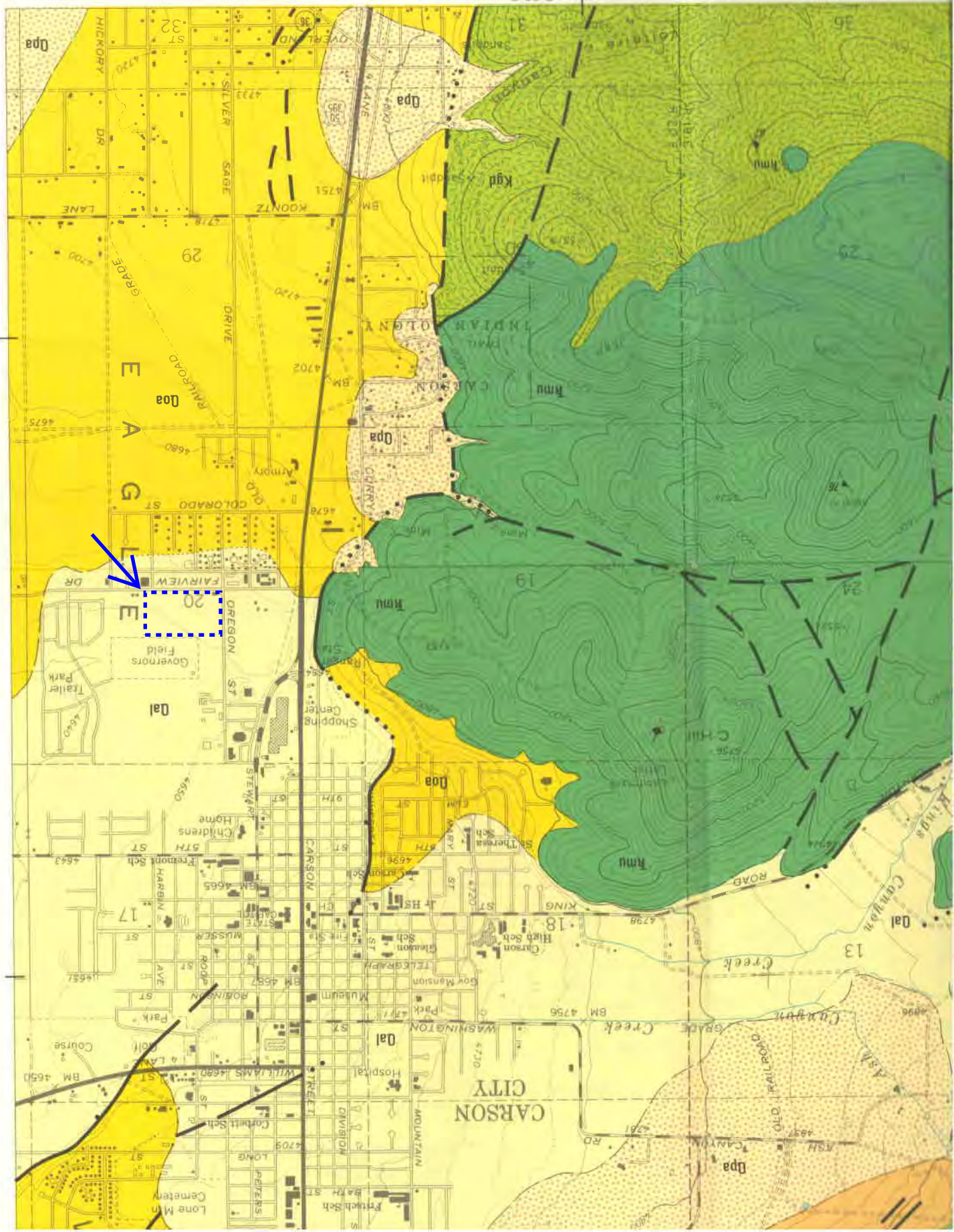


10. Yellowish-tan to pinkish-tan, very fine-grained
 biotite granodiorite. Grayish white to gray and
 medium to coarse-grained, equigranular to
 and locally foliated and linear. Locally grades
 monzonite or quartz diorite.
 phenocrysts in a fine-grained matrix. Slightly
 quartz diorite. Grayish-green; plagioclase and

Portions modified from Rogers, D. K. (1975) Environmental geology of
 northern Carson City, Nevada: Univ. of Nevada, Reno, unpub. M.S. thesis
 and Kirkham, R. M. (1976) Environmental geology of western Carson City,
 Nevada area: Univ. of Nevada, Reno, unpub. M.S. thesis.

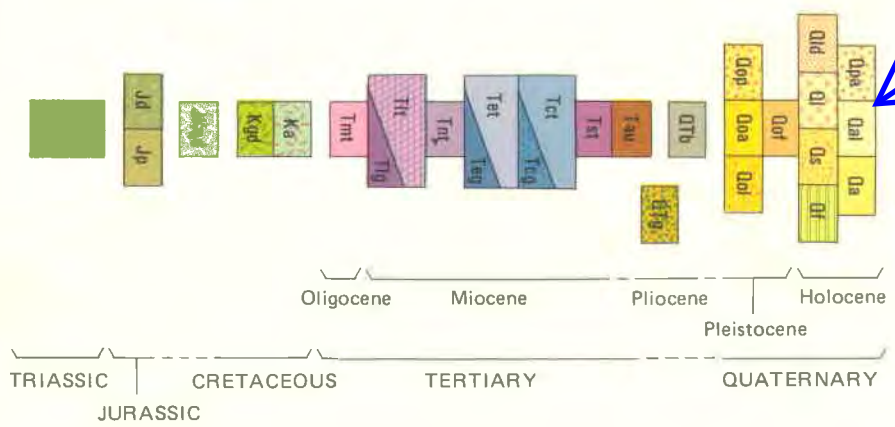
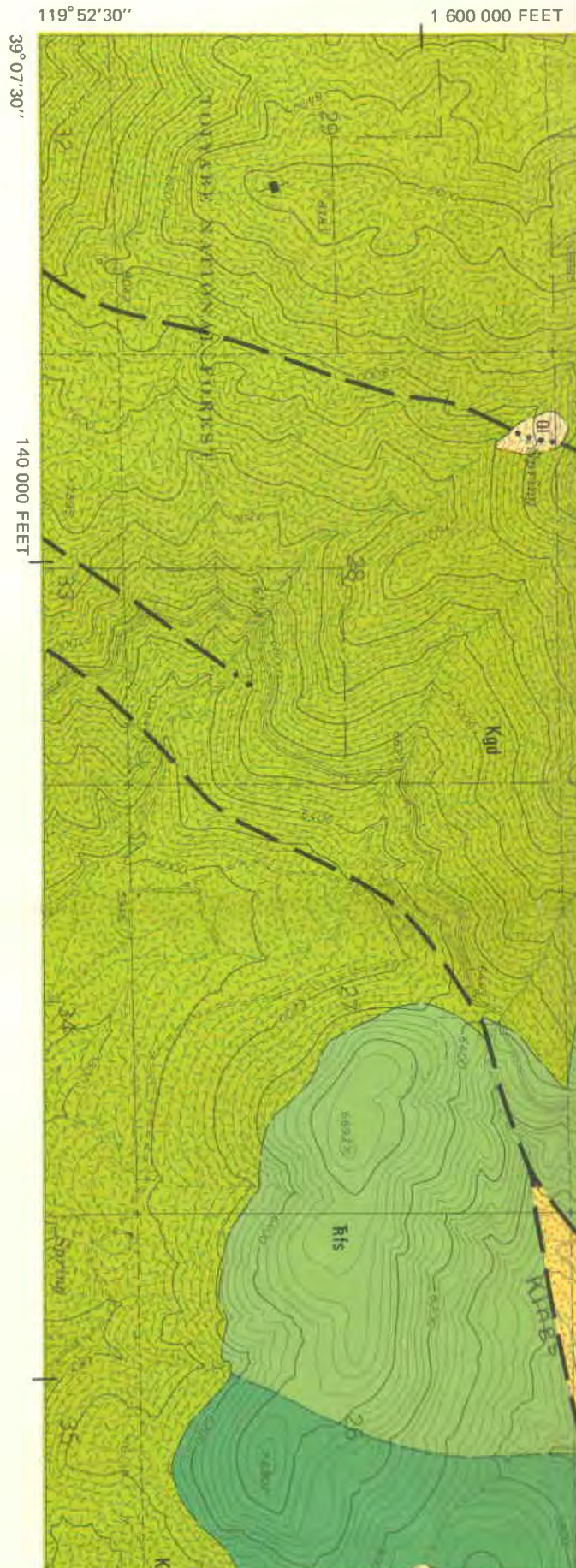
Dennis T. Trexler, 1977

R 19 E R 20 E
 39° 07' 30" 119° 45'

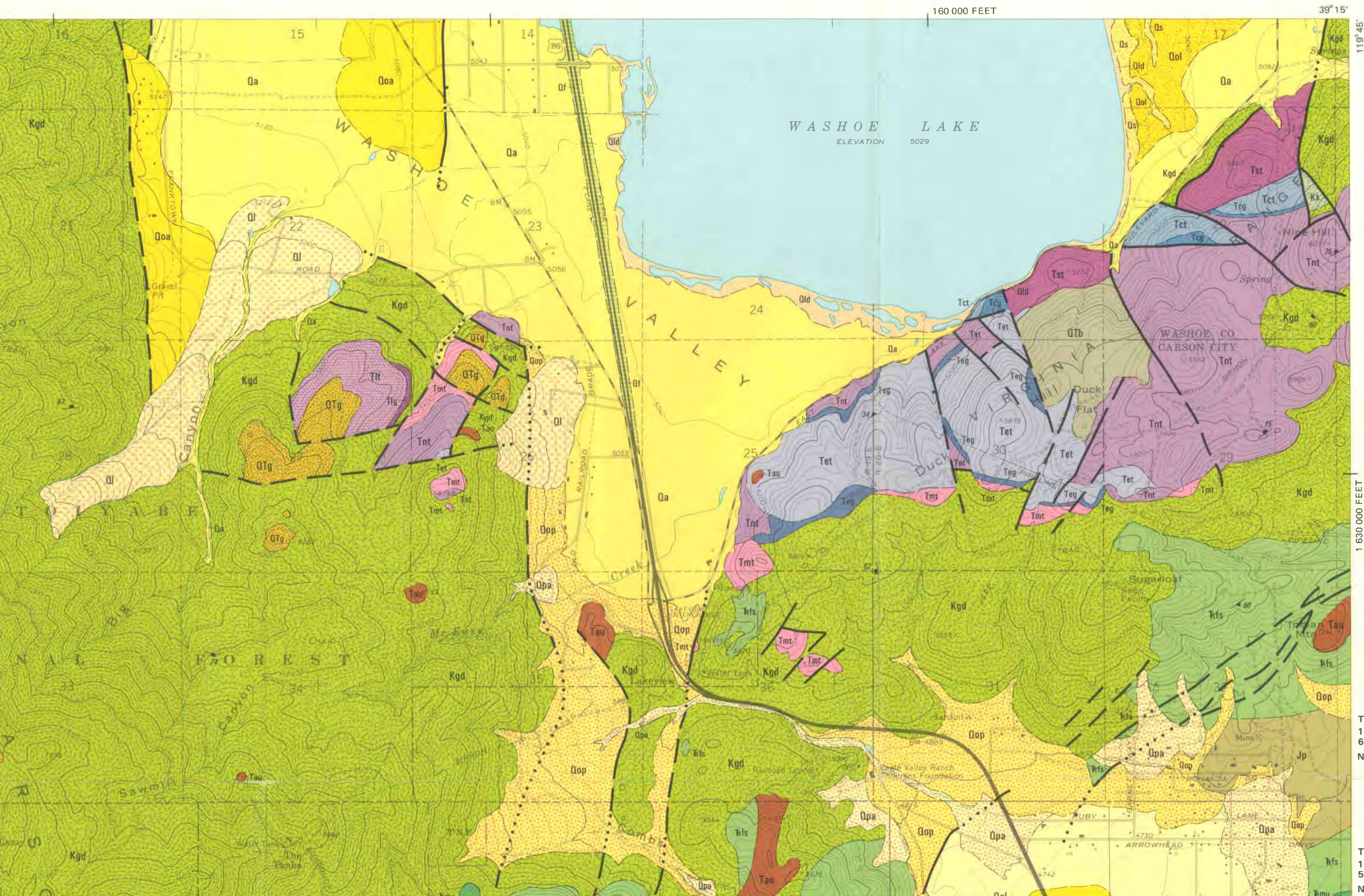


PAM C - G O L O M P G O - L C

A



- Qpa** Pediment and alluvial-fan deposits. Grayish-orange, tan and gray-brown granular muddy coarse sand and sandy gravel in small fans, bajadas, and minor pediment veneers.
- Qal** Alluvial-plain deposits of Eagle Valley. Yellowish-brown to gray, unbedded to poorly bedded, poorly to moderately sorted, fine silty sand, sandy silt, granular muddy coarse sand, and minor sandy gravel. Underlies broad surfaces of low gradient.
- Qa** Alluvial-plain deposits of Washoe Valley. Tan to orange-brown, moderately to poorly bedded, angular to subrounded, fine to coarse granodioritic sand. Underlies gentle slopes and broad areas of low gradient. Fills closed depressions in high-land areas. Unweathered.
- Qld** Lake deposits. Tan to yellowish-brown, well-bedded silt and sand; restricted to the margins of Washoe Lake.
- Ql** Landslide deposits. Unsorted fine to coarse debris. Predominantly deeply weathered granodiorite.
- Qs** Sand dunes. White to light-gray, well-sorted, well-rounded quartz and feldspar grains with minor shell fragments. Moderately well developed cross bedding.
- Qf** Artificial fill.
- Qof** Older fan deposits of Vice Canyon. Medium-brown to light-brown, moderately to poorly sorted sandy large cobble gravel and slightly gravelly medium sand. Weathered. Moderately well-developed soil profile.
- Qop** Older pediment gravel. Grayish-orange to dark yellow-brown small cobble to muddy sandy pebble gravel. Composition similar to nearby bedrock. Deposits slightly eroded, weakly to moderately weathered.
- Qoa** Older alluvial-plain deposits. Moderately sorted, sandy small cobble gravel, slightly gravelly sand and sandy coarse silt. Similar to Qop but finer grained. Weakly to moderately weathered.
- Qol** Old lake deposits. Grayish-brown fine to coarse sand and silt in thin beds. Locally diatomaceous.
- Qtb** Basaltic andesite flow. Light greenish gray, sparsely porphyritic, very fine grained, locally flow banded. Orange-red iron-oxide stains on weathered surfaces.
- QTg** Pediment gravel. Yellowish-gray to light-brown bouldery sandy cobble gravel. Most clasts subrounded and consist of all bedrock lithologies.
- Tau** Andesite, undifferentiated. Dark-gray to light-gray flows and intrusives; porphyritic to sparsely porphyritic plagioclase-pyroxene andesite. Some flows contain hornblende phenocrysts up to 1 cm. Weathers gray brown to red brown.
- Tst** Santiago Canyon Tuff. Hornblende-biotite quartz latite crystal-vitric ash-flow tuff. Gray to pale lavender or brownish gray, moderately to strongly welded, and largely devitrified. About 300 m thick.
- Tct** Crystal Tuff. Tct: Pinkish white to light red, weakly welded, devitrified, crystal-vitric rhyolite tuff. Contains chatoyant sandstone. 0-120 m thick. Ttg: Underlying bouldery cobble gravel.
- Tet** Eureka Canyon Tuff. Tet: Pale yellowish-white to pale-gray, lavender, and tan rhyolite vitric tuff. Pale yellowish white, devitrified, and weakly welded in most exposures. 0-130 m thick. Ttg: Underlying interformational bouldery gravel.
- Tnt** Nine Hill Tuff. Pale orange-red, pale-green, and reddish-purple dense welded to stretched, devitrified, very pumiceous vitric tuff. Grades upward into weakly welded to non-welded, pumice-poor vitric tuff. 0-300 m thick.
- Tlt** Lenihan Canyon Tuff. Tlt: Pale-lavender to purplish-tan, moderately to densely welded, devitrified, fine-grained hornblende quartz latite crystal-vitric tuff. 0-300 m thick. Ttg: Underlying interformational bouldery gravel.
- Tmt** Mickey Pass Tuff. Tan to reddish-brown, moderately to strongly welded, devitrified biotite quartz latite vitric-crystal tuff. Grades downward into a basal few meters of rhyodacitic crystal-rich vitrophyre and upward into pumice and crystal-rich rhyolite. 0-200 m thick.







FOR LEASE
888-611-1111

788

FOR LEASE
888-611-1111





788

**FOR
LEASE**
COLDWELL BANKER
COMMERCIAL
775 888-6162

Palmer Engineering Group, Ltd.

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.

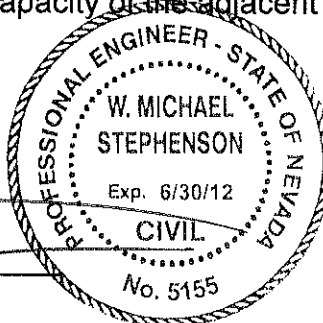
Per the Institute of Transportation Engineers - 7th Edition, a typical high school of this size will generate about 1450 (average 1729+1170) vehicle end trips on weekdays, 504 (average 610+397) end trips on weekends and 343 (average 407+278) morning peak hour trips on weekdays; see attached ITE sheets. 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)

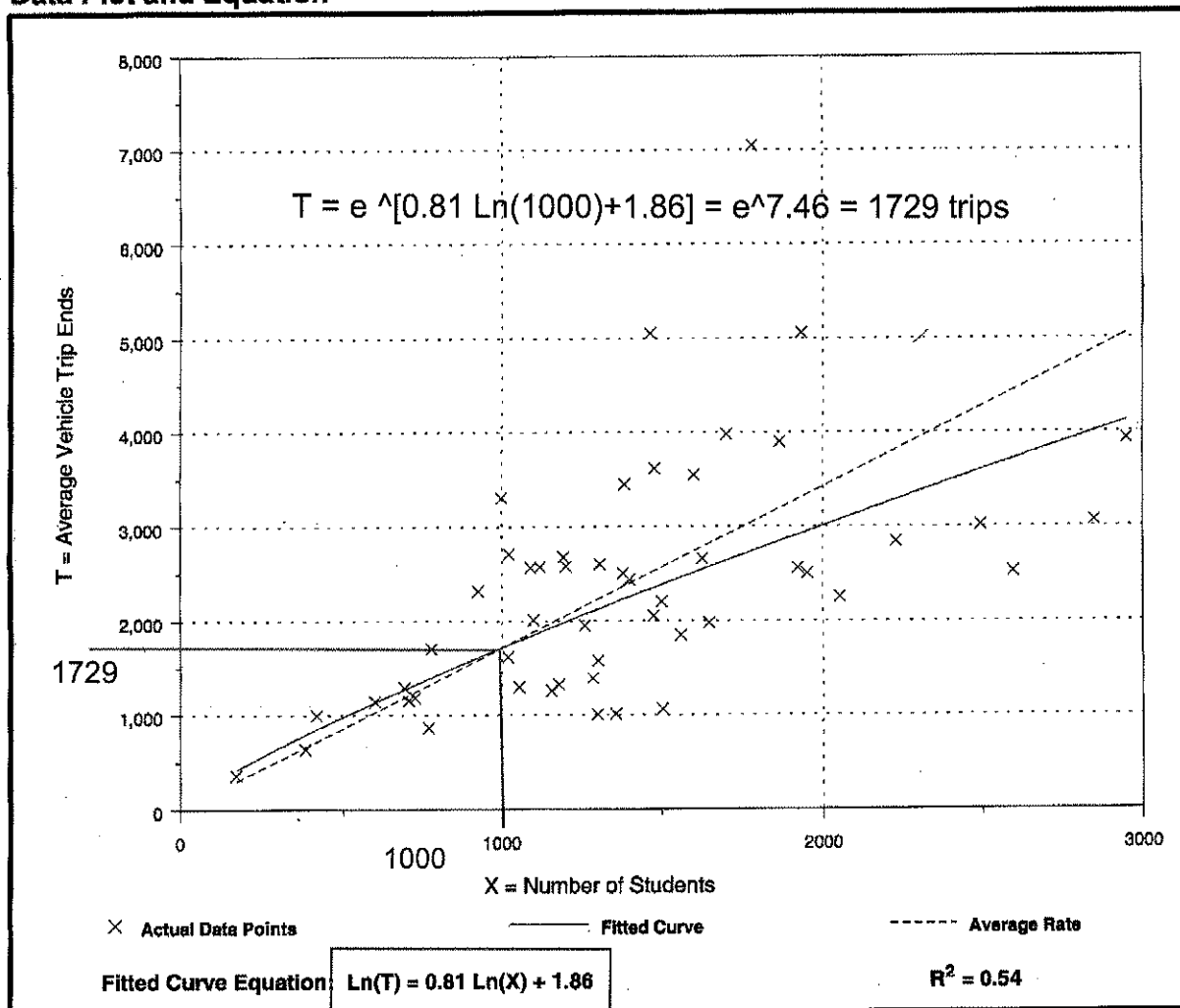
Average Vehicle Trip Ends vs: Students
On a: Weekday

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

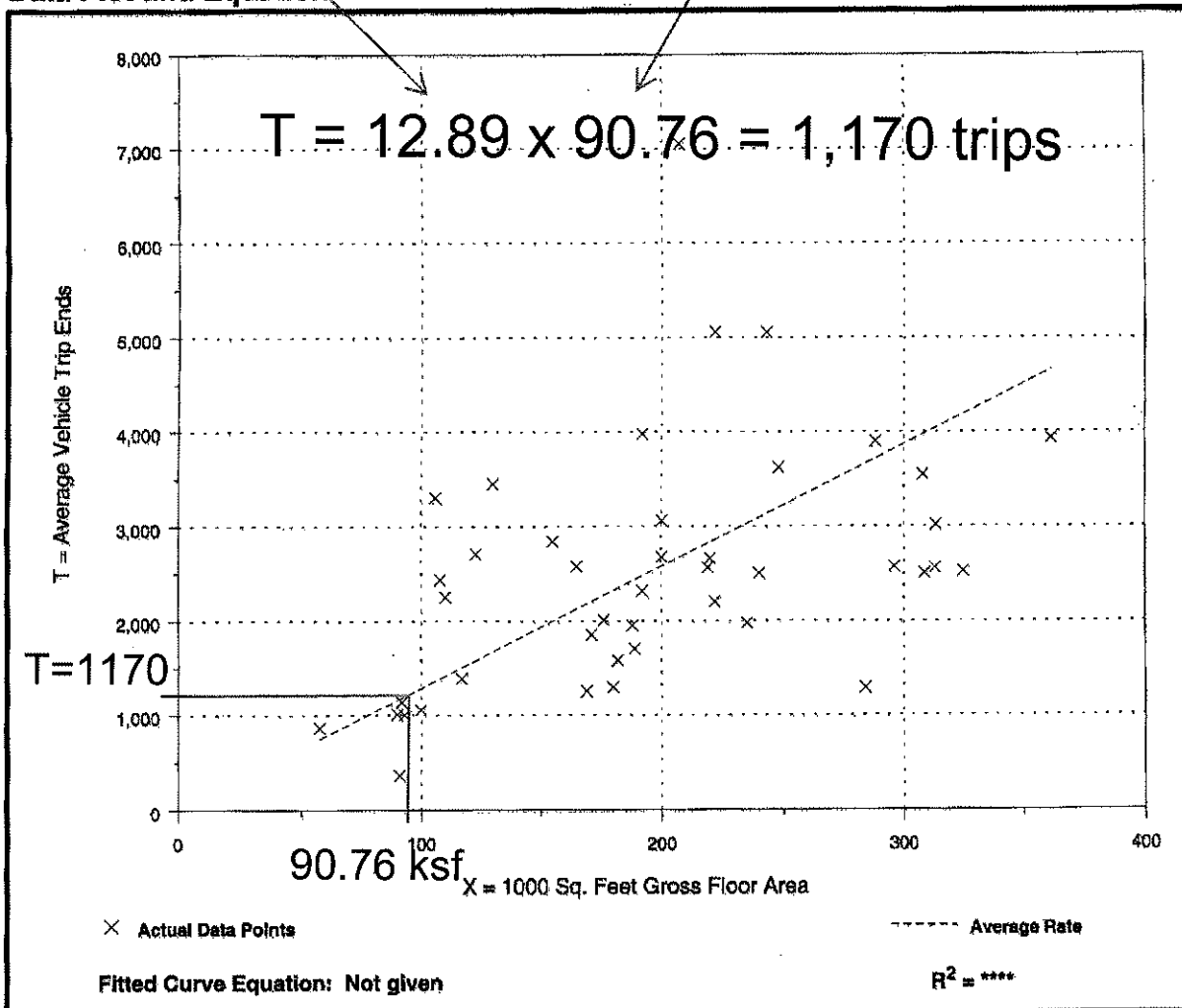
HS/JrHS = 34,800 sf
Gym, Arts = 31,960
Expansion = 24,000
Total = 90,760 sf

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

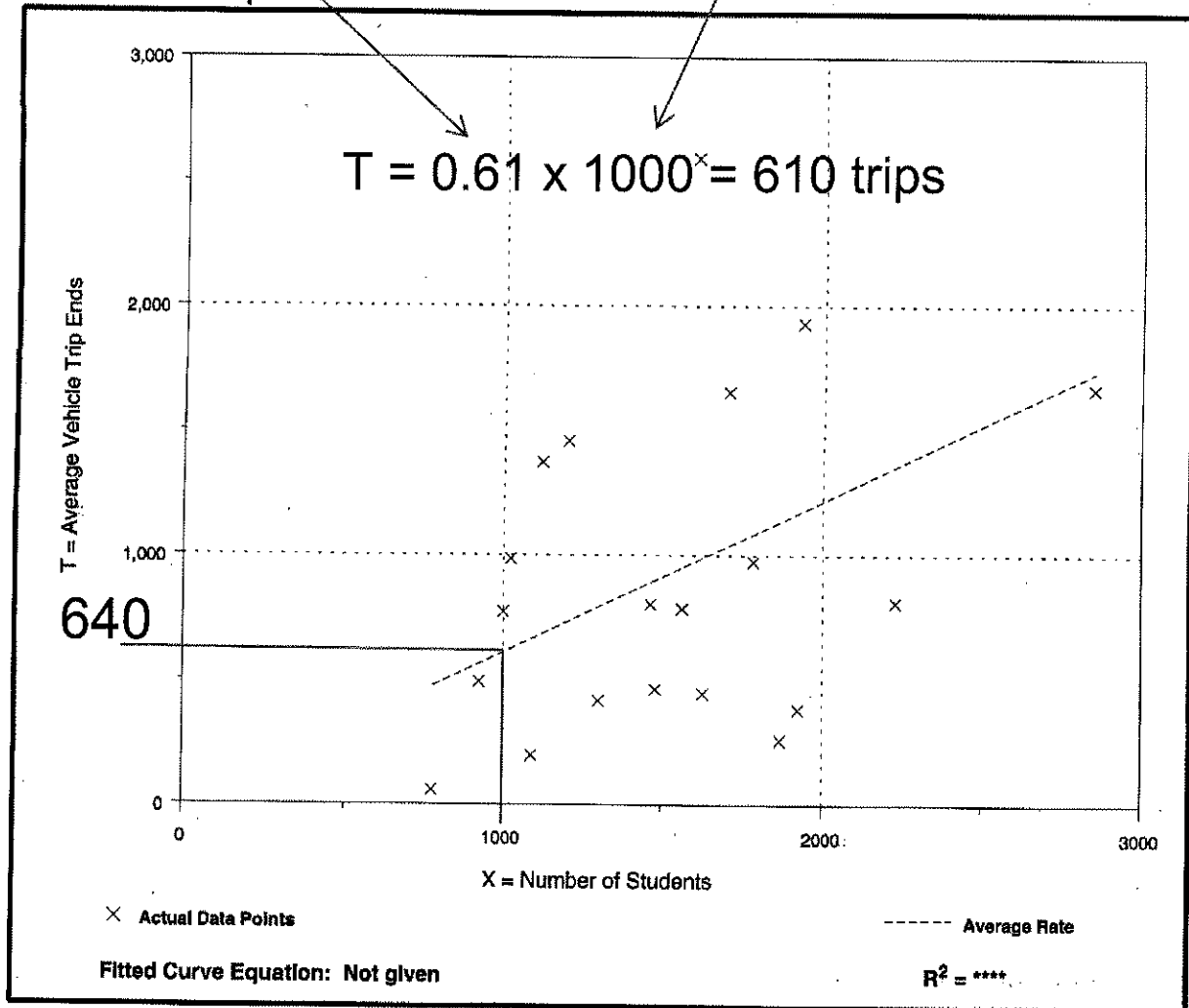
1000 students

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)

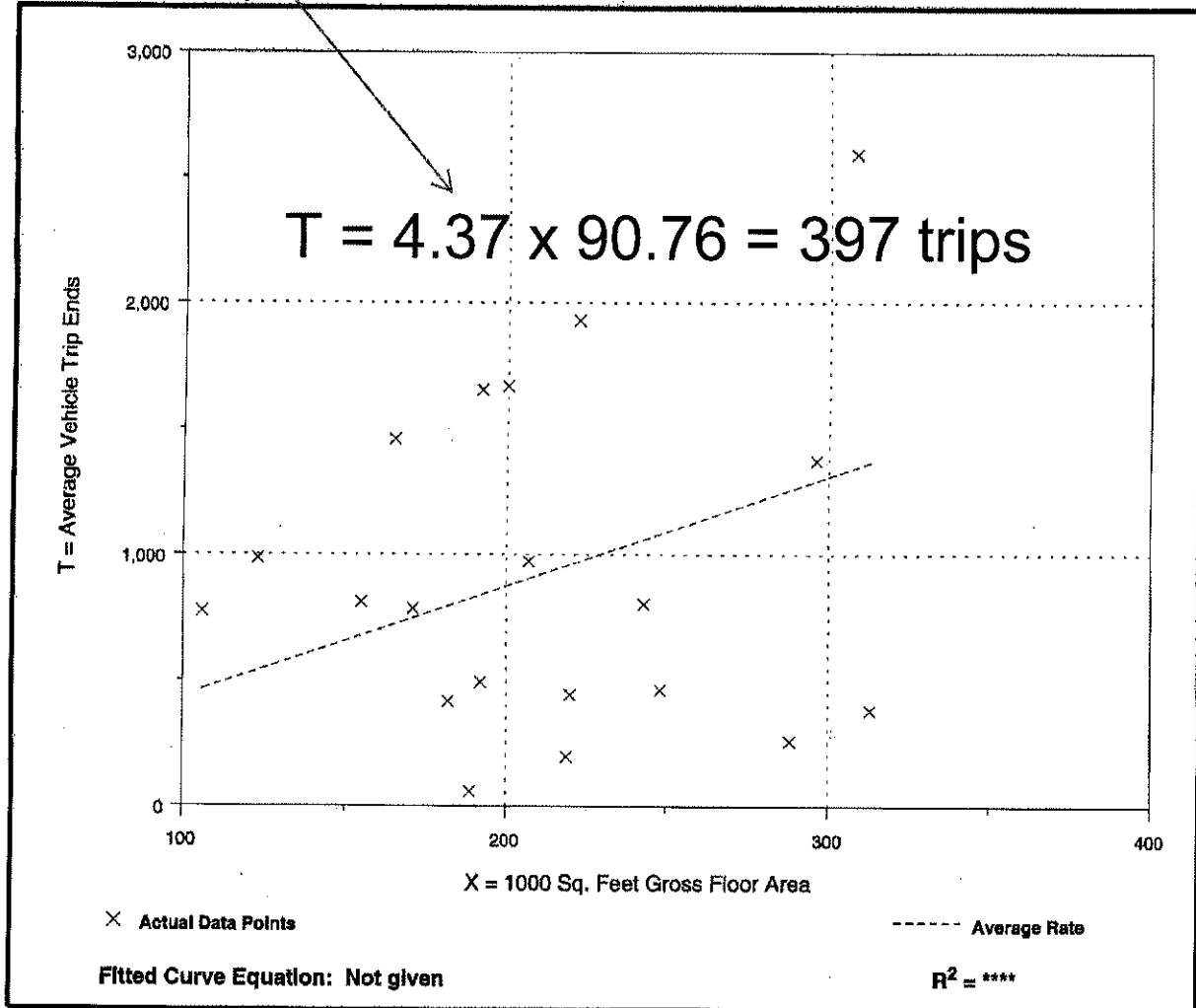
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday

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)

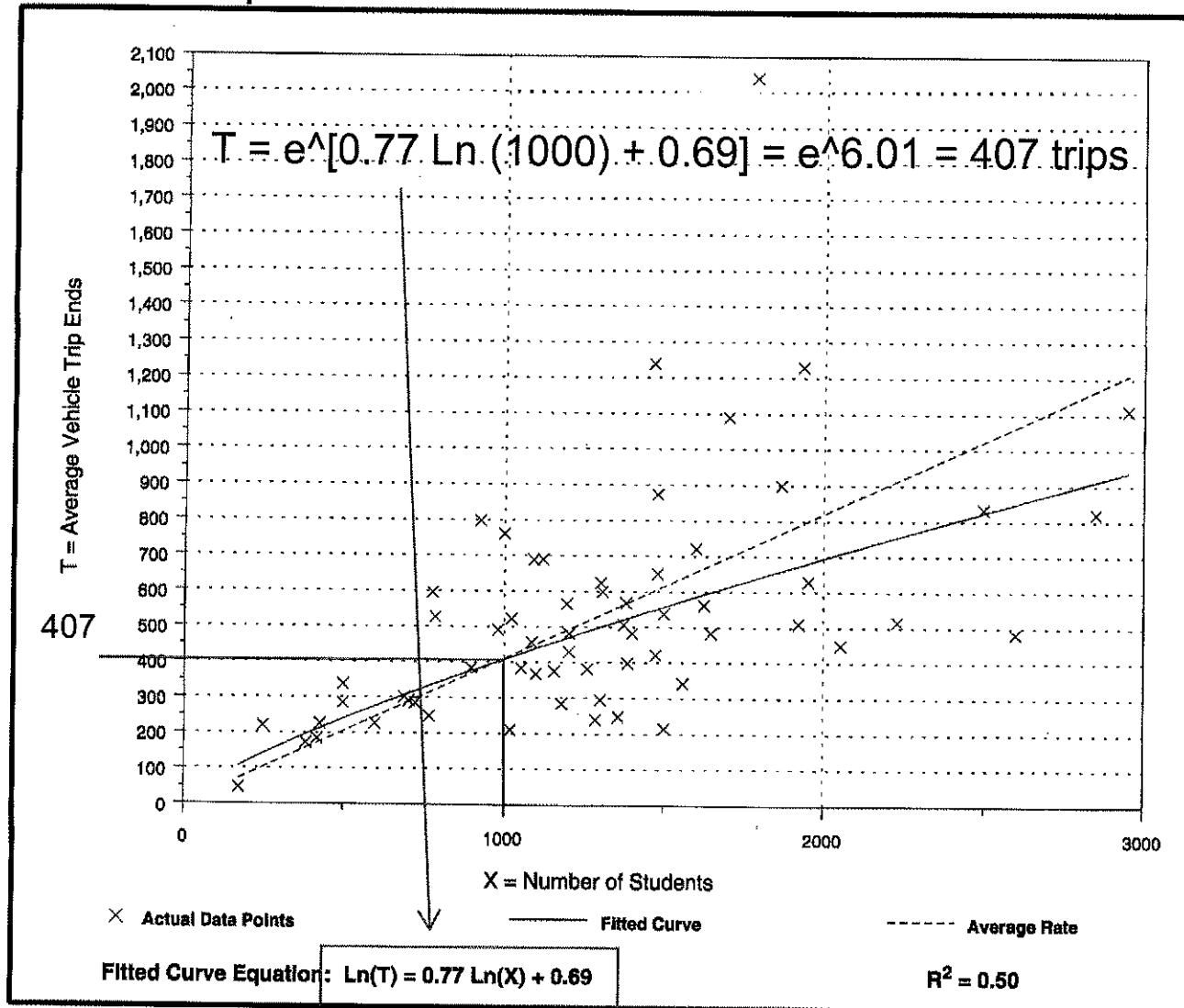
Average Vehicle Trip Ends vs: Students
On a: Weekday,
A.M. Peak Hour

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)

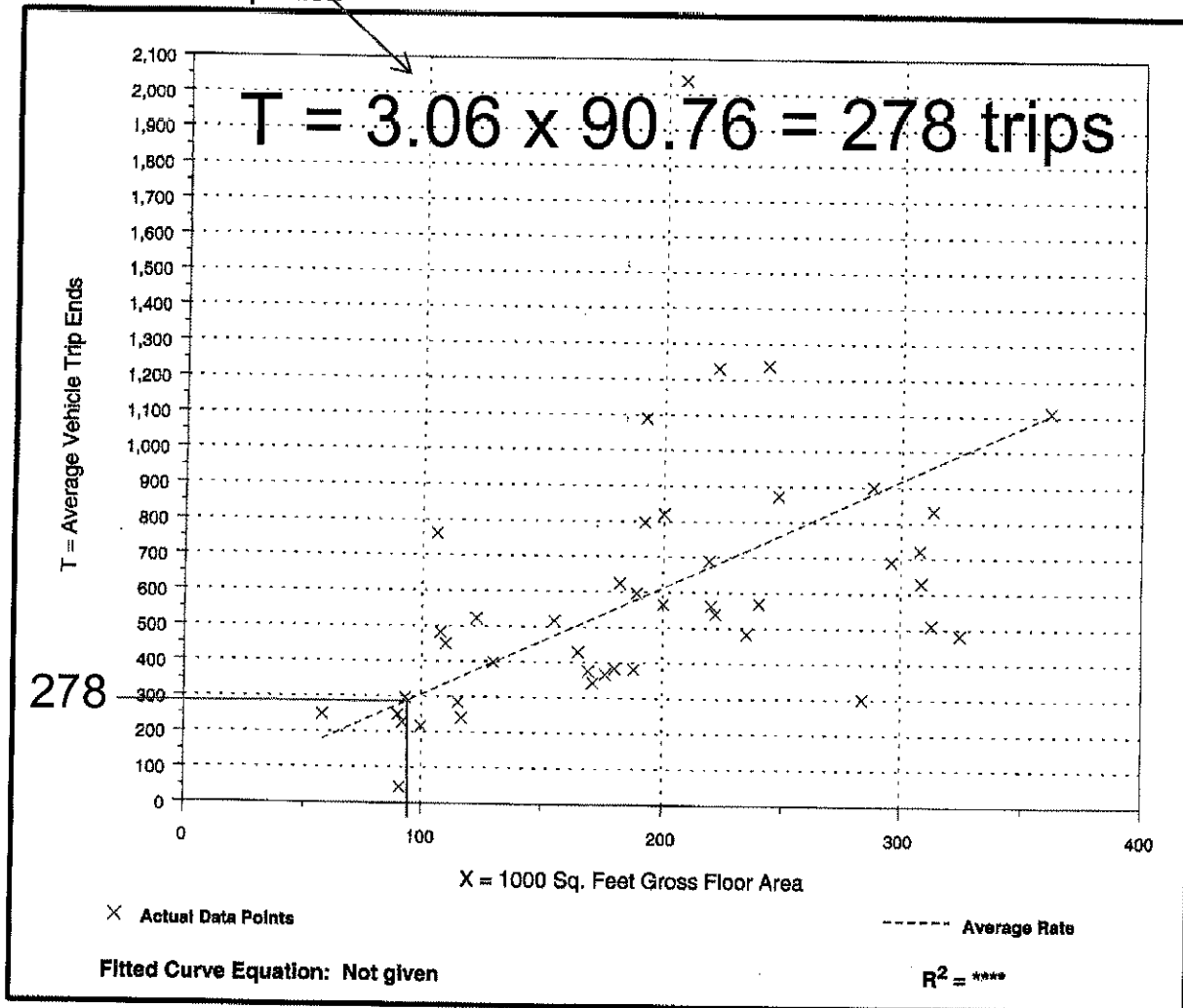
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

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



File

Palmer Engineering Group, Ltd.

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: 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.

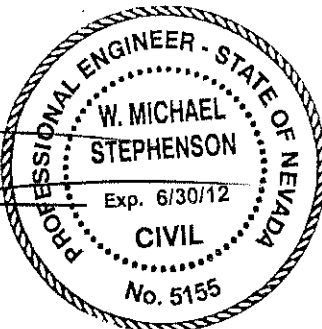
Since this development will utilize the existing buildings (only minor modifications), parking lots, and underground utilities, we do not anticipate any added impact to the storm drainage system currently in place. We discussed the proposed development Tom Grundy at Public Works. Given the fact that 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

File

Palmer Engineering Group, Ltd.

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: 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.

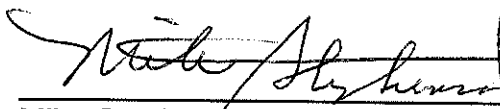
Water consumption history for the existing buildings is also summarized below. The combined demand for the three buildings for the past two years is 2,359 gpd. However, it should be noted that these buildings have only been partially occupied during this period. The combined water usage for fully occupied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

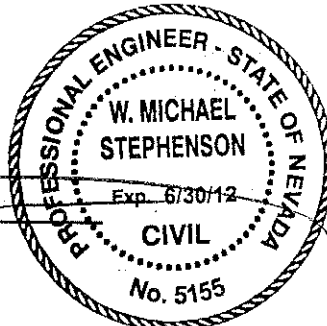
We discussed the existing water service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing domestic and irrigation water given the size of the existing 8" water main in Mallory Way and 12" main in Fairview Drive.

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

Sincerely,

Palmer Engineering Group, Ltd.


Mike Stephenson, 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	<u>2,359 gpd</u>

*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 BNKR COMMERCIAL
223 S DIVISION ST
CARSON CITY

NV 897034277

LOCATION: 36110
CYCLE/ROUTE: 07-32
STATUS: A

788 FAIRVIEW DR

WATER

METER NUMBER: 00099278345 METER SIZE: 200

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
1/12/11	REG	29	1/11	.00	.00	.00	.00
12/14/10	REG	28	12/21/10	10.00	.00	.00	.00
11/16/10	REG	34	11/20/10	9.00	.00	.00	.00
10/13/10	REG	29	10/20/10	15.00	.00	.00	.00
9/14/10	REG	29	9/22/10	52.00	.00	.00	.00
8/16/10	REG	33	8/21/10	35.00	.00	.00	.00
7/14/10	REG	30	7/21/10	29.00	.00	.00	.00
6/14/10	REG	33	6/19/10	27.00	.00	.00	.00
5/12/10	REG	30	5/19/10	42.00	.00	.00	.00
4/12/10	REG	19	4/17/10	31.00	.00	.00	.00
3/24/10	REG	28	3/31/10	38.00	.00	.00	.00
2/24/10	REG	33	2/27/10	28.00	.00	.00	.00
1/22/09	REG	31	1/29/10	18.00	.00	.00	.00
12/22/09	REG	32	12/09	14.00	.00	.00	.00
11/20/09	REG	29	11/09	14.00	.00	.00	.00
10/22/09	REG	30	10/09	18.00	.00	.00	.00
9/22/09	REG	28	9/30/09	19.00	.00	.00	.00
8/25/09	REG	33	8/09	22.00	.00	.00	.00
7/23/09	REG	30	7/09	20.00	.00	.00	.00
6/23/09	REG	34	6/09	23.00	.00	.00	.00
5/20/09	REG	28	5/09	18.00	.00	.00	.00
4/22/09	REG	29	4/09	16.00	.00	.00	.00
3/24/09	REG	29	3/09	24.00	.00	.00	.00
2/23/09	REG	32	2/09				
TOTALS: 720				540.00	.00	.00	.00
AVERAGE DAILY USAGE:				.75			

Avg Daily Use = $\frac{549,000}{720d} = 750 \text{ gpd}$

PREPARED 2/16/11
PROGRAM UT475L
CARSON CITY UTILITIES

CUSTOMER: 308975

JZJP LLC
1100 THOMPSON ST

CARSON CITY NV 897030600

LOCATION: 62030
CYCLE/ROUTE: 07-32
STATUS: A

WATER

METER NUMBER: 00034048602 METER SIZE: 200

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
1/12/11	REG	29	1/11 1/21/11	9.00	-00	-00	-00
12/14/10	REG	28	12/10 12/21/10	8.00	-00	-00	-00
11/16/10	REG	34	11/10 11/20/10	9.00	-00	-00	-00
10/13/10	REG	29	10/10 10/20/10	7.00	-00	-00	-00
9/14/10	REG	29	9/10 9/22/10	8.00	-00	-00	-00
8/16/10	REG	33	8/10 8/21/10	9.00	-00	-00	-00
7/14/10	REG	30	7/10 7/21/10	8.00	-00	-00	-00
6/14/10	REG	33	6/10 6/19/10	11.00	-00	-00	-00
5/12/10	REG	19	3/10 5/19/10	7.00	-00	-00	-00
4/23/10	INT		3/10 5/19/10	.00	-00	-00	-00

TOTALS: 264

AVERAGE DAILY USAGE: 76.00
.28

$$ADL = \frac{76,000 \text{ gal}}{264 \text{ days}} = 288 \text{ gpd}$$

722h-488

2009A

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

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 8970333945

LOCATION: 62030
CYCLE/ROUTE: 07-32
STATUS: F

900 MALLORY WY

WATER

METER NUMBER: 00034048602 METER SIZE: 200

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

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

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

File

Palmer Engineering Group, Ltd.

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: 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:

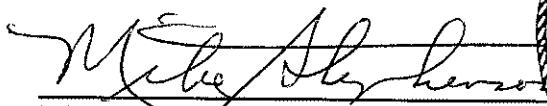
Silver State Charter School is planned for 1000 students, but only 1 in 7 students will be on campus at any given time based on a schedule of 7 sessions per week. With 143 students, 37 staff and 30 members of the public on site at any given time, the occupancy rate would be about 210 people/day. Allowing 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.

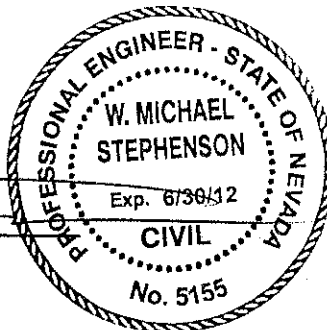
Should you have any questions or require additional information, please contact us.

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 financible 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		
CC Board of Supervisors	Masterplan Amendment Zone Map Amendment Special Use Permit	NA	January 21, 2010	Appeal Upheld

ANDREW MACKENZIE
MIKE PAVLAKIS
JOAN C. WRIGHT
PATRICK V. FAGAN
KAREN A. PETERSON
JAMES R. CAVILIA
CHRIS MACKENZIE
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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

Via Facsimile & U.S. Mail

RECEIVED

MAR 23 2011

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 Caron 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/

1046 Mallory Way Carson City NV 89701
775-884-9353 / Fax 775-884-9354

- 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

ZMA-11-013
SUP-11-014

RECEIVED

MAR 22 2011

CARSON CITY
PLANNING DIVISION

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

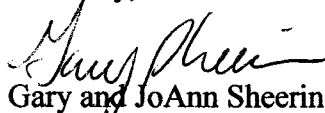
We are writing as concerned properties owners with building(s) adjacent to the above properties requesting zoning changes from Limited Industrial to General Commercial for the purpose of developing a Charter School campus. We support a Charter School campus in Carson City and feel there is probably a 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

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.