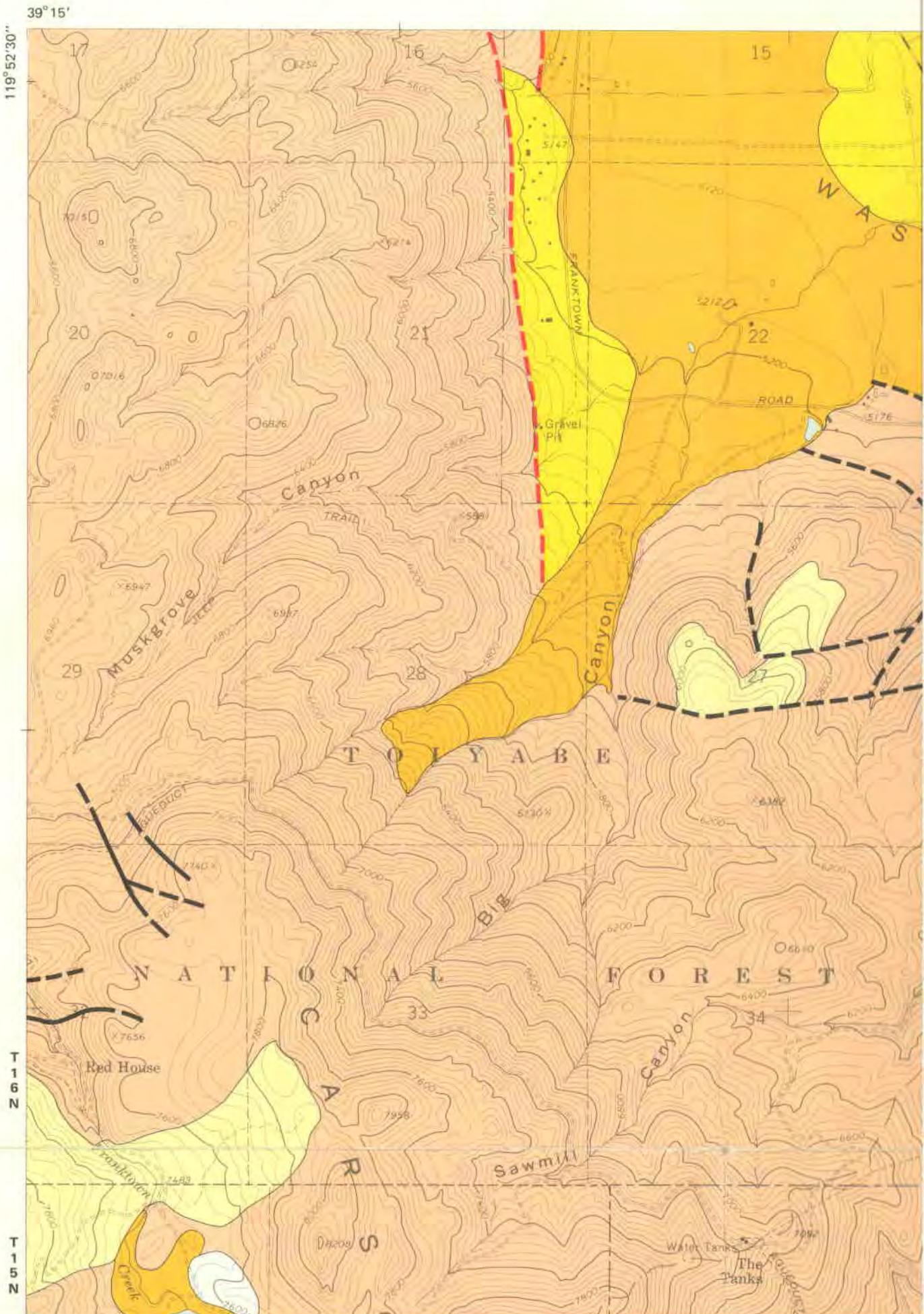


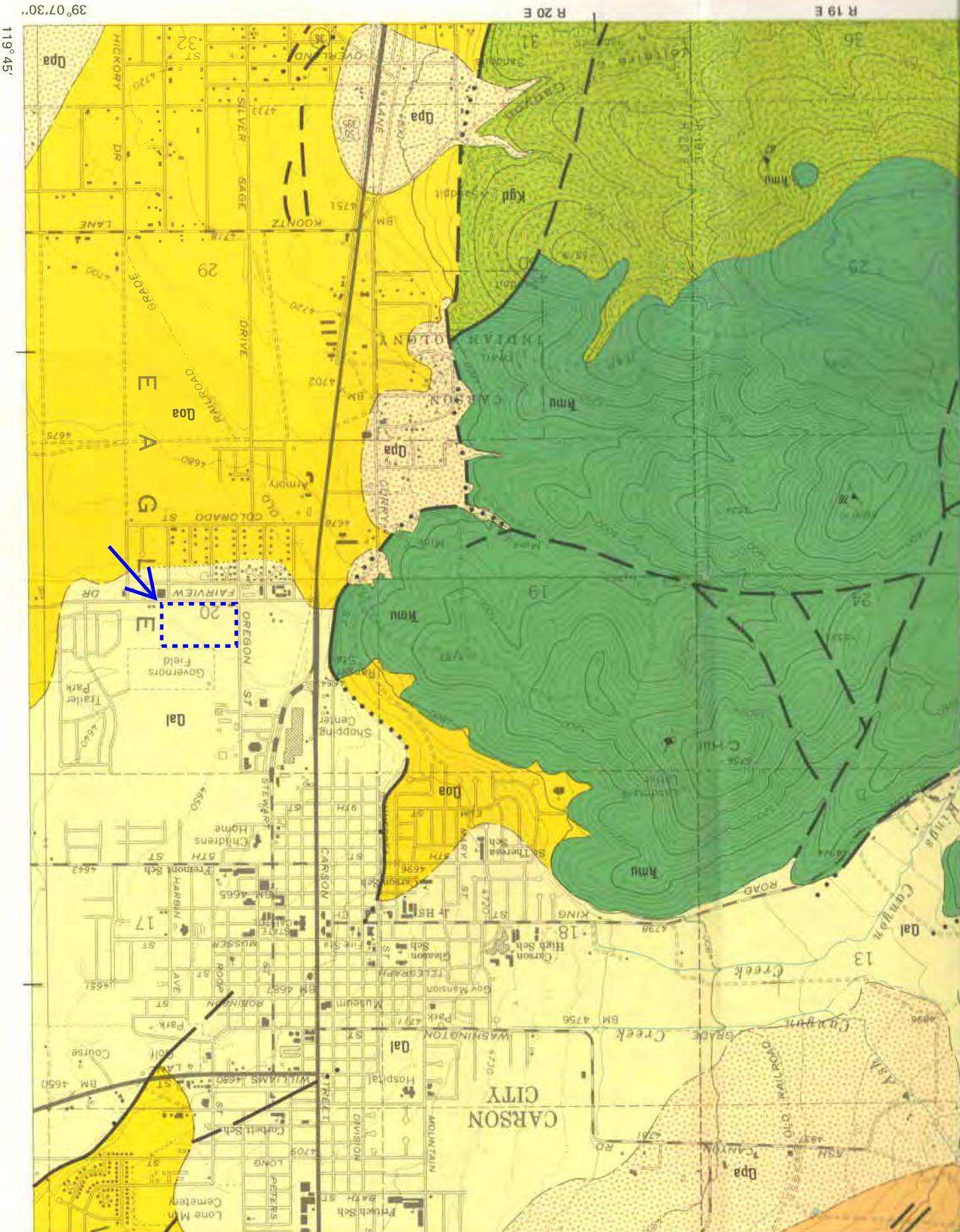
C A R S O N C I T Y Q U A D

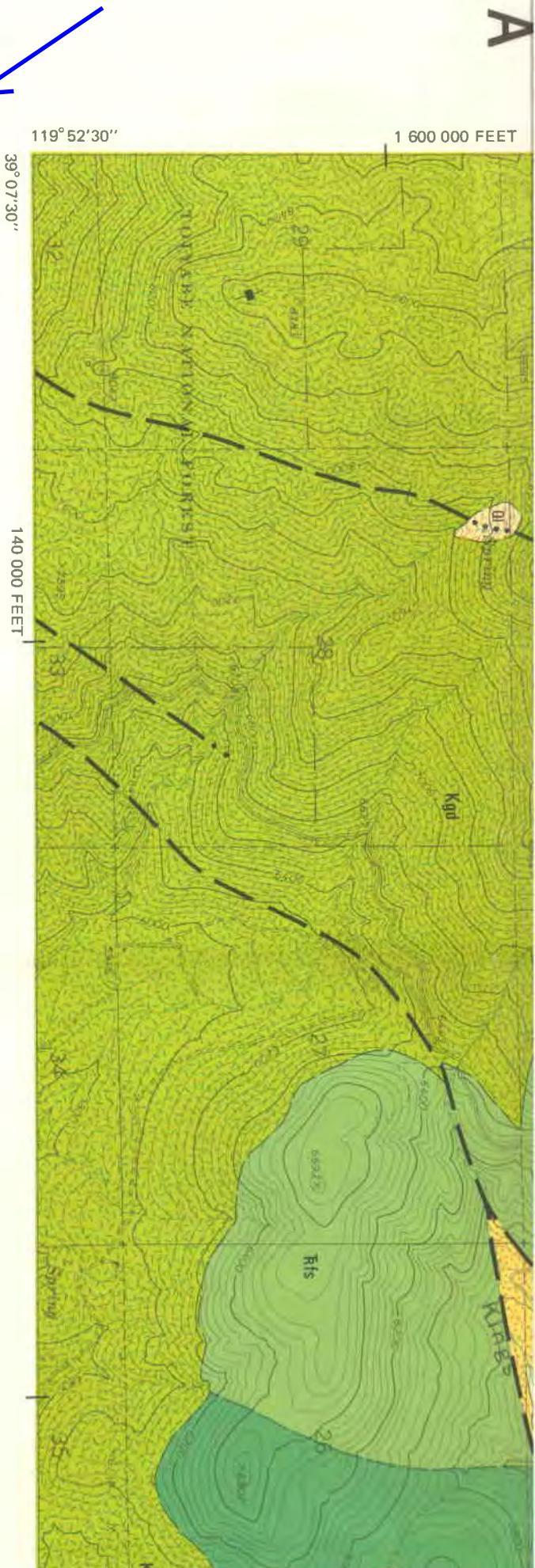
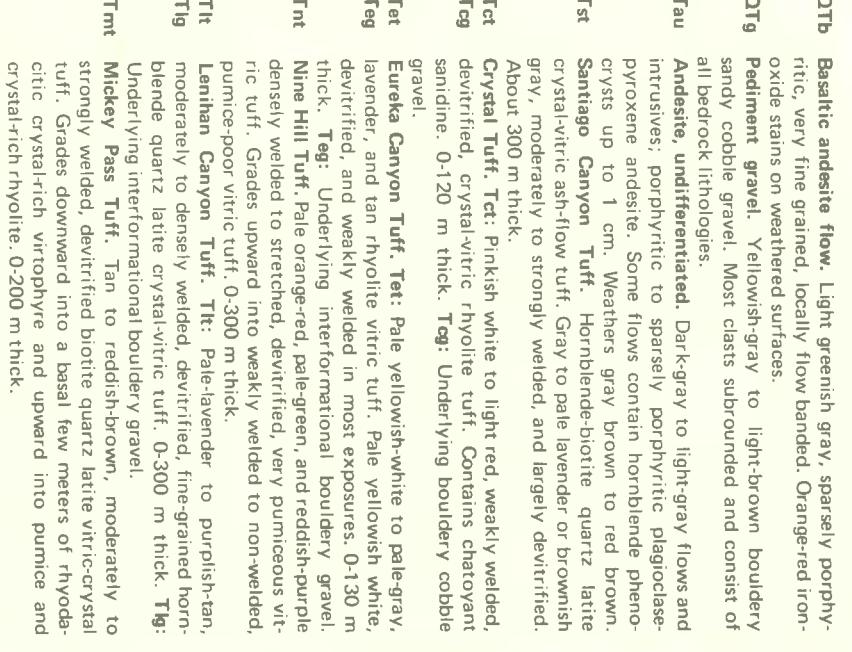
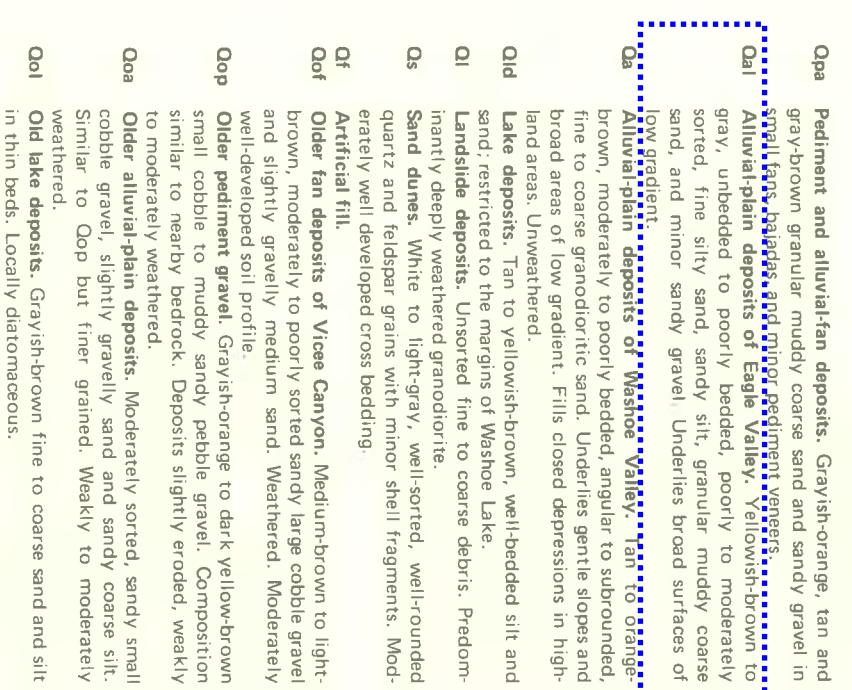
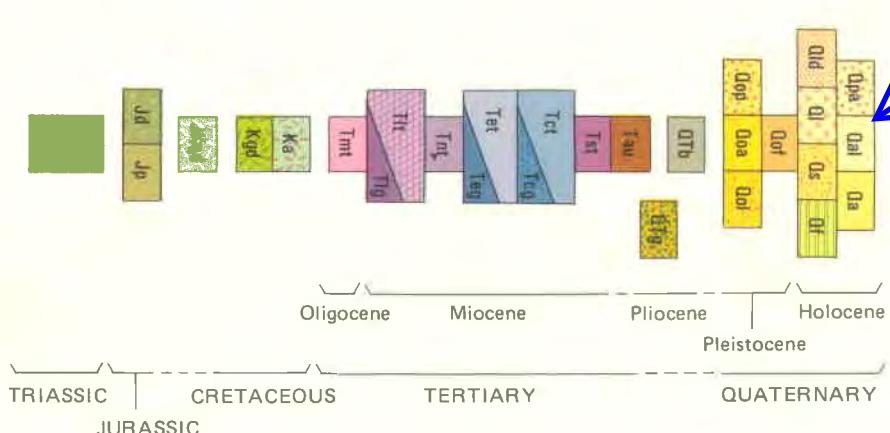
NEVADA BUREAU OF MINES AND GEOLOGY
CARSON CITY AREA MAP 1Ai

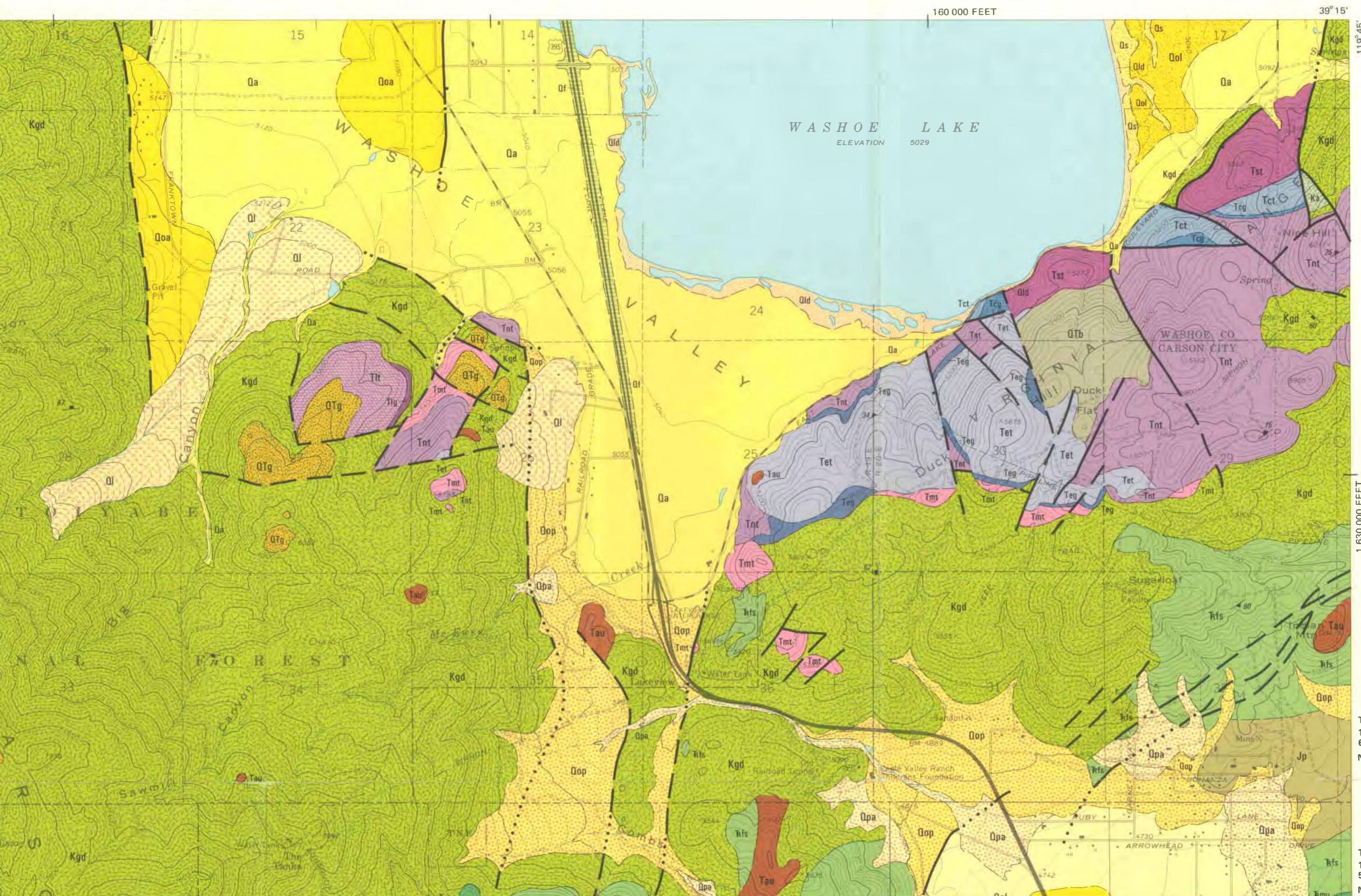


LOGIC MAP

Dennis T. Trexler, 1977









768

FOR
LEASE



FOR LEASE
888-6182

788

FOR
LEASE
888-6182





Palmer Engineering Group, Ltd. *file*

611 North Nevada Street · Carson City, NV 89703 · (775) 884-0479 Fax: 884-4226

February 15, 2011

Lee Plemel, Director
Carson City Development Services - Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Re: Traffic Impact Report - Special Use Permit
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31
Silver State High School - Fairview Drive & Roop Street, Carson City

Dear Mr. Plemel:

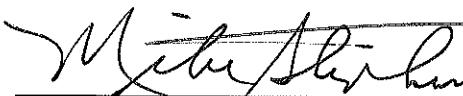
The application for a Special Use Permit pertains to the development of a Charter High School campus on the parcels referenced above. An application for a Zone Map Amendment requesting a zone change from Limited Industrial to General Commercial is also being submitted for approval to allow development of this campus under conditional use.

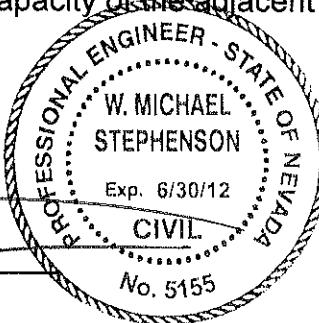
Per the Institute of Transportation Engineers - 7th Edition, a typical high school of this size will generate about 1450 (average 1729+1170) vehicle end trips on weekdays, 504 (average 610+397) end trips on weekends and 343 (average 407+278) morning peak hour trips on weekdays; see attached ITE sheets. However, this public charter school has 7 class sessions per week, resulting in 1/7th of the student body on campus at any given time, although staff and faculty traffic should remain constant. The school will also include junior high students, further reducing the student-vehicle ratio.

Allowing for a reduced student body with full staff, a 1/5 factor is considered an appropriate adjustment to these ITE estimates, resulting in 290 weekday end trips, 101 weekend trips and 69 peak weekday morning trips, respectively. These values are below the threshold 500 end trips or 80 peak-hour trips requiring a traffic impact study per 12.13.1 of the city's development standards. Furthermore, Fairview Drive as a major arterial and Roop Street as a minor collector street are both expected to have adequate capacity to accommodate the charter high school traffic. This was also confirmed during our discussions with Jeff Sharp and Patrick Pittenger on the traffic capacity of the adjacent streets.

Sincerely,

Palmer Engineering Group, Ltd.


Mike Stephenson, P.E.
Project Engineer



Attachments

c: Steve Knight – Silver State High School

High School (530)

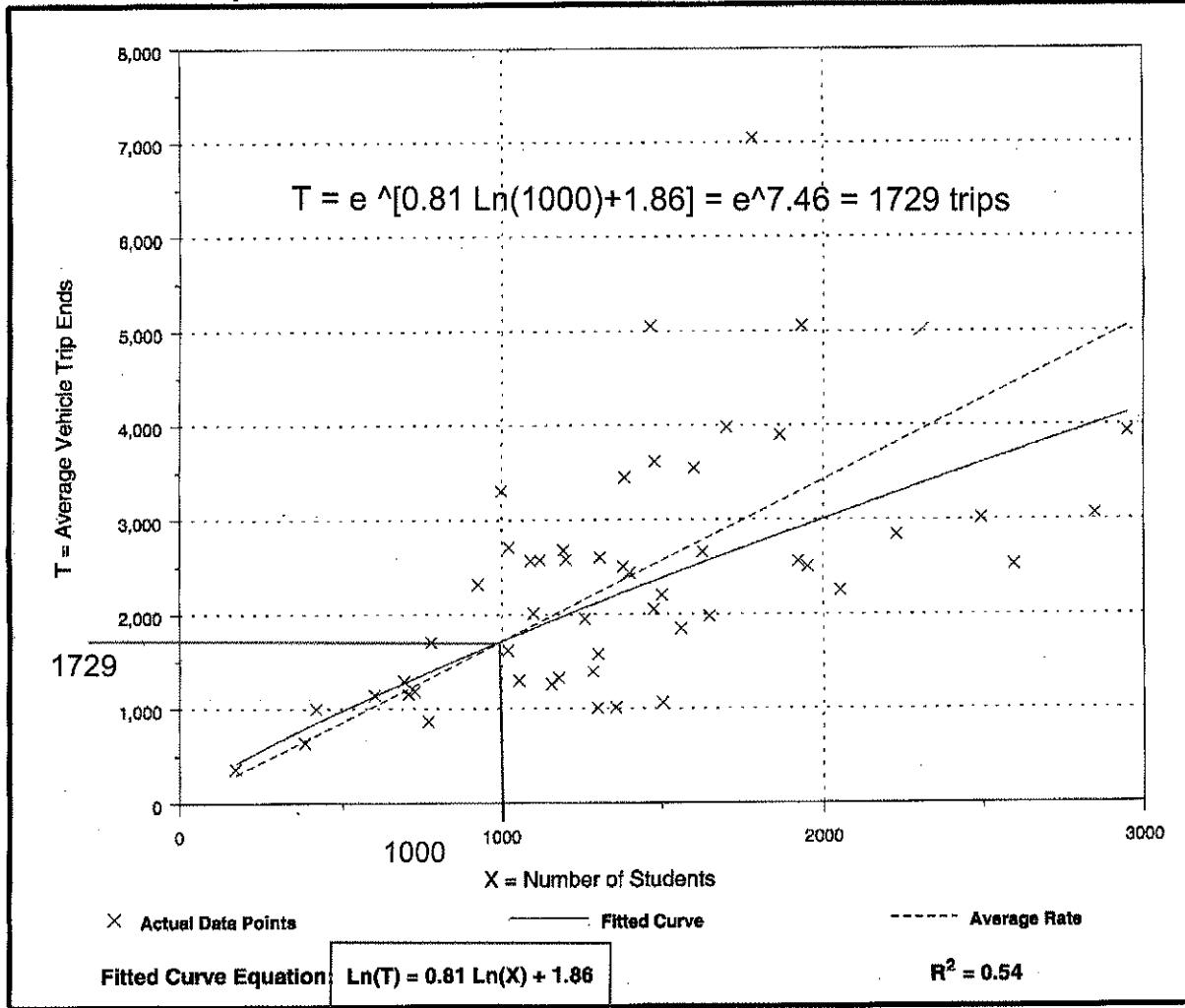
Average Vehicle Trip Ends vs: Students
On a: Weekday

Number of Studies: 51
Average Number of Students: 1,382
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
1.71	0.71 - 3.96	1.49

Data Plot and Equation



High School (530)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

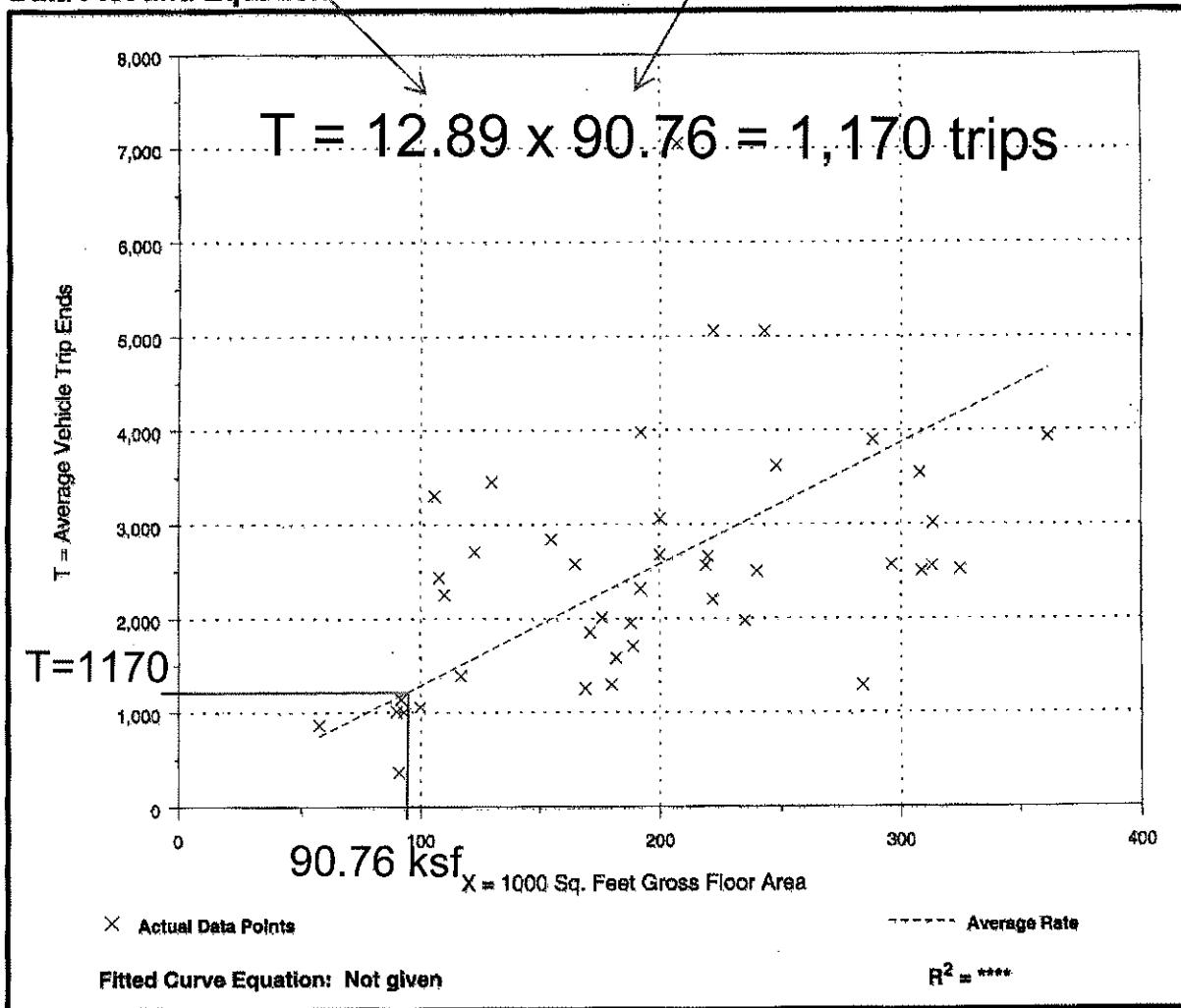
HS/JrHS = 34,800 sf
Gym, Arts = 31,960
Expansion = 24,000
Total = 90,760 sf

Number of Studies: 43
Average 1000 Sq. Feet GFA: 196
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
12.89	4.00 - 34.06	7.17

Data Plot and Equation



High School (530)

Average Vehicle Trip Ends vs: Students
On a: Saturday

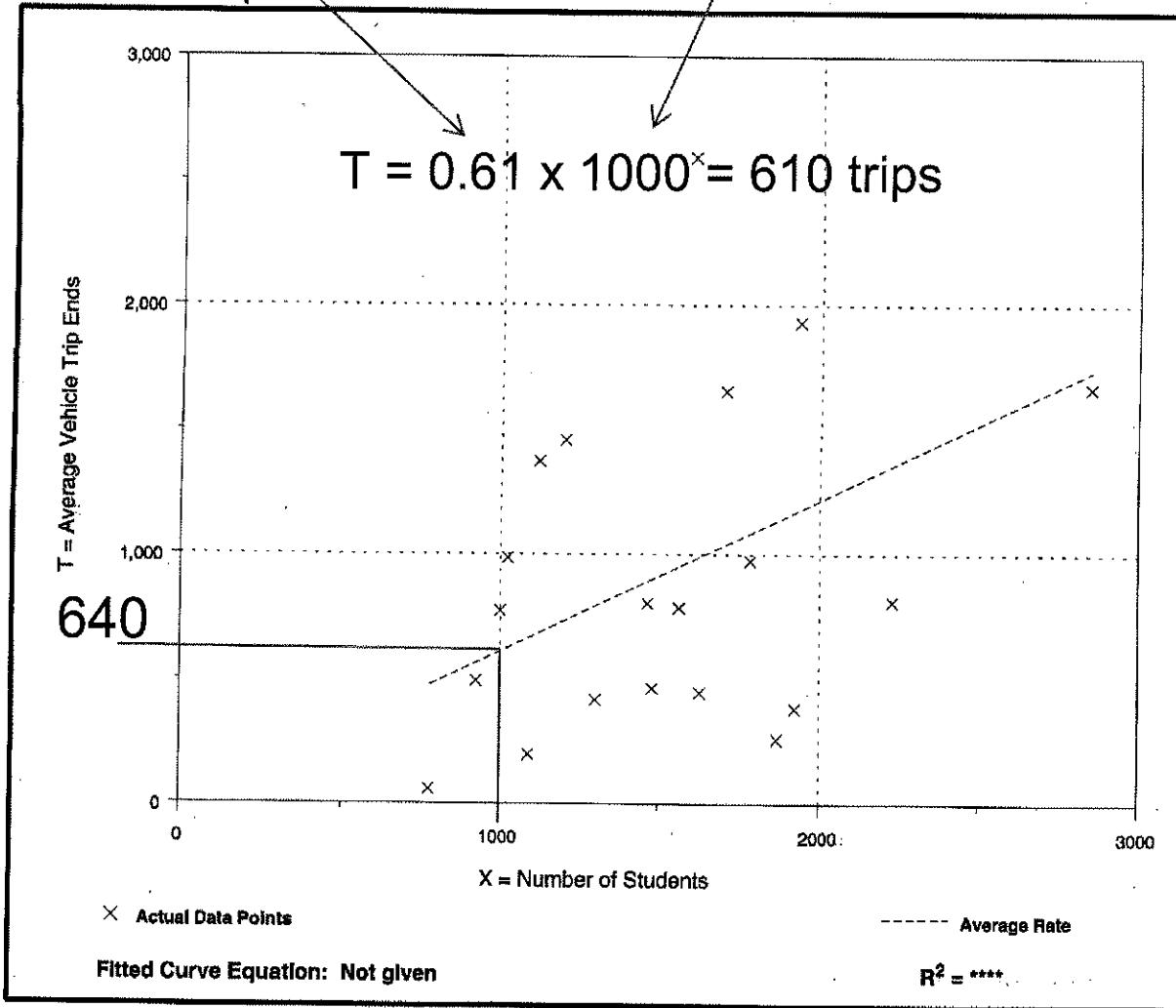
1000 students

Number of Studies: 20
Average Number of Students: 1,523
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.61	0.08 - 1.62	0.88

Data Plot and Equation



High School (530)

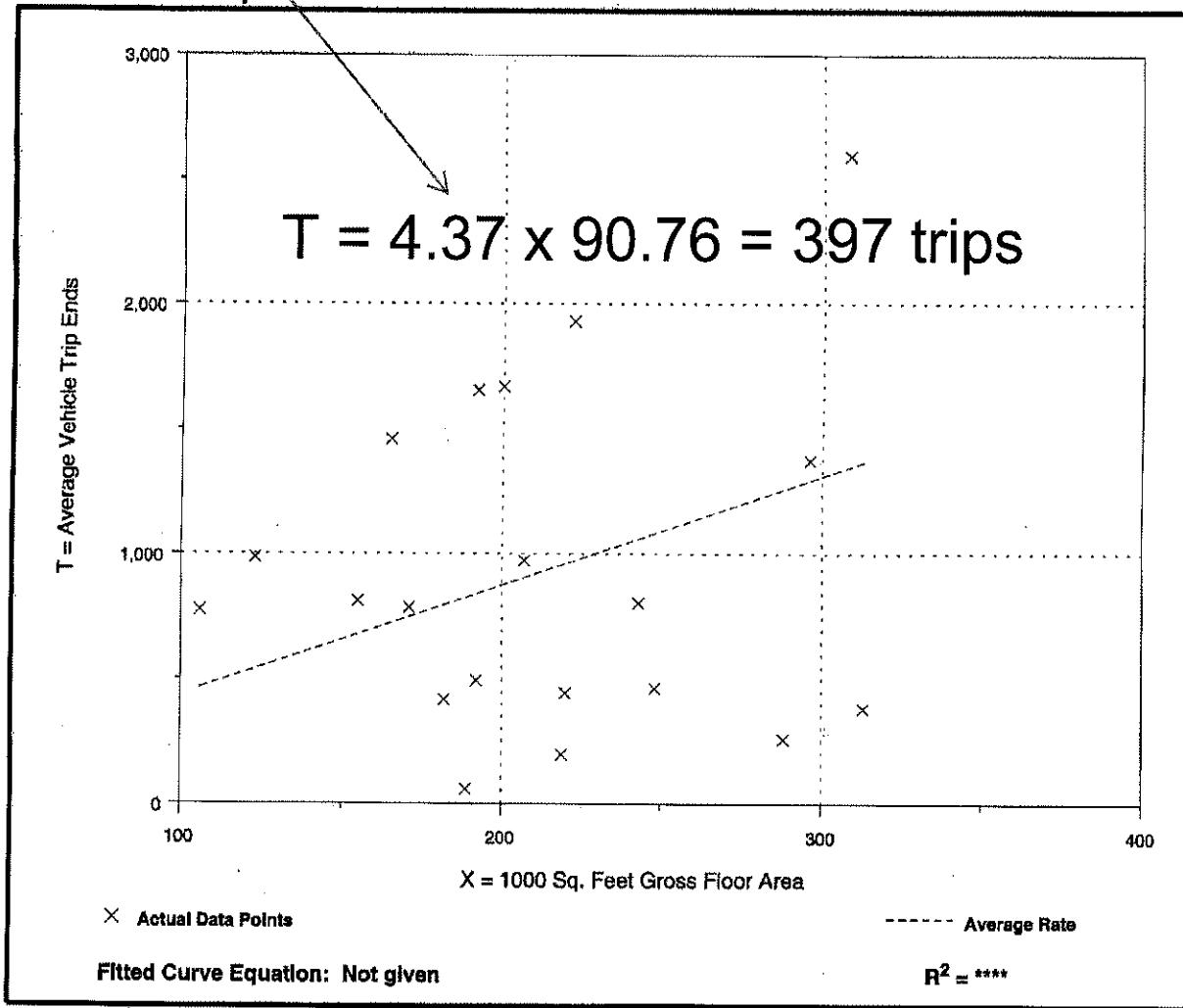
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday

Number of Studies: 20
Average 1000 Sq. Feet GFA: 212
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.37	0.31 - 8.85	3.67

Data Plot and Equation



High School (530)

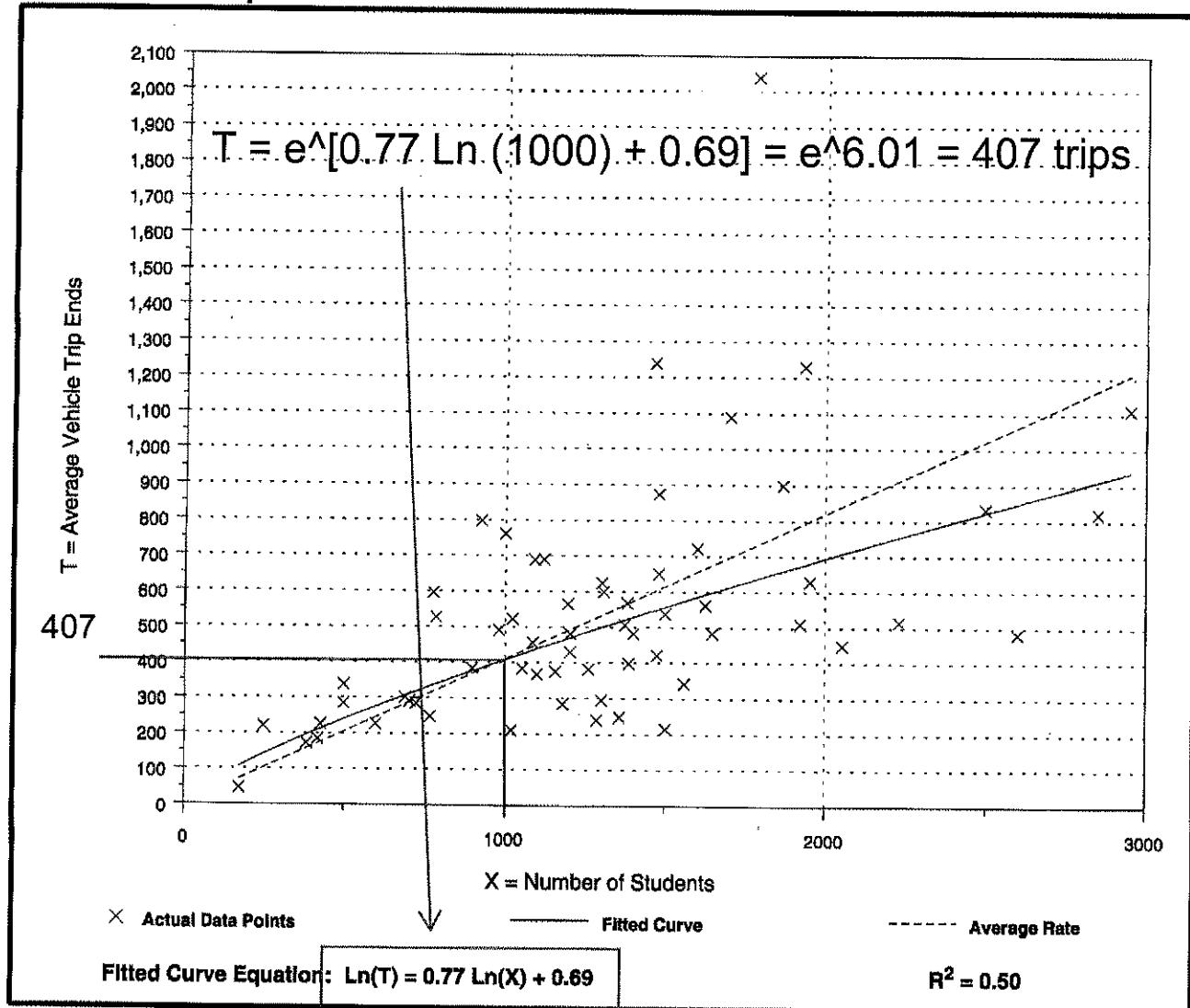
Average Vehicle Trip Ends vs: Students
On a: Weekday,
A.M. Peak Hour

Number of Studies: 62
Average Number of Students: 1,290
Directional Distribution: 69% entering, 31% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.41	0.14 - 1.15	0.67

Data Plot and Equation



High School (530)

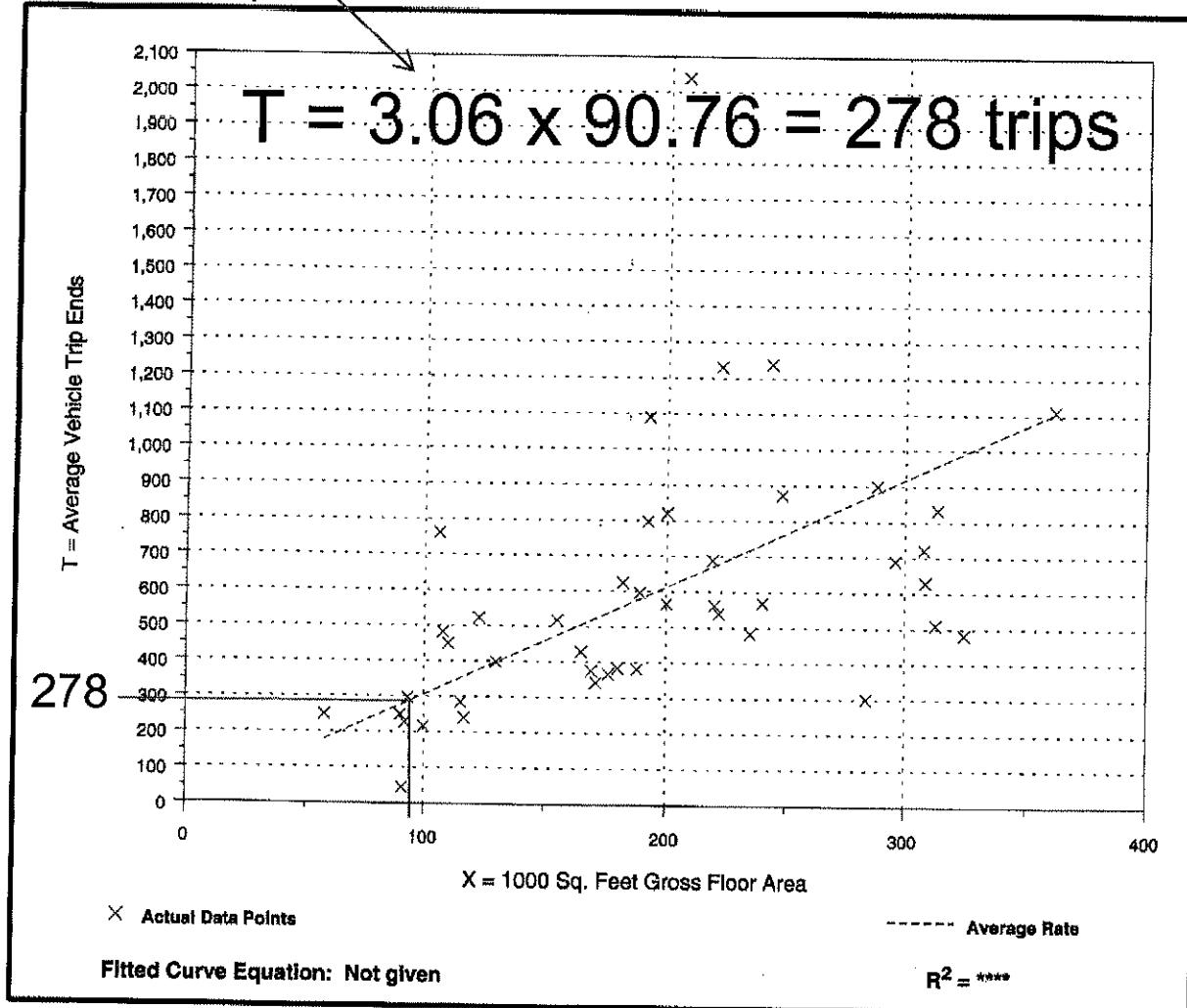
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 44
Average 1000 Sq. Feet GFA: 194
Directional Distribution: 71% entering, 29% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.06	0.51 ~ 9.86	2.36

Data Plot and Equation



Palmer Engineering Group, Ltd.

611 North Nevada Street • Carson City, NV 89703 • (775) 884-0479 Fax: 884-4226

file

February 15, 2011

Lee Plemel, Director
Carson City Development Services - Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Re: Drainage Impact Report - Special Use Permit & Zone Map Amendment
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31
Silver State High School - Fairview Drive & Roop Street, Carson City

Dear Mr. Plemel:

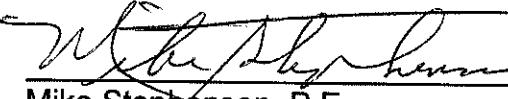
The application for a Special Use Permit pertains to the development Silver State Charter High School campus on the parcels referenced above. An application for a Zone Map Amendment requesting a zone change from Limited Industrial to General Commercial is also being submitted for approval to allow development of this campus under conditional use.

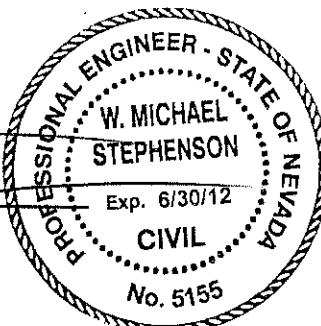
Since this development will utilize the existing buildings (only minor modifications), parking lots, and underground utilities, we do not anticipate any added impact to the storm drainage system currently in place. We discussed the proposed development Tom Grundy at Public Works. Given the fact that no significant changes to drainage patterns or increase in "impervious area" is planned, Mr. Grundy indicated they do not expect any increased problems with the existing drainage system. Any necessary improvements to the existing storm drainage facilities will follow the recommendations of Public Works.

Should you have any questions or require additional information, please contact us.

Sincerely,

Palmer Engineering Group, Ltd.


Mike Stephenson, P.E.
Project Engineer



c: Steve Knight – Silver State High School

Palmer Engineering Group, Ltd.

611 North Nevada Street · Carson City, NV 89703 · (775) 884-0479 Fax: 884-4226

file

February 15, 2011

Lee Plemel, Director
Carson City Development Services - Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Re: Water Impact Report - Special Use Permit & Zone Map Amendment
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31
Silver State High School - Fairview Drive, Carson City

Dear Mr. Plemel:

Silver State Charter School is planned for 1000 students, but only 1 in 7 students will be on campus at any given time based on a schedule of 7 sessions per week. Allowing for 15 gallons/day per person with 210 people/day, the estimated domestic water usage is 3,150 gpd. Landscaping is estimated at 1,868 gpd for a total of 5,018 gpd. See attached summary sheet.

Water consumption history for the existing buildings is also summarized below. The combined demand for the three buildings for the past two years is 2,359 gpd. However, it should be noted that these buildings have only been partially occupied during this period. The combined water usage for fully occupied buildings is estimated at 5-6,000 gpd.

We discussed the existing water service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing domestic and irrigation water given the size of the existing 8" water main in Mallory Way and 12" main in Fairview Drive.

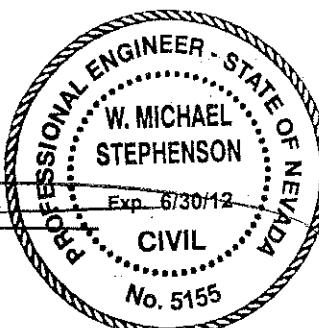
Should you have any questions or require additional information, please contact us.

Sincerely,

Palmer Engineering Group, Ltd.

Mike Stephenson
Mike Stephenson, P.E.

Project Engineer



Attachment

c: Steve Knight – Silver State High School

Water Use Calculations
SILVER STATE HIGH SCHOOL
FAIRVIEW CAMPUS

Domestic Water Use:

Allow 15 gallons per day per person

1000 student body / 7 sessions/week:	143 students / day
Faculty / staff:	37 faculty & staff / day
Community events (100 people, 30% use)	<u>30 people / day</u>
Total	210 people / day

Daily use: 210 ppd x 15 gpd/person = 3,150 gpd

Landscape Water Use:

Turf & Planters (allow 2 acre-feet / acre / year for irrigation – 32 week irrigation season)

Play Field, Playground & Planters: 1.7 acre = 74,052 sf

Water use: 2.0 ac-ft/ac/yr x 1.7 ac = 3.4 ac-ft/year (* 3,035 gpd)

Annualized Use = 3.4 ac-ft/yr x 32/52 = 2.09 ac-ft/yr => 1,868 gpd

Total Water Use:

Total Water Use: 3,150 + 1,868 = 5,018 gallons per day (5.62 ac-ft/yr)

EXISTING FACILITIES WATER USAGE (see consumption histories, attached)

Site	Domestic	Irrigation	Total, gal/day
788 Fairview:	750	1,014	1,764
JZJP, 900 Mallory Way:	288		288
Church of Nazarene, 900 Mallory Way	307		<u>307 gpd</u>
		Total	2,359 gpd

*Note: 1 acre-ft / year = 892.7 gpd [43,560 x 7.48 / 365]

PREPARED 2/09/11
PROGRAM UT475L
CARSON CITY UTILITIES

CUSTOMER: 290715 SAMANTHA PARTNERS LLC
C/O COLDWELL BANK COMMERCIAL
223 S DIVISION ST
CARSON CITY NV 897034277

LOCATION: 36110 788 FAIRVIEW DR
CYCLE/ROUTE: 07-32
STATUS: A

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

WATER	READING DATE	TYPE	DAY	BILLING PERIOD/DATE	METER NUMBER: 00099278345	METER SIZE: 200	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
1/12/11	29	REG	1/11	1/21/11	12/110	12/21/10	ESTIMATE	.00	.00	.00
12/14/10	28	REG	12/10	12/21/10	11/20/10	10/20/10	10/20/10	10/00	10/00	10/00
11/16/10	34	REG	11/10	11/20/10	10/10	10/20/10	10/20/10	9/00	9/00	9/00
10/13/10	29	REG	10/10	10/20/10	9/22/10	9/22/10	9/22/10	15/00	15/00	15/00
9/14/10	29	REG	9/10	9/21/10	8/21/10	8/21/10	8/21/10	152/00	152/00	152/00
8/16/10	33	REG	8/10	8/21/10	7/21/10	7/21/10	7/21/10	35/00	35/00	35/00
7/14/10	30	REG	7/10	7/21/10	6/19/10	6/19/10	6/19/10	29/00	29/00	29/00
6/14/10	33	REG	6/10	6/19/10	5/19/10	5/19/10	5/19/10	27/00	27/00	27/00
5/12/10	30	REG	3/10	5/19/10	4/17/10	4/17/10	4/17/10	42/00	42/00	42/00
4/12/10	39	REG	3/10	5/19/10	3/31/10	3/31/10	3/31/10	31/00	31/00	31/00
3/24/10	28	REG	3/10	5/19/10	2/27/10	2/27/10	2/27/10	38/00	38/00	38/00
2/24/10	33	REG	2/10	5/19/10	1/29/10	1/29/10	1/29/10	28/00	28/00	28/00
1/22/10	31	REG	1/10	5/19/10	12/30/09	12/30/09	12/30/09	18/00	18/00	18/00
12/22/09	32	REG	12/09	5/19/10	12/30/09	12/30/09	12/30/09	14/00	14/00	14/00
11/20/09	29	REG	11/09	5/19/10	12/01/09	12/01/09	12/01/09	14/00	14/00	14/00
10/22/09	30	REG	10/09	5/19/10	10/30/09	10/30/09	10/30/09	18/00	18/00	18/00
9/22/09	28	REG	9/09	5/19/10	9/30/09	9/30/09	9/30/09	19/00	19/00	19/00
8/25/09	33	REG	8/09	5/19/10	9/01/09	9/01/09	9/01/09	22/00	22/00	22/00
7/23/09	30	REG	7/09	5/19/10	7/31/09	7/31/09	7/31/09	20/00	20/00	20/00
6/23/09	34	REG	6/09	5/19/10	7/01/09	7/01/09	7/01/09	23/00	23/00	23/00
5/20/09	28	REG	5/09	5/19/10	5/29/09	5/29/09	5/29/09	18/00	18/00	18/00
4/22/09	29	REG	4/09	5/19/10	4/30/09	4/30/09	4/30/09	18/00	18/00	18/00
3/24/09	29	REG	3/09	5/19/10	3/31/09	3/31/09	3/31/09	16/00	16/00	16/00
2/23/09	32	REG	2/09	5/19/10	2/28/09	2/28/09	2/28/09	24/00	24/00	24/00

TOTALS: 720

AVERAGE DAILY USAGE: .75
540.00
.75
.00

540.00
.75
.00

AVERAGE DAILY USAGE:

540.00
.75
.00

Avg Daily Use = 540.00/720d = 750.91d

PREPARED 2/16/11
PROGRAM UT475L
CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

CUSTOMER:	308975	JZJP LLC 1100 THOMPSON ST CARSON CITY
LOCATION:	62030	900 MALLORY WY
CYCLE/ROUTE:	07-32	A
STATUS:	A	

WATER	READING			BILLING			METER NUMBER: 00034048602			METER SIZE: 200		
	DATE	TYPE	READ	DATE	PERIOD/DATE	READ	CONSUMPTION	ACTUAL	CONSUMPTION	ORIGINAL	DEMAND	
1/12/11	REG	29	1/11	1/21/11				9.00				
1/12/14/10	REG	28	12/10	12/21/10				8.00				
1/11/16/10	REG	34	11/10	11/20/10				9.00				
1/10/13/10	REG	29	10/10	10/20/10				9.00				
9/14/10	REG	29	9/10	9/22/10				7.00				
8/16/10	REG	33	8/10	8/21/10				8.00				
7/14/10	REG	33	7/10	7/21/10				9.00				
6/14/10	REG	33	6/10	6/19/10				8.00				
5/12/10	REG	19	3/10	5/19/10				11.00				
4/23/10	INT		3/10	5/19/10				7.00				
								.00				

TOTALS: 264

AVERAGE DAILY USAGE:

76.00 .28 .00 .00

$$\text{ADL} = \frac{76,000 \text{ steps}}{264 \text{ days}} = \underline{\underline{288 \text{ PPS}}}$$

02/16/2011 12:33 7758872112

7758872112

12

2 pages

Tech-Hg8

PREPARED 2/16/11
PROGRAM UT475L
CARSON CITY UTILITIES

CUSTOMER: 291595

CHURCH OF THE NAZARENE
C/O JOHN UHART COMM REAL EST
301 W WASHINGTON ST STE 1
CARSON CITY NV 897033945

LOCATION: 62030 900 MALLORY WY

CYCLE/ROUTE: 07-32
STATUS: F

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

WATER	READING DATE	TYPE	DAY	BILLING PERIOD/DATE	METER NUMBER:	METER SIZE:	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
4/23/10	FIN	11	3/10	4/27/10		200	4.00			
4/12/10	REG	19	2/10	4/17/10			8.00			
3/24/10	REG	28	3/10	3/31/10			15.00			
2/24/10	REG	33	2/10	2/27/10			18.00			
1/22/10	REG	31	1/10	1/29/10			15.00			
12/22/09	REG	32	12/09	12/30/09			10.00			
11/20/09	REG	29	11/09	12/01/09			9.00			
10/22/09	REG	30	10/09	10/30/09			10.00			
9/22/09	REG	28	9/09	9/30/09			6.00			
8/25/09	REG	33	8/09	9/01/09			6.00			
7/23/09	REG	30	7/09	7/31/09			7.00			
6/23/09	REG	34	6/09	7/01/09			7.00			
5/20/09	REG	28	5/09	5/29/09			8.00			
4/22/09	REG	29	4/09	4/30/09			7.00			
3/24/09	REG	29	3/09	3/31/09			7.00			
2/23/09	REG	32	2/09	2/28/09			6.00			
							3.00			
TOTALS:	456						140.00	.00		

AVERAGE DAILY USAGE:

.30 .00

$$ADU = \frac{140,000 \text{ gal}}{456 \text{ days}} = 307 \text{ gal}$$

Palmer Engineering Group, Ltd.

611 North Nevada Street • Carson City, NV 89703 • (775) 884-0479 Fax: 884-4226

file

February 15, 2011

Lee Plemel, Director
Carson City Development Services - Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Re: Sewer Impact Report - Special Use Permit & Zone Map Amendment
Assessor Parcel Number: 09-551-03, 09-551-08 & 09-551-31
Silver State High School - Fairview Drive & Roop Street, Carson City

Dear Mr. Plemel:

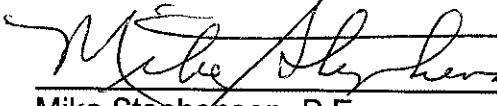
Silver State Charter School is planned for 1000 students, but only 1 in 7 students will be on campus at any given time based on a schedule of 7 sessions per week. With 143 students, 37 staff and 30 members of the public on site at any given time, the occupancy rate would be about 210 people/day. Allowing for 15 gallons/day per person, the estimated domestic water usage is 3,150 gallons/day. At an 80% sewer/water ratio, sewer discharge would be 2,520 gallons/day. Demand from the existing three buildings during full occupation is estimated to have exceeded this rate of flow.

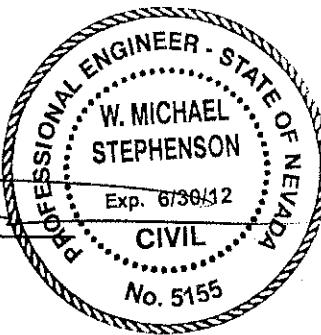
We discussed the existing sanitary sewer service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing sewer service given the size of the existing 8" sewer main in Mallory Way.

Should you have any questions or require additional information, please contact us.

Sincerely,

Palmer Engineering Group, Ltd.


Mike Stephenson, P.E.
Project Engineer



c: Steve Knight – Silver State High School

Palmer Engineering Group, Ltd.

611 North Nevada Street

Carson City, NV 89703

(775) 884-0479 Fax: 884-4226

Parking Summary Silver State Charter School Fairview Campus February 2011

Staff, Parents & Visitors:

High School/Jr. High School (Buildings A-C); 37 staff, all for: 40 Stalls
Elementary School (Building D); 15 staff, all for: 20 Stalls
Parents, visitors, student drop-off, etc: 30 Stalls

Student Body*

Jr. High & High School: 1000 students
Sessions per week: 7
Students on campus at any given time: 1000 / 7: 143

Student Drivers, percent:

Jr. High	0%
Freshman	0%
Sophomores	0%
Juniors	60%
Seniors	90%

Average Percent of Drivers = $(0\%+0\%+0\%+60\%+90\%) / 5 = 30\%$

High School student parking stalls = 143 students at 30% drivers = 43 stalls

Elementary (200 initial + 200 future): 400 students (no drivers)

Total Parking Stalls Required = 40+20+30+43 = 133 stalls

Stalls being provided: 207

*Per Steve Knight, Executive Administrator / Principal

Silver State High Schools - Sites Approval Process History

Silver State School currently leases a building for grades 7-12. It is located at the northeast corner of the North Carson Street and East College Parkway intersection. This facility is undersized for its present use and does not allow for the school's future expansion. In addition, it has neither a gym nor sports fields for its students.

The school retained GL Szabo & Associates and Palmer Engineering Group, Ltd, in November, 2008 to evaluate potential site locations for a financially viable, permanent school campus. The following is a brief narrative of the process which has taken approximately 2 ½ years.

Very few sites in Carson City met the criteria for the development of the new school. The potential sites that were identified all required either/or Masterplan Amendments, Zoning Map Amendments, and Special Use Permits. As suitable sites were identified, the team prepared necessary entitlement documents for the new school that would include a combination High School, Middle School, sports facilities and additional space for future expansion. During this time frame two sites were processed; Weikel Air Park – Old Hot Springs Road and the Centennial Park – Arrowhead Drive Sites.

Initially, the Weikel Air Park – Old Hot Springs Road Site was selected because of its size and proximity to the Airport to support its aeronautics and tech programs. After working with Airport Authority and various boards, the Planning Commissions approval was overturned by the Board of Supervisors based on an appeal by a neighboring casino.

The second site, the Centennial Park – Arrowhead Drive Site was selected because of its size and proximity to existing Park Facilities and the potential symbiotic relationship for joint use programs and facilities. Ultimately, a final approval was not obtained because legal agreements were unable to facilitate a financible land Transfer Agreement between the School and Carson City.

Refer to the attached schedules for the more detailed information on each of the sites.

SILVER STATE CHARTER SCHOOLS HISTORY

Centennial Park – Arrowhead Drive Site

<u>BOARDS</u>	<u>ITEM</u>	<u>SUBMITTAL DATE</u>	<u>MEETING DATE</u>	<u>STATUS</u>
CC Parks and Recreation Commission	Present Project Concept, Outline Land Transfer Agreement and Joint Use Agreement, and Recommendation to BOS	Feb 23, 2010	March 2, 2010	Approved
Silver State Charter School	Present Project Concept, Approval of Land Transfer Agreement and Joint Use Agreement	Feb 26, 2010	March 3, 2010	Approved
CC Airport Authority	Special Use Permit Application Project Presentation Recommendation to Planning Commission	March 3, 2010	March 17, 2010	Approved
CC Parks and Recreation Commission	SUP Project Application Review Recommendation to Planning Commission	April 27, 2010	May 4, 2010	Approved
CC Planning Commission	Special Use Permit Hearing Commission	April 15, 2010	May 26, 2010	Approved
FAA APPROVAL	Airport Flight Path in Relationship to New School	March 19, 2010	July 7, 2010	Approved Exp. 1/7/12
				Unable to facilitate a financial land Transfer Agreement between Carson City, Silver State Charter Schools, and the Nevada Department of Education.
				Project Abandoned

SILVER STATE CHARTER SCHOOLS HISTORY

Weikel Air Park – Old Hot Springs Road

<u>BOARDS</u>	<u>ITEM</u>	<u>SUBMITTAL DATE</u>	<u>MEETING DATE</u>	<u>STATUS</u>
Carson City Airport Authority	Project Concept Recommendation to PC	May 6, 2009	May 21, 2009	Denied
Silver State High School Building Advisory Committee	Project Concept	June 15, 2009	June 18, 2009	Approved
Nevada State Board of Ed Teleconference	Project Concept	June 3, 2009	June 25, 2009	Approved
Silver State High School Governing Body	Project Concept	June 22, 2009	June 29, 2009	Approved
Planning Commission	Masterplan Amendment Zone Map Amendment Special Use Permit	July 16, 2009	November 18, 2009	Approved
Decision Appealed to BOS	Comstock Casino Appeal	Dec 16, 2009	NA	January 21, 2010
CC Board of Supervisors	Masterplan Amendment Zone Map Amendment Special Use Permit			Appeal Upheld

ANDREW MACKENZIE
MIKE PAVLAKIS
JOAN C. WRIGHT
PATRICK V. FAGAN
KAREN A. PETERSON
JAMES R. CAVILIA
CHRIS MACKENZIE
DAWN ELLERBROCK
RYAN D. RUSSELL



ALLISON · MACKENZIE
PAVLAKIS · WRIGHT & FAGAN
ATTORNEYS AND COUNSELORS AT LAW

JENNIFER M. MAHE
ALICIA G. JOHNSON
JOEL W. LOCKE

MIKE SOUMBENIOTIS
(1932-1997)

GEORGE V. ALLISON
OF COUNSEL

March 22, 2011

RECEIVED

MAR 23 2011

Via Facsimile & U.S. Mail

CARSON CITY
PLANNING DIVISION

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701

Re: March 30, 2011 Meeting
ZMA-11-013
SUP-11-014

Dear Commissioners:

This firm represents HRP Family Trust/HRP Family Series, LLC, ("HRP Family"), the owner of the real property located at 1040-1046 and 1060-1066 Mallory Way, Carson City, Nevada, and the private road called Mallory Road.

HRP Family has concerns regarding the zoning map amendment and special use permit that will be considered by the Carson City Planning Commission on March 30, 2011. The zoning map amendment and special use permit will allow Silver State Charter School to build a new high school campus on the parcels that are located on Mallory Road, near HRP Family's commercial properties. HRP Family's current tenants are a church, a woodworking shop, a welding shop and an automotive shop.

First, Mallory Road is a private road owned by HRP Family. It serves the current businesses located on Mallory Road and would additionally serve the Silver State campus. Traffic will be greatly impacted by the students attending the charter high school. HRP Family has attempted to work with the other businesses to re-pave the road in recent years; however, no agreement has been reached. Through the years, HRP Family has always solely maintained the road by filling in the potholes that appear each winter, but the road is greatly in need of repaving. Students attending the charter high school will inevitably be using this road, and the road is not equipped to accommodate the additional traffic and may be a source of accidents as a result.

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Carson City Planning Commission
Re: ZMA-11-013 and SUP-11-014
March 22, 2011
Page 2

Next, the area surrounding the proposed site for the charter high school is commercial, and HRP Family's tenants have customers who regularly visit their store fronts. HRP Family is concerned that once the charter high school opens, the students will be loitering in front of those businesses and potentially driving away customers. HRP Family does not want to lose its tenants, particularly in this economy where there is a wide availability of commercial property for lease.

Thank you for considering HRP Family's concerns, as stated herein, prior to voting on the zoning map amendment and special use permit on March 30, 2011.

Sincerely,

*ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.*



ALICIA G. JOHNSON, ESQ

/AGJ
cc: client

ZMA-11-013
SUP-11-014**RECEIVED**

MAR 22 2011

CARSON CITY
PLANNING DIVISION

March, 22, 2011

Planning Dept of Carson City

Re: Proposed School on Mallory Way

Sirs,

It has come to my attention that the city of Carson City Nevada is proposing to purchase a few distressed properties on Mallory to locate a School. I am completely against locating a school on Mallory Way which is a dead end road. I have several issues with this proposal which I will list below. First and foremost is that just because a property can be purchased at a fraction of the market value does not make a school a perfect fit for Mallory Way. Why else would the city want to put a school in a light commercial zoning area and right next to the Nevada Appeal? Here is a list of questions that I have.

- Re zoning will affect the owners and tenants of Mallory way.
- Nevada Appeal has commercial trucks blocking the road and any given time.
- It is not acceptable to have Parents park on the side of the roadway waiting for the children to get out of school.
- How will the extra traffic be controlled on a private road?
- Will the curb way of the road be turned into no parking?
- How will people turn around on a dead end road.
- Where will the children or young adults have class breaks.
- Concerned about foot traffic.
- Will the owners of the current building on Mallory way have to fence and put up electric gates to control the foot traffic on and around our property?
- How many students will this school have?
- Will the speed limit be 15 miles an hour during school hours?
- Why are you choosing this area?
- Will a cross walk be required across Mallory way?
- Concerns about kids walking home and crossing private property and having to hop the fence because Mallory way is a dead end road/

- What about fire issues?
- Malloy Way being a light industrial zoned area, we make a lot of noise and it can be heard for many hundreds of yards away. How will this affect the school?
- How will a school affect the owners of the property when a new tenant wants to bring his business to Mallory way.
- We currently have a Welding shop, an Excavation Co. Trucking depot for Snap on tools, Nevada Appeal, Woodworking shop, Plumbing supply, among others. And this school will directly affect our investments to business.
- How will the enforcement of No Trespassing work?
- Vandalism is a concern.
- How do we all exit Malloy way. Currently we have a stop sign. It is very difficult to cross onto Roop during rush hour.
- I currently have an 8 year lease on Mallory Way. What if I want to leave because of a school?

Theses are a few concern that I personally have. The City wants to bring a school to Mallory way in which I feel will taking control of a area that is zoned for industrial use. What I see happening is that with the addition of a new school on Mallory way we have changed the use of this road for a school zone and with it brings the added use of a different type of people that have no direct influence to our businesses. A school will constantly be a thorn in the side of the owners and tenants of Mallory Way Businesses.

Regards, Donald Heldoom /owner

RECEIVED

MAR 22 2011

To: Carson City Planning Commission
From: Gary and JoAnn Sheerin
Property owners of 1000-1016 Mallory Way
Re: Zoning Map Amendment File No. ZMA-11-013
Special Use Permit File No. SUP-11-014

CARSON CITY
PLANNING DIVISION

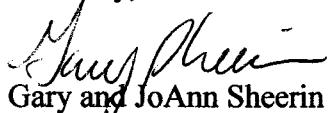
We are writing as concerned properties owners with building(s) adjacent to the above properties requesting zoning changes from Limited Industrial to General Commercial for the purpose of developing a Charter School campus. We support a Charter School campus in Carson City and feel there is probably a need for a larger campus than their existing facility. Unfortunately, we do not think the proposed location on Mallory Way would be a good place for such a campus.

Mallory Way is currently zoned Limited Industrial and the many long-term businesses in the area function in this capacity. As such, large semi trucks use the road on a daily basis dropping off and picking up supplies; high-tech manufacturing companies maintain facilities with expensive equipment; and other organizations have varied equipment such as welders, large quantities of metal, plow trucks, backhoes and other vehicles stored and used in this area. The Special Use Permit request would additionally open the facility up to unlimited use by the general public as well. These businesses would be subjected to vandalism and loitering of teenagers in the area on a daily basis. It would make their current environment much less secure and less desirable. We feel that their livelihood as well as our own as the property owner's would be jeopardized by a zoning change at this time.

Mallory Way is a private road in much need of repair. The City has no funds or desire to improve this road. It is rapidly deteriorating with current use. If a Charter School were to be located here, the added use to Mallory Way would overburden Mallory Way. Mallory Way was not designed as a high traffic area, and getting on and off this street could become very hazardous for all concerned. The proposed exit from the campus onto Fairview only allows for a right-hand turn onto an already very busy Fairview Drive. On a daily basis, we could see huge traffic problems. Even more disconcerting would be in the event of a fire. It would be virtually impossible to guarantee the safe exit from this area.

We have talked to our existing tenants, and they all have a strong desire to keep the present zoning and to deny the special use permit.

Sincerely,


Gary and JoAnn Sheerin

ZMA-11-013

SUP-11-014

RECEIVED

MAR 22 2011

CARSON CITY
PLANNING DIVISION

March 17, 2011

TO: Carson City Planning Commission

FROM: Jack and Arlene Oakes
Property owners of 940 Mallory Way

RE: Zoning Map Amendment File No. ZMA-11-013
Special Use Permit File No. SUP-11-014

We own developed light industrial property adjacent to the proposed site for the Silver State Charter School campus. We are not opposed to the concept of charter schools, but feel that this is not a proper site for such a facility.

The Mallory Way area has been zoned Limited Industrial since its inception. Many long-term businesses operate here. Our tenant Sierra Nevada Control Systems, which employs 19 people and sells its products world-wide, has been here for over twenty years. It has put substantial money into its facility and operates expensive high-tech equipment. The same can be said for other firms in adjacent buildings, such as, Thermoptics and Carson Valley Welding.

The Special Use Permit would open the proposed campus to unlimited use by the general public. The existing businesses would be subjected to the possible loitering and vandalism by students as well as others. It would make the current environment much less secure and desirable. We feel our tenant's livelihood as well as our own as property owners would become jeopardized.

In addition, Mallory Way is a very limited access road with only one outlet. A traffic problem already exists during rush hours at its intersection with Roop Street. Delivery trucks use the road daily servicing existing businesses. The impact of further pedestrian and vehicle traffic from the school will only make matters more hazardous. In the event of a major fire tragic results could occur trying to exit this area.

By the very nature of the businesses it attracts Limited Industrial Zoning does not allow schools. To spot zone General Commercial into a limited industrial complex for the proposed campus is defeating the purpose of the original zoning. The zone change would devalue the surrounding land by making it less desirable to light industrial businesses.

We strongly recommend that the zoning change and special use permit be denied.



I am currently out of the area, but can be reached on my cell phone 721-0193. My daughter, Linda Oakes, will be attending the meeting on March 30th. Linda can be contact at 560-7488.