

# STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 27, 2011

AGENDA ITEM: H-1

FILE NO. SUP-11-021

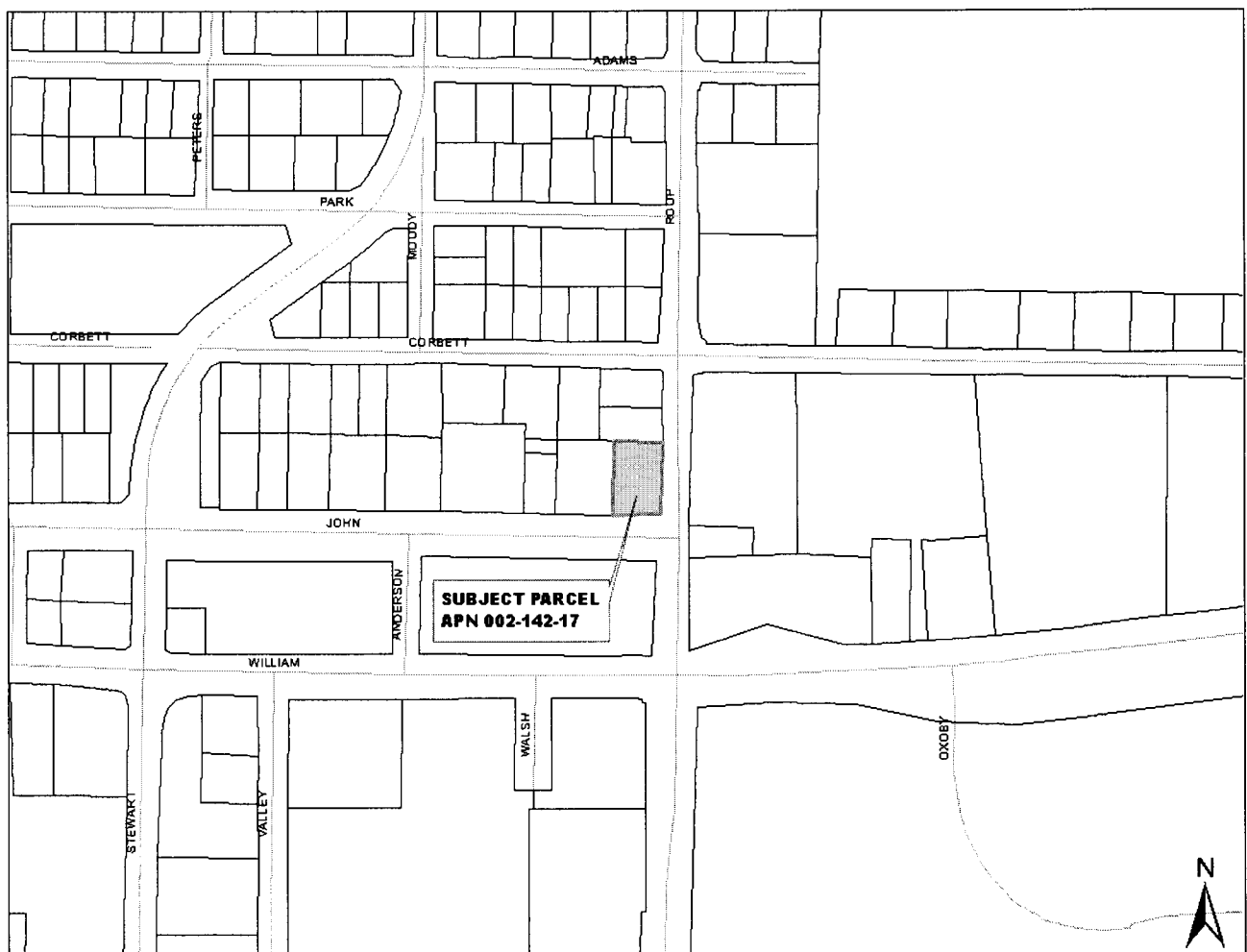
STAFF AUTHOR: Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow a multi family dwelling of four units within the Retail Commercial (RC) zoning district.

**OWNER/APPLICANT:** Peter Tomaino/Allyson Wong, GuiDenby, Inc

**LOCATION/APN:** 1206 North Roop Street/002-142-17

**RECOMMENDED MOTION:** "I move to approve SUP-11-021, a Special Use Permit request to allow a multi- family dwelling of four units within the Retail Commercial zoning district, located at 1206 North Roop Street, APN 002-142-17, based on the findings and subject to the conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**The following shall be submitted with any building permit application:**

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

**The following applies to the site throughout the life of the project:**

6. Trash and debris must be stored inside an appropriate trash container within an approved trash enclosure on the site of the proposed development.
7. The applicant shall provide a final landscaping plan, in compliance with Division 3 of the Carson City Municipal Code, to the Planning Division for review and approval with any associated permit application.
8. The applicant shall provide lighting within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky. Lights must be recessed or shielded with a 90-degree cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield. Exterior light fixture details shall be submitted with a building permit application submission for review and approval.
9. Ground-mounted equipment (HVAC, etc.) shall be screened from view through the use of landscaping or architectural means.

10. Variations of building details, form, line, color and materials shall be employed to create visual interest.
11. Exterior building colors shall be muted or earthtone in color. Bold colors shall be prohibited except when used as accent or trim. Provided colors of stucco described as Pacific Sand for the main color and an accent color of Pueblo submitted with the application are acceptable.
12. It shall be the responsibility of the applicant to accurately determine the property line boundaries. Placement of the building must comply with requirements for set backs. It is noted a record of survey recorded on March 11, 2011 as map #2756 has been provided.
13. Provide eight on-site parking spaces, including one handicapped space.
14. The design of the building shall be treated as a Group R-2 Occupancy under the 2006 International Building Code ('06 IRC), and as such, the building shall be fully sprinklered ('06 IBC310.1 & 903.2.7) to comply with Building Code requirements.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC), CCMC DS 1.18 Residential Development Standards in Non-Residential Districts.

**MASTER PLAN DESIGNATION:** Commercial/Regional Commercial (C/RC)

**PRESENT ZONING:** Retail Commercial (RC)

**KEY ISSUES:** Will the proposed multi family use be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for a multi family use?

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

EAST: Retail Commercial (RC)/ Commercial-mortuary

WEST: Retail Commercial (RC)/ Commercial-Retail and Multi-family

NORTH: Retail Commercial (RC)/ Commercial-daycare

SOUTH: Retail Commercial (RC)/ Commercial-office-bank-Multi-family

#### **ENVIRONMENTAL INFORMATION**

1 FLOOD ZONE: AH Zone (100 year flood plain)

2 EARTHQUAKE FAULT: Zone II

3 SLOPE/DRAINAGE: Site is primarily flat

4 SOILS: 61: Surprise Gravelly Sandy Loam 0%-2% slopes

#### **SITE DEVELOPMENT INFORMATION**

1 LOT SIZE: 9,311 square feet

- 2 STRUCTURE SIZE: Existing retail/office structure of 3,182 square feet. A single story duplex previously on the site has been removed. This project is proposed as a 2,843 square foot four plex structure to replace the duplex structure. The structure is proposed with a footprint of 1,383 square feet on the ground level and an upper level of 1,460 square feet.
- 3 STRUCTURE HEIGHT: Two stories approximately 24 feet overall height.
- 4 PARKING: The proposed four plex is required to provide eight parking spaces. The plan provided identifies eight parking spaces, including one handicapped parking space specifically for the proposed multi family use.

5 SETBACKS:

<u>Front</u>	<u>L Side</u>	<u>R Side</u>	<u>Rear</u>
Required: 0 feet	0 feet	0 feet	0 feet

Four-Plex as proposed:

<u>Front</u>			
41 feet	15 feet 6 inches	5 feet	4 feet 6 inches

6 VARIANCES REQUESTED: None

**ADDITIONAL REVIEWS:**

Variance V-92/93-13 was approved by the Planning Commission to allow a variance of two parking spaces for a new retail use which faces John Street.

Major Project Review MPR-07-149 was conducted by City Staff on October 2, 2007 to review demolition of the existing duplex and construction of a proposed four-plex.

Special Use Permit SUP-07-162 was approved November 28, 2007 for a four-plex at this location. The address of the property was 1204 N Roop Street at that time. The applicant received an extension of one year to initiate the use, to November 28, 2009, but the special use permit and building permit expired without construction of the building. The duplex which was previously on the site has been demolished. The widening of Roop Street by Carson City was completed since this permit was reviewed.

Major Project Review MPR-11-008 was conducted by City Staff on February 15, 2011 to review construction of a proposed four-plex.

**DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.130.3 Retail Commercial Conditional Uses, Multi-family Use requires a special use permit.

The applicant, Allyson Wong of Gui-Denby, Inc, is proposing a two story four plex on a Retail Commercial zoning district site. The subject site of 9,311 square feet currently has a 3,182 square foot retail/office building. A single story duplex was recently removed.

The owner recently modified the existing retail/office on site with exterior facelift of a new roof, fascia, signage, installation of awnings over the access areas and new weather resistant stucco treatments. The owner has also provided a record of survey which shows the boundary property lines and the fact that the existing building is not entirely on the parcel. The new structure is proposed to be placed on the site, in compliance with setback requirements for the Retail Commercial zoning district and for residential uses in a non-residential zoning district. The recent completion of the widening of Roop Street has modified the appearance of properties in this vicinity, with the removal of landscaping including trees and modification of areas and structures adjacent to the roadway. It is noted that within the vicinity of the subject parcel there are several two story multi family dwelling units.

It is important to note that the existing retail/office use is allowed outright while the proposed residential use of a four-plex in Retail Commercial zoning is subject to the criteria shown below from Development Standards 1.18 Residential Development Standards in Non-Residential Districts and is conditional requiring special use permit review and approval.

The proposed multi family project must comply with Development Standards 1.18, Residential Development standards in Non-Residential Districts criteria:

**1.18 Residential Development Standards in Non-Residential Districts.**

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

*The subject property addressed as 1206 Roop Street is in the Retail Commercial zoning district. There is a diverse group of mixed area zoning/uses along this portion of Roop Street, which includes commercial, single family dwelling units and multi-family dwelling units. This parcel in particular had until recently, a mix-use development, with a commercial building on the corner of Roop at John Streets and a duplex to the north, facing Roop Street. The duplex has recently been removed.*

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

*The applicant has met all the current requirements for the maximum permitted density. The proposed project satisfies the setback, parking, open space and height requirements subject to the Retail Commercial zoning district.*

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

*The maximum building height requirement is set at 45 feet in the Retail Commercial zoning district. The proposed project is approximately 24 feet tall at its highest point, the ridgeline.*

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

- a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.
- b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

*This property is not adjacent to a residential or single family zoning district. Therefore, the minimum required setback in the Retail Commercial zoning district is zero. The proposed project would have a 41 foot setback on the front, 4 foot 6 inch setback on the rear, a 15 foot 6 inch setback to the south side (to the existing building on site) and a 5 foot setback on the north side.*

*A. The proposed project is not in a residential zoning district*

*B. The proposed project meets all of the set back requirements. It is not located on an arterial street, but is on a collector street.*

5. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

*The proposed multi-family project is in compliance with the Development Standards for parking, with one designated handicap parking space included in eight on-site parking spaces which is the number required for the proposed multi-family use.*

6. Open Space.

- a. A minimum of 150 square feet per dwelling unit of common open space must be provided. Areas of common open space may include contiguous landscaped areas with no dimension less than 15 feet. A minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a soft-scape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25

feet.

- b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or included in the common open space area.
- c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

*The proposed multi family project is required to provide a minimum of 1,000 square feet of open space. The proposed open space includes approximately 800 square feet of common open space and 200 square feet of private open space as ground level patio areas on the rear (west) of the building. The common open space is to the south and east of the proposed building. In addition to a total of 1,600 square feet of on-site landscaping, landscaping within the right-of-way of 540 square feet is proposed. The total of common and private open space, landscaping and right-of-way landscaping is proposed at 2,340 square feet; more than double the requirements of the Carson City landscaping standard for this type of project.*

- 7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

*All the landscaping on the proposed project will comply with the Carson City Development Standards Division 3. The drawings shall be created by a Licensed Landscape Architect or other professional allowed to create and submit plans. The submitted plans will be modified as needed to comply with Development Standards Division 3 Landscaping.*

- 8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code:

- a. The development is not situated on a primary commercial arterial street frontage.

*The proposed project is located on a collector street and not a primary commercial arterial street.*

- b. The development is integrated into a mixed-use development that includes commercial development

*Currently the property sits within a mix-use development area that also includes commercial and residential development. A commercial building is already on the site. An old duplex was recently removed*

*from the site. The parcel was used as mixed-use and the applicant is proposing a reinstatement of this use. The property is centrally located in Carson City and is only a short distance from Mills Park, Carson City Community Center, Carson City Aquatic Center, Carson City Senior Center, Ormsby County Library, schools, local banks, daycare centers, shopping centers and restaurants.*

*This project will add value to the area, by placing a more aesthetically pleasing four-plex, where a rundown duplex was previously located. New sidewalks, curbs and gutters were installed with the widening of Roop Street. Trees which were in the right-of-way were removed, as well as volunteer trees and shrubs which were on the site. The new landscaping which is proposed for the site will compliment the proposed four-plex. Low light pollution lighting will be added to the site, along with a designated handicap parking space which will be next to the unit which will be equipped so as to be handicap accessible. This unit is smaller than the other three units, to accommodate the handicapped parking space. The project will be using durable long lasting building materials such as weather resistant stucco and 40-year roof shingles.*

- c. The applicant has provided evidence that the site is not a viable location for commercial uses.

*The proposed project is not located in an area that is a viable location to be used as commercial purposes, based on the current access to/from Roop Street, for a flow of "customer activity". Also there are several unoccupied, small business spaces already located within the vicinity of the property.*

- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

*This item is not applicable to the proposed project. The project is not located in an area identified as MUC or MUE.*

With the recommended conditions of approval, the findings to grant approval have been met. The Planning Division staff is in support of this special use permit application. Therefore, it is recommended that the Planning Commission approve SUP-11-021 based on the required findings as noted on the following pages.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 390 feet of the subject site. At the writing of this report no comments have been received in favor or opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 27, 2011, depending on the date of submission of the comments to the Planning and

Community Development Division.

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

Building Division:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

2. The design of the building shall be treated as a Group R-2 Occupancy under the 2006 International Building Code ('06 IRC), and as such, the building shall be fully sprinklered. ('06 IBC 310.1 & 903.2.7)

3. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: Commercial Submittal Requirements. This handout may also be found online at: [www.carson.org/building](http://www.carson.org/building).

NOTE: The CCBD treats all multi-family as "commercial", and as such, the Mechanical, Electrical and Plumbing (MEP) plans will need to provide greater detail than is typically accepted for residential projects.

4. The plans shall have details to field construct the necessary separations between dwelling units, and between the dwelling units and the property lines. These details shall clearly indicate the third party testing agency, with the listing number. Along with all necessary information and details to field construct the rated assemblies. ('06 IBC 419.2, 419.3, & Table 602)

5. Clearly note the assumed property line on the site plan and justify code compliance for the existing structure.

~~6. The bedroom windows on the South end of the structure will need to be relocated to the West side of the structure due to location on property.~~

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

Engineering Division: Has no preference or objection to the request. However, there may be restrictions to trenching in Roop Street.

Health Division: No comments regarding the project as described in the packet received.

Environmental Control Authority: No comments or requirements for the project.

Parks and Recreation Division: No comments received.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

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

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

The applicant states while this project is not in an infill development area, it is an infill project and keeps with the intent of the Master Plan, and is adjacent to mixed-use areas. Existing utilities, paths, sidewalks and roadways can be used at this location. The proposed four-plex will be more sustainable than the run-down duplex which had been on the site until recently. The building will meet or exceed the 2006 IECC, creating a much more energy efficient building than what was previously placed on the site.

Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)

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

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

The project is consistent with the Open Space Master Plan and Carson River Master Plan (4.3a) and is located within walking distance of some very desirable recreation locations in Carson City, most notably Mills Park, community center, aquatic facility and library.

#### **Chapter 5: Economic Vitality**

The project encourages the reuse or redevelopment of underused retail spaces (5.2b) by providing a customer base within close proximity to existing retail spaces. The project will also provide living opportunities near downtown (5.6.c).

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

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Use durable, long-lasting building materials (6.1a). The project is proposed to be built with a stucco exterior finish and a 40-year composition roof.

#### **Chapter 7: A Connected City**

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

Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (11.2b)/

Promote the development of transit-supportive development patterns (e.g., mix of uses, pedestrian-orientation, higher density) along major travel corridors to facilitate future transit.

*The subject site and the proposed project seek to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.*

*The applicant has noted that the proposed project will utilize durable, long lasting materials such as a 40 year roof, weather resistant stucco and improved landscaping on site, in addition to the recent installation of curb, gutters and sidewalks on the Roop Street frontage that will facilitate pedestrian access to the businesses, schools, parks and library facilities within the immediate vicinity.*

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

*Although the property is currently zoned commercial, an old and outdated duplex with little to no parking which was located on the property has been removed. The applicant is proposing to put in an up to date, four-plex unit with adequate parking and improved landscaping. North, south and west of this property there are existing apartment complexes. There are also homes to the north. The applicant states the proposed addition of the proposed four-plex will not negatively affect change the values of the area as the addition of more multi-family housing units will be in harmony with existing uses.*

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

*Upon the completion of the proposed project, the applicant states that that there will be no significant increases in vehicular traffic. As a result of the recent expansion of Roop Street, there are new sidewalks, curbs and gutters which have improved pedestrian and bicycle access to the site, while vehicular access will be improved by the construction of new parking spaces in conjunction with the new multi-family unit on site. Vehicles will also be able to head out onto Roop Street rather than backing onto the roadway.*

*There is no anticipated detrimental response to surrounding properties or the general neighborhood as a result of the proposed multi family use. Previously the site was used as a residential duplex. The new unit is proposed to be constructed and placed on the site as an improvement to the area, as the previous unit was in poor condition and disrepair. The multi-family unit and existing retail/office use on the site are not in conflict with each other, as the parking in support of the retail/office building is on John Street, not Roop Street. Roop Street is a well traveled and busy street. Improving the site to place multi-family residential use will improve a vacant parcel to a useful and profitable enterprise. This is an in-fill development of an existing site with replacement of the same type of use as was previously on the site.*

*Per the information provided by Development Engineering, this proposal will have little effect on traffic or pedestrian facilities.*

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

*The proposed project will not have a significant impact on the school district that is already*

*in existence.*

*All of the land area that will be paved or have a compacted surface with regards to drainage will be addressed by the project engineer.*

*Currently water and sewer services are available in the immediate vicinity and servicing the subject site.*

*No road improvements will be required other than replacing curb, gutter, sidewalk and road areas which are destroyed or marred during construction for improvements to the site. In addition, a driveway approach may be required to be constructed for access to the site. A driveway approach was placed adjacent to the site during construction of Roop Street, but this approach may need to be modified or relocated to accommodate the new construction proposed for the site.*

*Fire protection will be provided by Fire Station #1 and police protection will be provided by the Sheriff's office of Carson City.*

*Per the information provided by Development Engineering Division, this proposal will have little effect on existing public services. The request is not in conflict with any Engineering Master Plans for streets or storm drainage.*

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

*The purpose of the Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the Retail Commercial District shall be conducted within a building, and aside from display windows, be screened from view. Outside display and storage of autos, recreational vehicles, or mobile homes in conjunction with an existing business with sales of autos, recreation vehicles and mobile homes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobile homes do not encroach into City or State right-of-way without an approved encroachment permit and are screened from adjacent parcels. Temporary outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director if all requirements are met as set forth in Title 18 (Temporary Sales and Activities). Outdoor storage is not allowed in this zoning district.*

*Multi Family is a conditional use in accordance with Title 18.04.130.3 Retail Commercial (RC) Conditional Uses. It therefore requires approval of a special use permit. The project also requires compliance with Development Standards 1.18 Residential Development Standards in Non-Residential Districts.*

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

*The proposed project will benefit the area, by providing a safe, modern, updated housing opportunity for the community. The applicant plans on putting in landscaping that not only compliments the four-plex, but exceeds the minimum square footage of landscaping which is required for the site.*

*The project will be using durable long lasting materials such as 40-year roof shingles and weather resistant stucco. The applicant will be installing low light pollution lighting that will keep light pollution to a minimum, and will also give the tenants safe access to and from the property at night.*

*The proposed project is centrally located and will allow great access to Carson City. The project is also in Redevelopment District #1. The project is just west and north of Mills Park. The park usually puts on some sort of event year round, whether it's a carnival, farmers market, concerts, fairs, 4th of July Fireworks, or the Kit Carson Rendezvous. Also the Carson City Aquatic Center, Community Center and Ormsby County Library are just blocks away. All these sites have community activities year round like Christmas pageants, live entertainment, exercise classes, book drives, the Board of Supervisors and Planning Commission Meetings.*

*Placing this new housing opportunity so near to all of these places allows opportunities and access to the local community. All shopping, banking centers, salons, video stores, restaurants and JAC bus stops are within walking distance of the subject site. This housing opportunity would be within walking distance of many of the facilities available in the downtown area as well. The proposed site improvements would also help cut down on the congestion that already is common along Roop Street by having these resources nearby and available to tenants by walking or biking from the proposed four-plex.*

*Trash and debris must be stored inside an appropriate trash container within an approved residentially-sized trash enclosure on the site of the proposed development. The applicant has shown that a residentially-sized trash enclosure will be placed at the southeastern wall of the project for all tenants to utilize.*

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

*If the project is allowed to proceed, the benefit to the community will be well placed and desirable housing, with modern conveniences at a central location. The local business community, families and Carson City would see better opportunities arise in the long and short range. Affordable, safe, housing offered to the public with an abundance of access to all that Carson City offers, would be plus for everyone.*

*This site is centrally located in Carson City. The site is within an area that currently has a mix of retail, office, recreational and residential uses and will not result in material damage or prejudice to other properties within the vicinity.*

Respectfully submitted,

PLANNING DIVISION

*Kathe Green*

Assistant Planner

Attachments

- Engineering Division Comments
- Building Division Comments
- Fire Division Comments
- Environmental Control Authority
- Health Division Comments
- Application

**Engineering Division  
Planning Commission Report  
File Number SUP 11-021**

**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** March 29, 2011

**MEETING DATE:** April 27, 2011

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Allyson Wong, applicant, and Peter Tomaino, owner to construct a multi family apartment dwelling in Retail Commercial zoning at 1206 N. Roop St., apn 02-142-17.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request. However, there may be restrictions to trenching in Roop St.

**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 affect traffic or pedestrian facilities, but the changes will be minor.

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

Existing facilities appear to be adequate for this project.

<b>File # (Ex: MPR #07-111)</b>	<i>Sup-11-021</i>
<b>Brief Description</b>	<i>New Four Plex</i>
<b>Project Address or APN</b>	<i>002-142-17</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>April 27, 2011</i>
<b>Total Spent on Review</b>	

#### **BUILDING DIVISION COMMENTS:**

***These comments do not constitute a complete plan review, but are merely observations based on the information provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.***

#### **General**

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The design of the building shall be treated as a Group R-2 Occupancy under the 2006 International Building Code ('06 IRC), and as such, the building shall be fully sprinklered. ('06 IBC 310.1 & 903.2.7)
3. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: [www.carson.org/building](http://www.carson.org/building).

NOTE: The CCBD treats all multi-family as "commercial", and as such, the Mechanical, Electrical and Plumbing (MEP) plans will need to provide greater detail than is typically accepted for residential projects.

4. The plans shall have details to field construct the necessary separations between dwelling units, and between the dwelling units and the property lines. These details shall clearly indicate the third party testing agency, with the listing number. Along with all necessary information and details to field construct the rated assemblies. ('06 IBC 419.2, 419.3, & Table 602)
5. Clearly note the assumed property line on the site plan and justify code compliance for the existing structure.
- ~~6. The bedroom windows on the South end of the structure will need to be relocated to the West side of the structure due to location on property.~~



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride. Commitment. Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: April 1, 2011

SUBJECT: AGENDA ITEMS FOR APRIL 27, 2011 PLANNING COMMISSION MEETING.

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

- ZCA-11-019 Carson City Planning Division We have no concern with the applicant's request.
- SUP-11-021 Peter Tomaino The applicant must meet all codes and ordinances as they relate to this request.
- SUP-11-022 & VAR-11-023 Carson City School District The applicant must meet all codes and ordinances as they relate to this request.

DL/llb

**RECEIVED**

APR 06 2011

CARSON CITY  
PLANNING DIVISION

March 31, 2011

Major Project Review Committee

Re: # SUP – 11 - 021

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 11- 021 (1206 N. Roop St.) project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor  
Ken Arnold, Environmental Chief.

## Kathe Green - Planning commission comments

---

**From:** Dustin Boothe  
**To:** Kathe Green  
**Date:** 4/11/2011 12:00 pm  
**Subject:** Planning commission comments

---

Kathe:

Please see comments below

ZCA-11-019

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-021

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-022

Carson City Health and Human Services has the following comments regarding this project:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

VAR-11-023

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Dustin Boothe, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.  
dboothe@carson.org

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SUP - 11 - 0241

# Special Use Permit Application

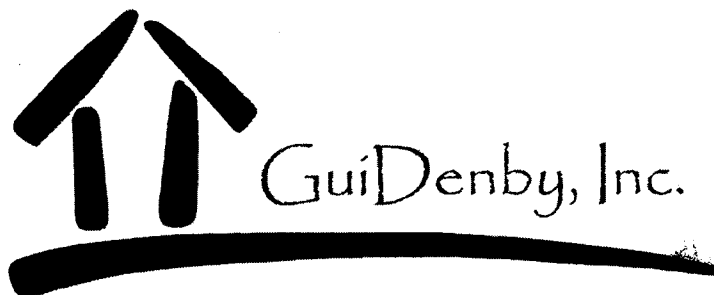
## Roop Street Four-plex

### March 2011

RECEIVED

MAR 24 2011

CARSON CITY  
PLANNING DIVISION



**RECEIVED****Carson City Planning Division**

108 E. Proctor Street • Carson City NV 89701

Phone: (775) 887-2180 • E-mail: planning@carson.org

**FOR OFFICE USE ONLY:**

CCMC 18.02

MAR 24 2011

**FILE # SUP - 11 - 1 SUP - 11 - 021**PETER TOMAINO**PROPERTY OWNER**227 CLAY ST. RENO, NV 89501**MAILING ADDRESS, CITY, STATE, ZIP**(775) 324-1744 (775) 324-1782**PHONE #****FAX #****Name of Person to Whom All Correspondence Should Be Sent**ALLYSON WONG, GUIDENBY, INC.**APPLICANT/AGENT**855 S. CENTER ST. #100 RENO, NV 89501**MAILING ADDRESS, CITY, STATE, ZIP**(775) 324-5616 (775) 324-3239**PHONE #****FAX #**allysonwong@guidenby.com**E-MAIL ADDRESS****SPECIAL USE PERMIT****CARSON CITY  
PLANNING DIVISION****FEE: \$2,450.00 MAJOR****\$2,200.00 MINOR (Residential zoning districts)**

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

**SUBMITTAL PACKET**

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

**Application Reviewed and Received By:****Submittal Deadline:** See attached PC application submittal schedule.**Note:** Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.**Project's Assessor Parcel Number(s):**002-142-17**Street Address**1206 N. ROOF ST**ZIP Code**89701**Project's Master Plan Designation**COMMUNITY/REGIONAL COMMERCIAL RC - RETAIL COMMERCIAL**Project's Current Zoning****Nearest Major Cross Street(s)**JOHN ST.

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.130.3 or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

SEE ATTACHED**PROPERTY OWNER'S AFFIDAVIT**

I, PETER TOMAINO, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

[Signature]

Address

227 CLAY ST RENO, NV 89501

Date

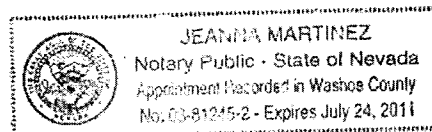
3-15-11

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

STATE OF NEVADA  
COUNTY

On March 15, 2011, Peter Tomaino personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



**NOTE:** If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

## PROJECT DESCRIPTION

The proposed project is a four-unit residential complex located near the corner of N. Roop Street and E. John Street. The project will consist of four two-bedroom, one-bath apartments within one new building. The 9,311 square foot property currently has an existing 3,300 square foot retail/office building and previously had a single-story duplex which has been demolished. The proposed four-plex would have a 1,383 square-foot ground level footprint and an upper level of 1,460 square feet for a total of 2,843 square feet. The maximum height of the building would be approximately 24 feet. The applicant for the project is requesting a Special Use Permit to allow for the conditional use of multi-family within Retail Commercial zoning per CCMC 18.04.130.3.

## SITE HISTORY

The existing single-story commercial building at the south end of this site was constructed as offices in 1969. It was used as offices until 1992, when a portion of the building was converted to a retail use. On February 23, 1993, a variance was approved to reduce the parking required for retail use. The retail and office uses in the building have successfully functioned since then with the use of street parking for customers and the use of parking at neighboring sites for employees through an informal agreement.

The north portion of the site was previously occupied by a residential duplex. After approval of an SUP for a residential four-plex on this site in 2007, the duplex was demolished in 2008. The site was used with permission of the owner for material storage and staging during the major construction on Roop Street.

Historically, there have been some discrepancies among various surveys of this site. A new survey was completed and recorded for this parcel in March 2011. A draft of the Record of Survey can be found in this submittal package.

## SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

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

#### Chapter 3: A Balanced Land Use Pattern

This project is an infill project, and while it is not located within a priority infill development area (1.2a), it is still a beneficial project that keeps with the intent of the Master Plan. As an infill project, existing utilities, paths, and roadways can be used. Infill development is inherently sustainable (1.1e, f) because of this. In addition, the proposed project will be much more sustainable than the duplex which was previously located at this site. The proposed four-plex will be constructed with construction materials and techniques which meet or exceed the 2006 IECC, creating a much more energy efficient building than what was previously located at this site. In addition, the project will maintain existing pathway connections and access to public lands (1.4a) through the maintenance of the existing sidewalk system on Roop Street. This project is not in a designated mixed-use area, but it is adjacent to mixed-use areas, and the project itself is mixed-use with the four-plex on the same site as an existing retail/commercial building.

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

This project is located blocks from Mills Park, providing opportunity for people to live within walking distance to one of Carson City's most established recreation facilities. The project is consistent with the Open Space Master Plan and Carson River Master Plan (4.3a).

#### Chapter 5: Economic Vitality

This project encourages reuse or redevelopment of underused retail spaces (5.2b) by providing a customer base within close proximity to existing retail spaces. The project will provide living opportunities near downtown (5.6c).

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

Durable, long-lasting materials will be used for this project (6.1a) including a stucco exterior finish and a 40-year comp roof. The entrances to the building will be clearly defined and the landscaping and other features will be consistent with Development Standards (6.1c).

#### Chapter 7: A Connected City

Since this project is infill, it is "transit supportive" (11.2b) by increasing density in future transit corridors. The project will also maintain the existing pathway (sidewalk) for access to public parks, etc. (12.1a, c).

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

The surrounding land uses and zoning for the proposed development are as follows:

North: Daycare, Retail Commercial zoning

East: Mortuary, Retail Commercial zoning

South: Bank/Multi-family, Retail Commercial zoning

West: Retail/Multi-family, Retail Commercial zoning

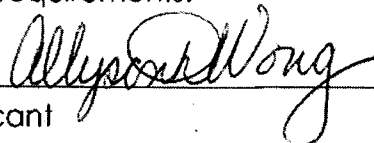
This proposed development will not be detrimental to the immediate vicinity or the general neighborhood. The project is consistent with the surrounding buildings, several of which are very similar in project size, scale and finish quality. All of the proposed uses will be within the buildings. Construction dust will be controlled through standard air-quality and erosion-control measures (ie: gravel drives, water spray). Due to the small scale of this project, it will not have a significant impact on pedestrian or vehicular traffic in the area. This project will not be detrimental in any way to the use, peaceful enjoyment, or development of surrounding properties and the general neighborhood because it is consistent with the surrounding development and will far exceed the quality of the duplex which previously existed on this site.

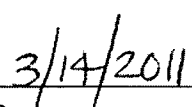
3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Due to the small scale of this project, along with the fact that the four-plex is replacing a previously existing duplex, there will be minimal impact on the school district, the Sheriff's Office, storm drainage, water supply, sewage disposal, or roads. Extensive improvements have been made recently to Roop Street, and the project has been modified from its original design to accommodate the widening of Roop Street. All outdoor lighting will be appropriately shielded and design to meet Dark Sky standards. All landscaping will meet or exceed City requirements. Eight parking spaces have been provided on-site to accommodate the four proposed dwelling units.

#### ACKNOWLEDGEMENT OF APPLICANT

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

  
Applicant

  
Date

## DEVELOPMENT STANDARDS DIVISION 1.18

Development Standards Division 1.18 addresses Residential Development Standards in Non-Residential Districts at Section 1.18.8 for Special Use Permit Review Standards. This project has satisfied the findings as listed below.

- a) The development is not situated on a primary commercial arterial street frontage.

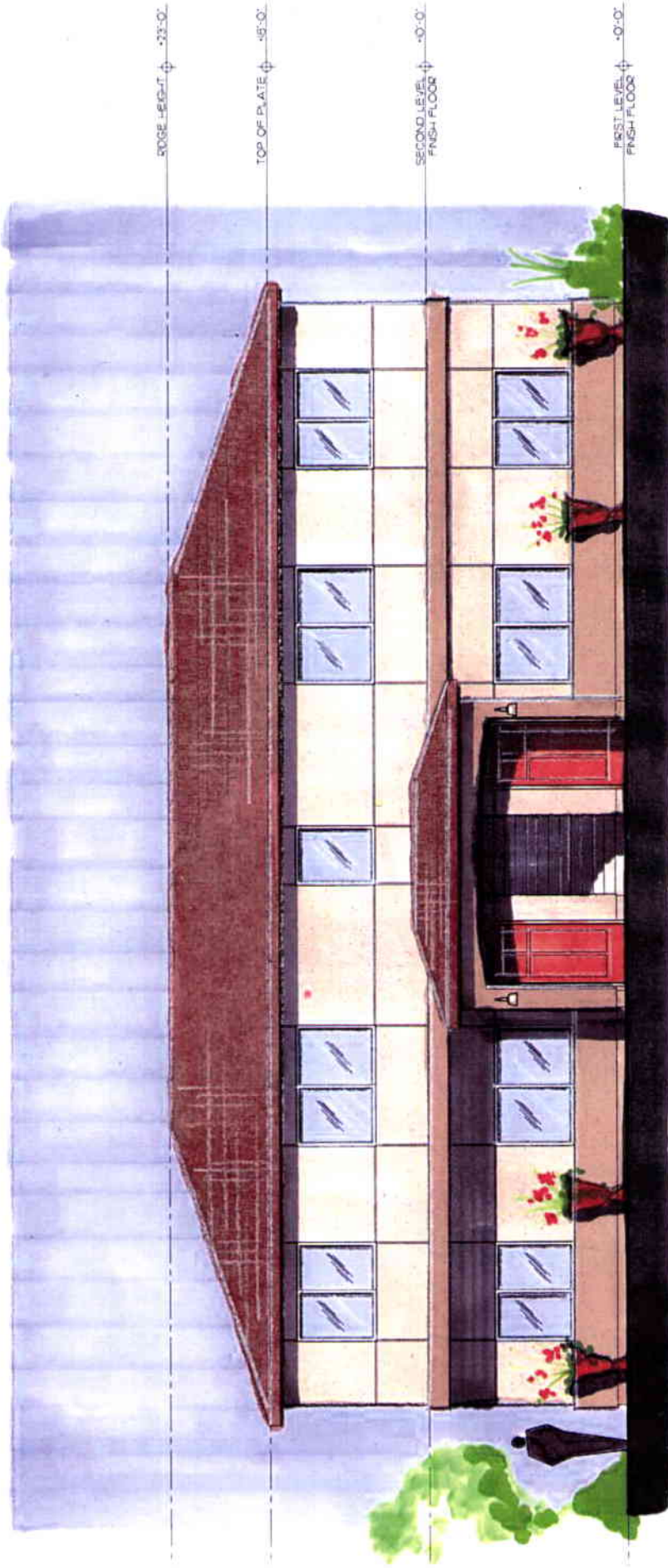
This project is located on North Roop Street, which is not a primary commercial arterial street frontage.

- b) The development is integrated into the mixed-use development that includes commercial development.

The subject site already has an office/retail building located at the corner of North Roop Street and East John Street. In addition, the portion of the parcel where the four-plex will be constructed was previously occupied by a residential duplex. The parcel has in the past been mixed-use and will continue to be mixed-use with the addition of this four-plex.

- c) The applicant has provided evidence that the site is not a viable location for commercial uses.

The owner of this parcel does not feel that additional commercial development on this site will be viable, and he has therefor opted to develop a residential four-plex which will suit this area and be financially viable for him as the owner.



EAST ELEVATION



1206 North Roop Street  
 Apartments  
 Front Elevation  
 February 1, 2011

Preliminary - Not for Construction  
 Copyright 2011, GuiDenby, Inc.





Carson City  
NEVADA

Assessor Data Inquiry

Back to Last Page

**Secured Tax Inquiry Detail for Parcel # 002-142-17**

Property Location: 1204 N ROOP ST  
Billed to: TOMAINO, PETER A  
227 CLAY ST  
RENO, NV 89501-0000

Roll #: 017293  
Tax Year: 2011  
District: 1.5  
Tax Service:  
Land Use Code: 410

Outstanding Taxes:

<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2008	1,821.76	129.56	1,951.32	1,951.32	
2009	1,967.50	297.38	2,264.88	2,264.88	
2010	2,053.87	76.86	2,130.73	2,130.73	.00
<u>Current Year</u>					No Taxes Owing
08/16	524.06	20.96	545.02	545.02	.00
10/04	521.00		521.00	521.00	.00
01/03	521.00		521.00	521.00	.00
03/07	<u>521.00</u>		<u>521.00</u>	<u>521.00</u>	.00
Totals:	2,087.06	20.96	2,108.02	2,108.02	

History

## PROJECT IMPACT REPORTS

### TRAFFIC

This project will have minimal impact on traffic. The new driveway approach on Roop Street will be constructed per Carson City standards. Roop Street is adequate to handle the small amount of traffic generated by this project.

### DRAINAGE

All site drainage will be designed to meet Carson City Development Standards. The site is relatively flat, though it does currently drain toward the southeast side of the site, northeast of the existing building on the site. As shown on the proposed Civil plans, these issues will be addressed during construction.

### WATER AND SEWER

This site has existing water and sewer services. The proposed project will connect to these services per Carson City Development Standards.

Overall, the impact of this project is minimal. We are replacing the former duplex with a four-plex in an area with adequate streets and services to accommodate the development.

# ARTEMESIA

## LANDSCAPE ARCHITECTURE

# MEMO

**DATE:** March 15, 2011  
**ATTN:** Carson City Staff  
**RE:** Request for Tree Removal

To Whom It May Concern:

Please accept our request to remove the existing trees located on the property of 1206 Roop Street. It is my professional opinion that the trees offer very little value to the property or surrounding area. There are five existing Elm trees; (3) approximately 4" caliper and (2) 6-8" caliper size. All have split and crooked trunks. They are spindly and generally not appealing. The trees are located right on or within 12 inches of the north property line. The health of the trees is currently compromised by the close proximity of the existing neighboring building and the proposed building on this site will result in irreparable damage or death to the trees. Although the trees currently offer some shade, they are not in desirable locations. Newly planted trees will be located to provide shade to the parking and pedestrian areas and with additional shrubs and flowers, will create an aesthetically pleasing landscape.

Please contact me with any questions regarding this memo.

Thank you,

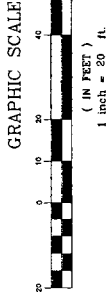
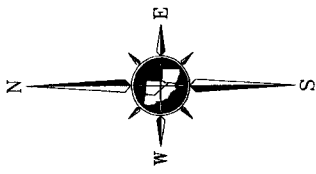
*R. Hart.*

Rachel E. Hart  
Landscape Architect  
NV # 586, CA #5152

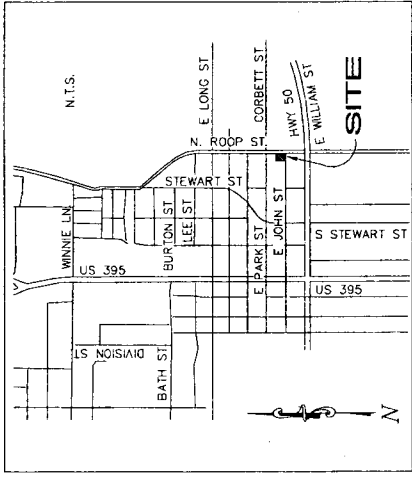


2751 robb drive, reno, nevada 89523  
phone: 775.233.6042

email: [rhart@artemesiala.com](mailto:rhart@artemesiala.com)  
web: [www.artemesiala.com](http://www.artemesiala.com)

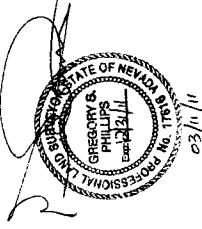


VICINITY MAP



## SURVEYOR'S CERTIFICATE

- GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR TRI STATE SURVEYING, LTD., DO HEREBY CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF PETER A. TOMANO.
- THE LANDS SURVEYED LIE WITHIN SECTION 8 AND SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., CARSON CITY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 10, 2011.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



GREGORY S. PHILLIPS  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 17616

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, CARSON CITY MODIFIED (NAD 27), WITH "PRISON HILL", "EMPIRE" & "ACR-005" AS BEING HELD POSITIONS WITH THE SCALE FACTOR OF .9997992943 PER R3, R6 & R7.

## NOTE

- THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE REQUIREMENTS OF NRS 278.010 TO 278.063 AND NO NEW PARCELS HAVE BEEN CREATED.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

## LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP, PLS 17616, OR AS NOTED
- FOUND COPPERWELDED MONUMENT IN STREET WELL, "PLS 14346" OR AS NOTED
- CALCULATED COURSE AND DISTANCE
- RECORD COURSE AND DISTANCE PER REFERENCE NUMBER
- MEASURED COURSE AND DISTANCE

## COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRI STATE SURVEYING, LTD.  
ON THIS 11th DAY OF March, 2011, AT  
2 MINUTES 53 O'CLOCK P. M. IN BOOK 10  
PAGE 2756 THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

GRANT, BARGAIN, SALE DEED, FILE NO. 334239  
RECORD OF SURVEY, MAP NO. 1946  
RECORD OF SURVEY, MAP NO. 319  
RECORD OF SURVEY, MAP NO. 771  
RECORD OF SURVEY, MAP NO. 375  
RECORD OF SURVEY, MAP NO. 2500  
RECORD OF SURVEY, MAP NO. 2754  
PARCEL MAP, MAP NO. 683  
RECORD OF SURVEY, MAP NO. 319  
RECORD OF SURVEY, MAP NO. 822  
PARCEL MAP, MAP NO. 878

## REFERENCES

OFFICIAL RECORDS OF CARSON CITY, NEVADA

## RECORD OF SURVEY

FOR  
PETER A. TOMANO

BEING A PORTION OF SECTION 8 & SECTION 17,  
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY

NEVADA



TRI STATE SURVEYING, LTD

425 EAST LONG STREET

CARSON CITY, NEVADA 89706-2419

(775) 887-9911 • FAX # 887-9915

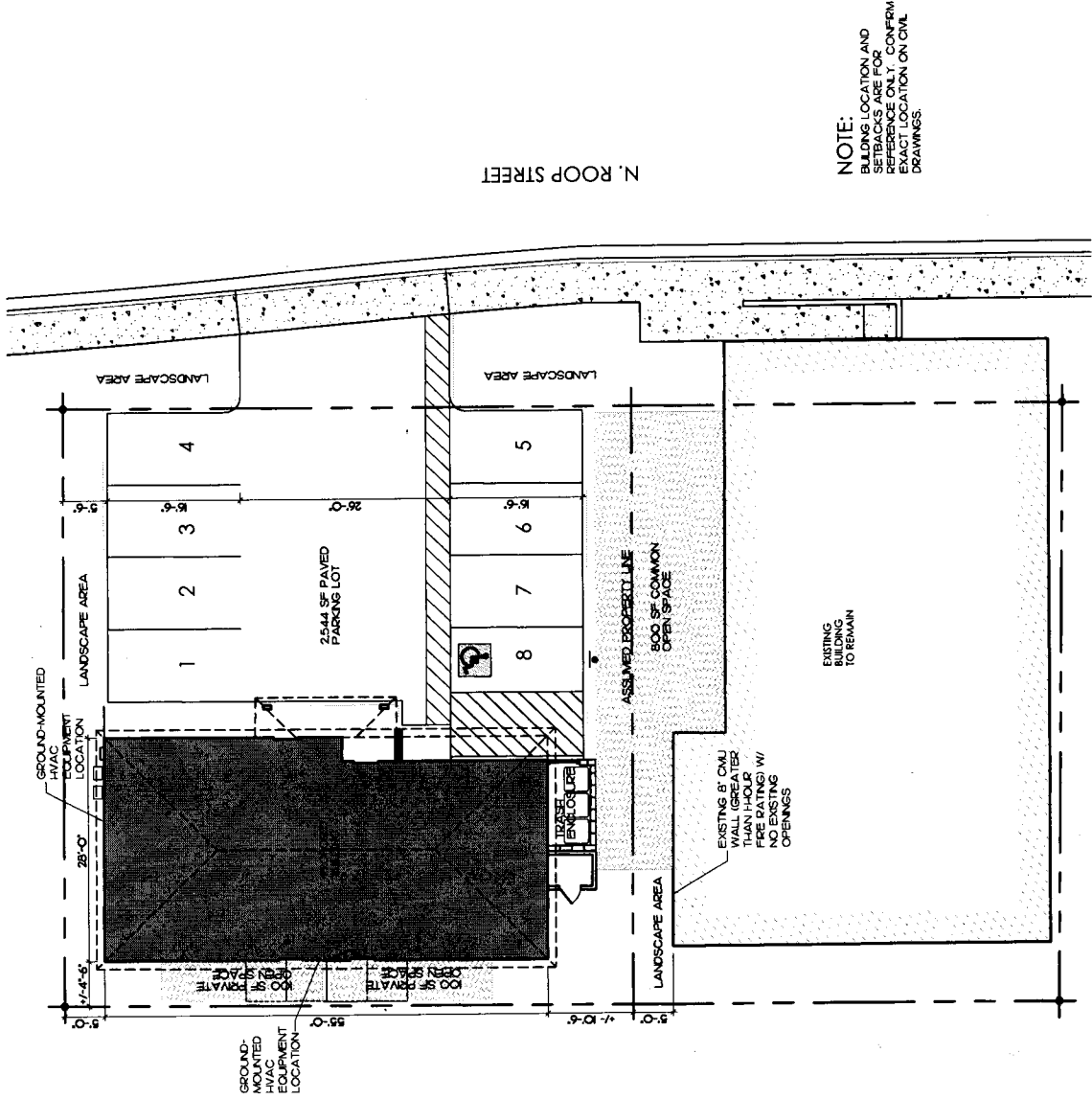
SHEET 1

OF 1

2756



OPEN SPACE CALCS	SITE PLAN NOTES	CODES	PROPERTY INFORMATION	PARKING SUMMARY	PROJECT TEAM																																																				
<table><tr><td>COMMON OPEN SPACE</td><td>4 DWELLING UNITS *</td></tr><tr><td></td><td>50 SF OPEN SPACE/UNIT</td></tr><tr><td></td><td>+ 600 SF OPEN SPACE REQUIRED</td></tr><tr><td>PRIVATE OPEN SPACE</td><td>4 DWELLING UNITS *</td></tr><tr><td></td><td>100 SF OPEN SPACE/UNIT</td></tr><tr><td></td><td>+ 400 SF OPEN SPACE REQUIRED</td></tr><tr><td>1000 SF TOTAL OPEN SPACE REQUIRED</td><td></td></tr><tr><td>500 SF COMMON OPEN SPACE PROVIDED</td><td></td></tr><tr><td>200 SF PRIVATE OPEN SPACE PROVIDED</td><td></td></tr></table>	COMMON OPEN SPACE	4 DWELLING UNITS *		50 SF OPEN SPACE/UNIT		+ 600 SF OPEN SPACE REQUIRED	PRIVATE OPEN SPACE	4 DWELLING UNITS *		100 SF OPEN SPACE/UNIT		+ 400 SF OPEN SPACE REQUIRED	1000 SF TOTAL OPEN SPACE REQUIRED		500 SF COMMON OPEN SPACE PROVIDED		200 SF PRIVATE OPEN SPACE PROVIDED		<p>1. THIS IS NOT A LEGAL SURVEY. PROPERTY DESCRIPTION INFORMATION IS FOR GENERAL USE ONLY.</p> <p>2. IDENTIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES PRIOR TO BEGINNING SITE WORK.</p> <p>3. FINISH GRADE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 2% FOR THE FIRST 10'-0" AWAY FROM THE BUILDING.</p> <p>4. SLOPES AT ALL ACCESSIBLE ROUTES OF TRAVEL SHALL NOT EXCEED 1:20.</p> <p>5. SLOPES AT ALL CURB RAMPS SHALL NOT EXCEED 1:12.</p>	<p>BASED ON THE 2006 IRC AND THE 2006 NEC</p> <table><tr><td>SEISMIC ZONE</td><td>D</td></tr><tr><td>1ST LEVEL AREA</td><td>1383 SF</td></tr><tr><td>2ND LEVEL AREA</td><td>1460 SF</td></tr><tr><td>TOTAL PROPOSED AREA</td><td>2843 SF</td></tr><tr><td>OCCUPANCY GROUP</td><td>R-2</td></tr><tr><td>CONSTRUCTION TYPE</td><td>V-B</td></tr><tr><td>ALLOWABLE AREA</td><td>7000 SF/2 STORES</td></tr><tr><td>FIRE SPRINKLERS</td><td>YES</td></tr><tr><td>HEIGHT/H OF STORES</td><td>2 STORES</td></tr></table>	SEISMIC ZONE	D	1ST LEVEL AREA	1383 SF	2ND LEVEL AREA	1460 SF	TOTAL PROPOSED AREA	2843 SF	OCCUPANCY GROUP	R-2	CONSTRUCTION TYPE	V-B	ALLOWABLE AREA	7000 SF/2 STORES	FIRE SPRINKLERS	YES	HEIGHT/H OF STORES	2 STORES	<table><tr><td>ADDRESS</td><td>1206 NORTH ROOP STREET</td></tr><tr><td>APN</td><td>002-142-17</td></tr><tr><td>SITE AREA</td><td>9,144 SQUARE FEET (0.3 ACRES)</td></tr><tr><td>ZONING</td><td>RC RETAIL COMMERCIAL</td></tr><tr><td>PROJECT</td><td>(A) 2-BEDROOM, 1-BATH DWELLING UNITS</td></tr><tr><td>DENSITY RATIO</td><td>4 UNITS/2 ACRES = 8 UNITS PER ACRE</td></tr></table>	ADDRESS	1206 NORTH ROOP STREET	APN	002-142-17	SITE AREA	9,144 SQUARE FEET (0.3 ACRES)	ZONING	RC RETAIL COMMERCIAL	PROJECT	(A) 2-BEDROOM, 1-BATH DWELLING UNITS	DENSITY RATIO	4 UNITS/2 ACRES = 8 UNITS PER ACRE	<p><b>PARKING REQUIRED</b></p> <table><tr><td>4 DWELLING UNITS *</td></tr><tr><td>2 SPACES PER DWELLING UNIT</td></tr><tr><td>+ 8 SPACES REQUIRED</td></tr></table> <p><b>PROPOSED PARKING</b></p> <table><tr><td>8 SPACES (1 HIC) PROVIDED</td></tr></table>	4 DWELLING UNITS *	2 SPACES PER DWELLING UNIT	+ 8 SPACES REQUIRED	8 SPACES (1 HIC) PROVIDED	<p><b>OWNER</b></p> <p>PETER TOMAIINO 227 CLAY STREET RENO, NV 89501 PHONE #775-324-1782</p> <p><b>GENERAL CONTRACTOR</b></p> <p>GUIDENBY, INC. 855 S. CENTER ST., SUITE 100 RENO, NV 89501 PHONE #775-324-5616 ROBBWONG@GUIDENBY.COM</p> <p><b>ARCHITECT</b></p> <p>ALYSSON WONG, AIA, LEED AP GUIDENBY, INC. 855 S. CENTER ST., SUITE 100 RENO, NV 89501 PHONE #775-324-5616 ALYSSONWONG@GUIDENBY.COM</p> <p><b>CIVIL ENGINEER</b></p> <p>MCR ENGINEERING, INC. TONY MARSHALL 1242 DUPONT COURT MANTECA, CA 95336 PHONE #209-239-6279</p>
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OCCUPANCY GROUP	R-2																																																								
CONSTRUCTION TYPE	V-B																																																								
ALLOWABLE AREA	7000 SF/2 STORES																																																								
FIRE SPRINKLERS	YES																																																								
HEIGHT/H OF STORES	2 STORES																																																								
ADDRESS	1206 NORTH ROOP STREET																																																								
APN	002-142-17																																																								
SITE AREA	9,144 SQUARE FEET (0.3 ACRES)																																																								
ZONING	RC RETAIL COMMERCIAL																																																								
PROJECT	(A) 2-BEDROOM, 1-BATH DWELLING UNITS																																																								
DENSITY RATIO	4 UNITS/2 ACRES = 8 UNITS PER ACRE																																																								
4 DWELLING UNITS *																																																									
2 SPACES PER DWELLING UNIT																																																									
+ 8 SPACES REQUIRED																																																									
8 SPACES (1 HIC) PROVIDED																																																									



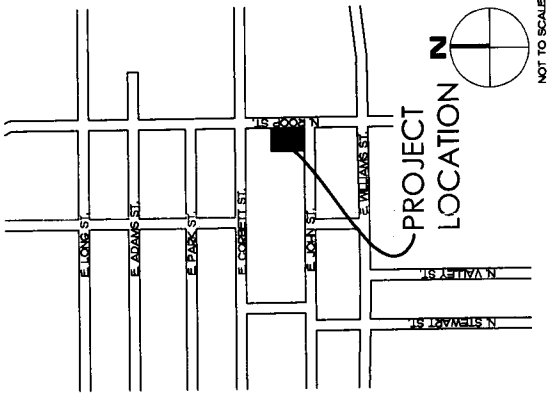
N. ROOP STREET

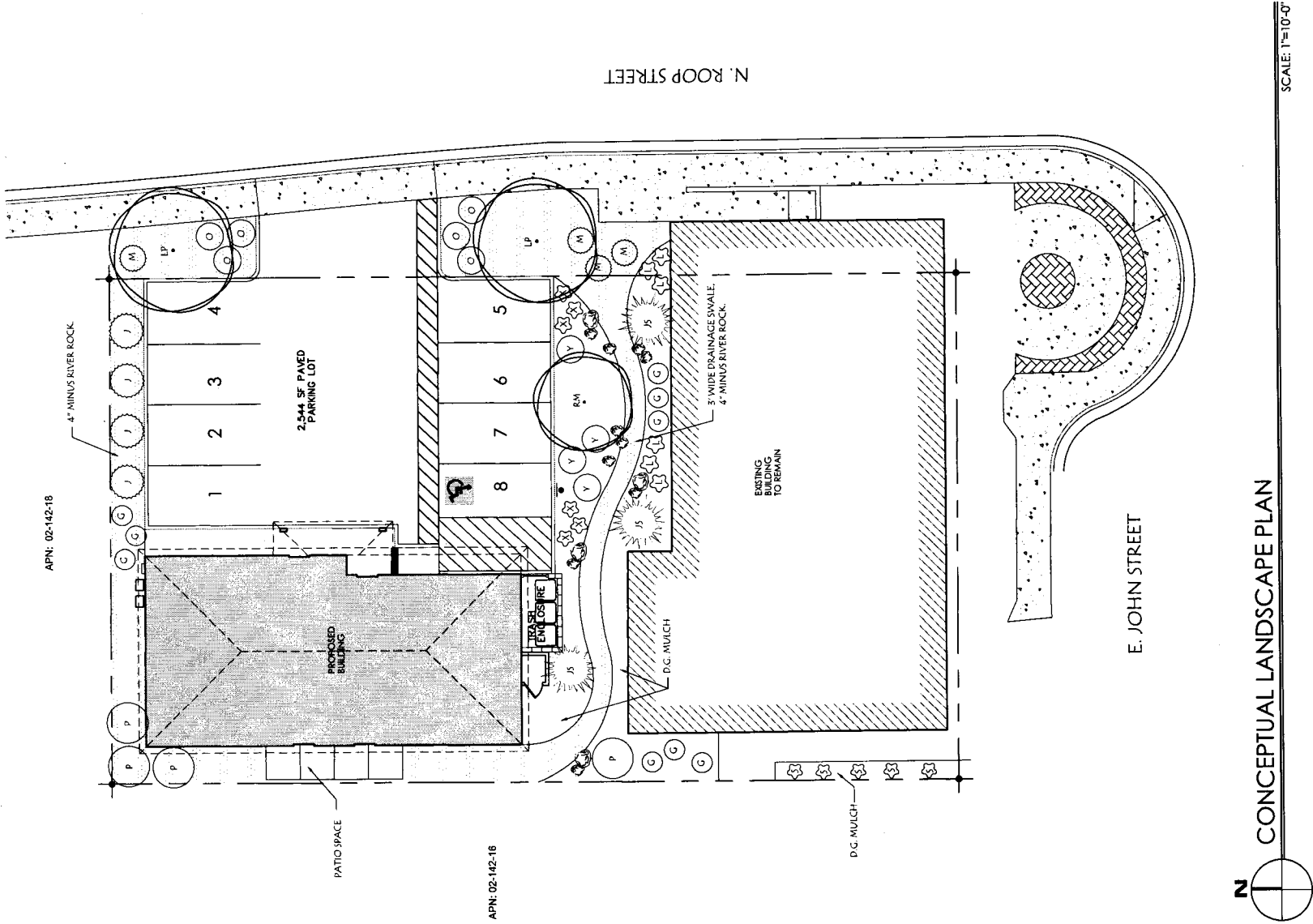
NOTE:  
BUILDING LOCATION AND  
SETBACKS ARE FOR  
REFERENCE ONLY. CONFIRM  
EXACT LOCATION ON CIVIL  
DRAWINGS.

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

VICINITY MAP





CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=10'-0"

2

E. JOHN STREET

N. ROOP STREET

APN 002-142-17 RETAIL COMMERCIAL LANDSCAPE AREA REQUIRED (20%)	21 AC (6311 SF) 20 X 9311 SF. ~ 1,862 SF
LANDSCAPE AREA PROVIDED COMMON OPEN SPACE 800 SF PRIVATE OPEN SPACE 200 SF REMAINING ON-SITE LANDSCAPE AREA 800 SF R.O.W. LANDSCAPE AREA 540 SF TOTAL LANDSCAPE AREA PROVIDED: 2340 SF. (26%)	
REQUIRED TREES	5
PROVIDED TREES	6
REQUIRED SHRUBS	30
PROVIDED SHRUBS	31 (+17 PERENNIAL FLOWERS)

LANDSCAPE CALCULATIONS

PLANT LIST

Code	Scientific Name	Common Name	Quantity	Size
Trees				
IP	Platanus acerifolia 'Bloodgood'	London Plane Tree	2	2" cal.
JS	Juniperus scopulorum 'Moonglow'	Moonglow Rocky Mtn. Juniper	3	15 gal.
RA1	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	1	2" cal.
Shrubs & Ornamental Grasses				
M	Pinus mugo mugo	Dwarf Mugo Pine	4	5 gal.
G	Panicum virgatum	Switch Grass	9	5 gal.
P	Photinia japonica	Red-tip Photinia	4	5 gal.
O	Rosa 'Carpet Red'	Red Carpet Rose	6	5 gal.
J	Juniperus procumbens 'Nana'	Creeping Juniper	4	5 gal.
Y	Yucca filamentosa	Adams Needle Yucca	4	5 gal.
Perennial Flowers				
L	Lavendula angustifolia 'Hidcote'	Lavender	6	1 gal.
S	Leucantherum x superbum	Shasta Daisy	5	1 gal.
	Pentstemon satomi	Firecracker Pentstemon	6	1 gal.

\* ALL PLANT SPACING TO BE PER PLAN.

BOULDERS - 2'-4" DIAMETER, ROUNDED RIVER ROCK OR GRANITE TYPE.  
BURIED 1/2 DEPTH OF BOULDER.

PLANTING NOTES:

1. LANDSCAPE COMPONENTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT CHANGES IN PLANT MATERIAL WILL BE APPROVED BY THE OWNER/PROJECT MANAGER. CHANGES TO THE PLANTING PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO THE PLANTING PLAN SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS AND OWNER-APPROVED REVISIONS.
3. INSPECTION: UPON INSTALLATION OF LANDSCAPE AND IRRIGATION SYSTEMS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR TO PROVIDE A CERTIFICATION LETTER TO THE OWNER THAT THE PROJECT HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND OWNER-APPROVED CHANGES.
4. THE INTENT OF THE PLANS IS FOR THE INSTALLATION OF AN AESTHETIC AND FUNCTIONAL LANDSCAPE. ALL PLANT LOCATIONS ARE APPROXIMATE. CONDITIONS MAY EXIST THAT WILL REQUIRE FIELD MODIFICATIONS. INSTALL SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE SPREAD AWAY FROM WALKS OR FENCES. IF THERE ARE ANY QUESTIONS REGARDING THE INTERPRETATION OR IMPLIED MEANING OF THESE PLANS, PLEASE CONTACT PROJECT MANAGER OR LANDSCAPE ARCHITECT.
5. SEE PLAN FOR LIMITS OF MULCH MATERIAL. ALL MULCH TO BE A DEPTH OF 4". THE 4" MINUS RIVER ROCK MULCH TO BE INSTALLED OVER PROFESSIONAL GRAVE WEED FABRIC. NO WEED FABRIC INSTALLED UNDER THE DECOMPOSED GRANITE. WEEDS TO BE CONTROLLED WITH A SINGLE SPRING APPLICATION OF PRE-EMERGENT HERBICIDE. FERTILIZER TO BE APPLIED TO THE MULCH IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE ROCK MULCH ABUTS DECOMPOSED GRANITE, KEY EDGE OF ROCK INTO FINISHED GRADE TO ASSURE STABILITY.

LANDSCAPE PLAN IS CONCEPTUAL ONLY. CONTRACTOR TO CONFIRM ALL PROPERTY LINES AND UTILITY LOCATIONS. ALL WORK TO BE DONE BY A LICENSED LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE MATERIALS AND MATERIAL DETAILS TO BE PROVIDED BY CONTRACTOR AND/OR OWNER. PLEASE CONTACT LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTION OF PLANT MATERIAL.

FLOOR PLAN NOTES

- 1. ALL DIMENSIONS ARE FROM FACE OF STUD. TO FACE OF STUD OR FACE OF BLOCK TO FACE OF BLOCK UNO.
- 2. EXTERIOR HOSE RESS. TO BE PROST. FREE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES
- 3. PROVIDE FIRE-BLOCKING • 10' MAX.

WALL LEGEND

	2x6 STUDS • 1/2" O.C. PROVIDE AIR VAPOR BARRIER AT EXTERIOR FACE OF STUDS. FUTURE TENANT TO PROVIDE MIN. R-9 BATT INSULATION AND VAPOR BARRIER AT INTERIOR FACE OF STUDS.
	2x4 STUDS • 1/2" O.C. W/ 5/8" GYP. BO. EACH SIDE
	8" CMU WALL - SEE STRUCTURAL

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PRELIMINARY - NOT FOR CONSTRUCTION

ROOP STREET  
APARTMENTS  
1206 N. ROOP ST.  
CARSON CITY, NV

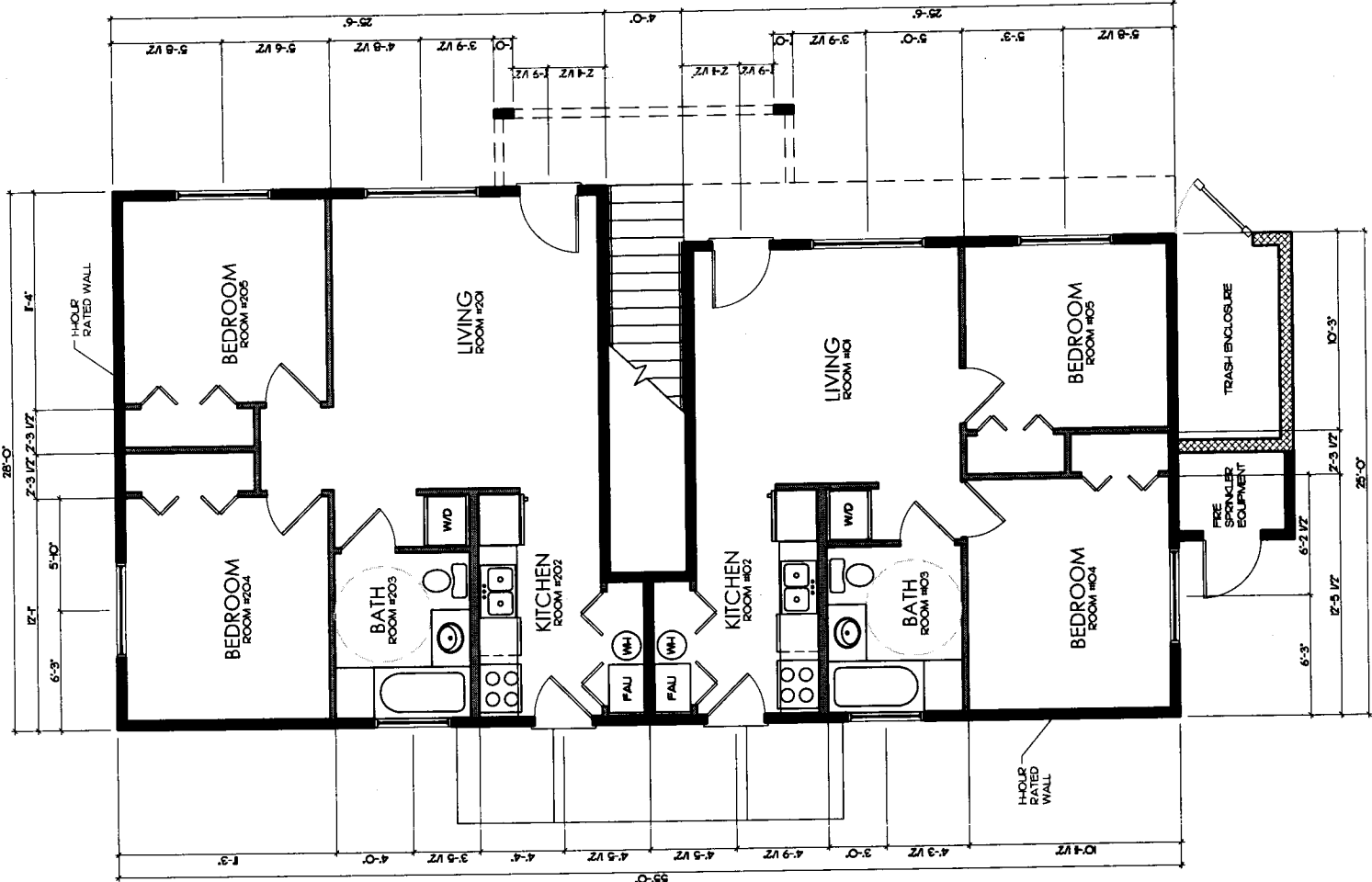
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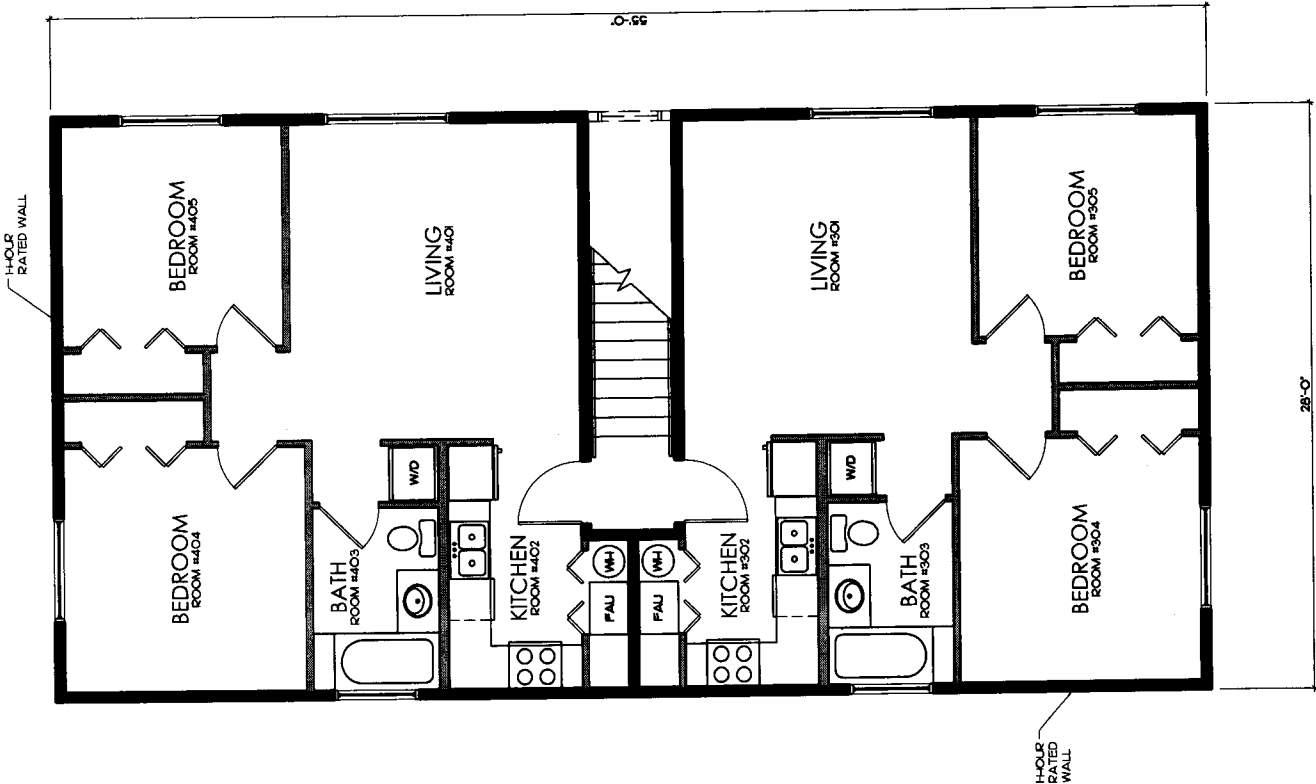
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1	CHECKED BY:	ADM
	DATE:	3/17/2011
	PROJECT:	ROOP ST.
	SCALE:	PER PLAN

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FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

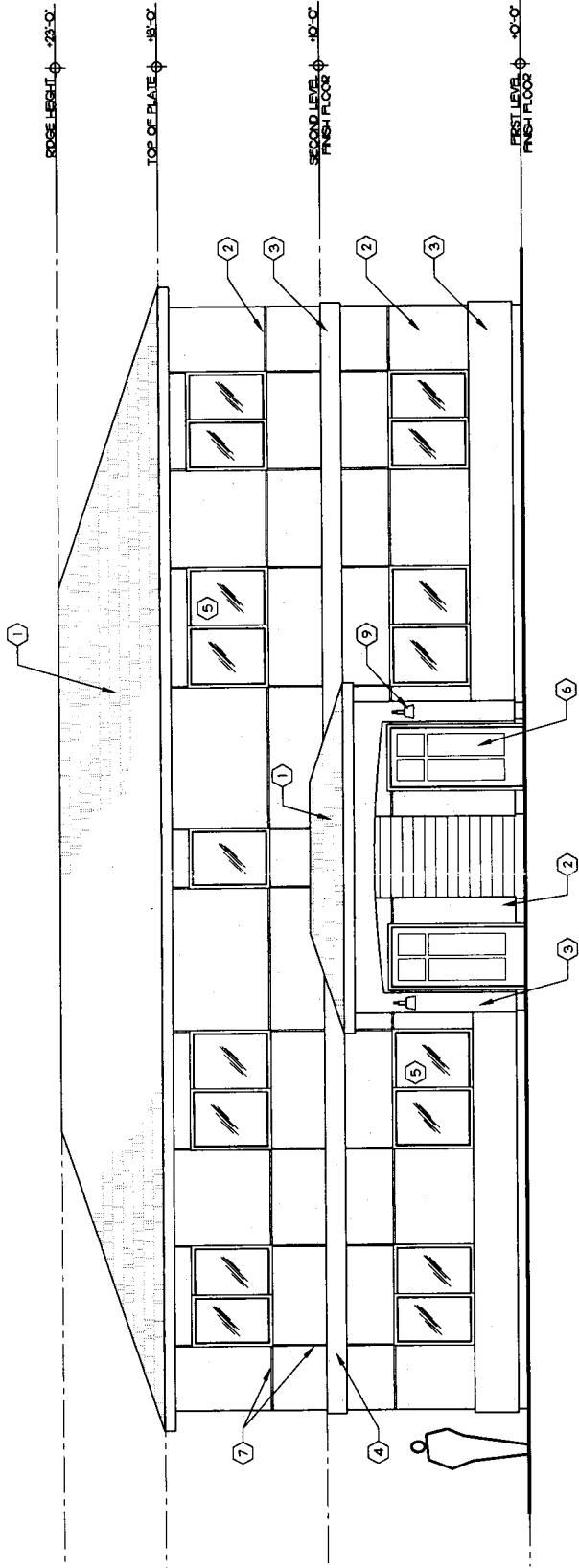


SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

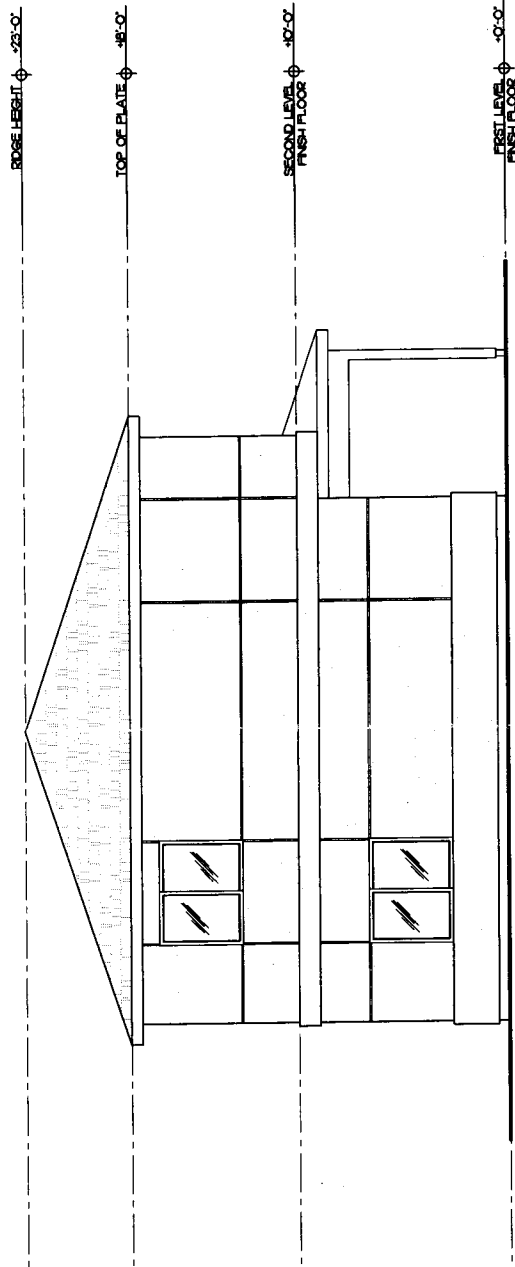
ELEVATION KEYNOTES

- 1 ROOF- 40-YEAR COMP. ROOFING. COLOR TO BE SELECTED BY ARCHITECT.
- 2 STUCCO #1- 2-COAT STUCCO SYSTEM W/ ACRYLIC FINISH (COLOR TO BE SELECTED BY ARCHITECT)
- 3 STUCCO #2- 2-COAT STUCCO SYSTEM W/ ACRYLIC FINISH (COLOR TO BE SELECTED BY ARCHITECT)
- 4 STUCCO TRIM - SEE DETAIL X/X1
- 5 WINDOWS- VINYL DUAL-PANE WINDOWS W/ LOW-E GLAZING
- 6 DOORS- FIBERGLASS DOOR W/ PAINT FINISH. COLOR TO BE SELECTED BY ARCHITECT.
- 7 STUCCO CONTROL JOINT
- 8 PROVIDE GUTTER AND DOWNSPOUT
- 9 LIGHT A. SEE ELECTRICAL PLAN
- 10 LIGHT B. SEE ELECTRICAL PLAN



EAST ELEVATION

SCALE: 1/4" = 1'-0"



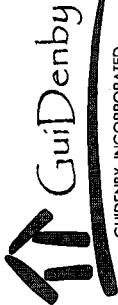
TOTAL WALL AREA - 477 SF  
45% UNPROTECTED OPENINGS ALLOWED - 24.45 SF  
ACTUAL AREA OF OPENINGS- 40 SF (8%)

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ROOP STREET  
APARTMENTS  
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CARSON CITY, NV

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4	SCALE:	PER PLAN

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MARCH 17, 2011

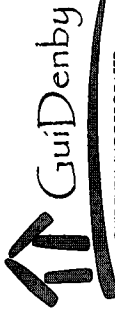
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- 7 STUCCO CONTROL JOINT
- 8 PROVIDE GUTTER AND DOWNSPOUT
- 9 LIGHT A. SEE ELECTRICAL PLAN
- 10 LIGHT B. SEE ELECTRICAL PLAN

SPECIAL USE PERMIT SUBMITTAL

ROOP STREET  
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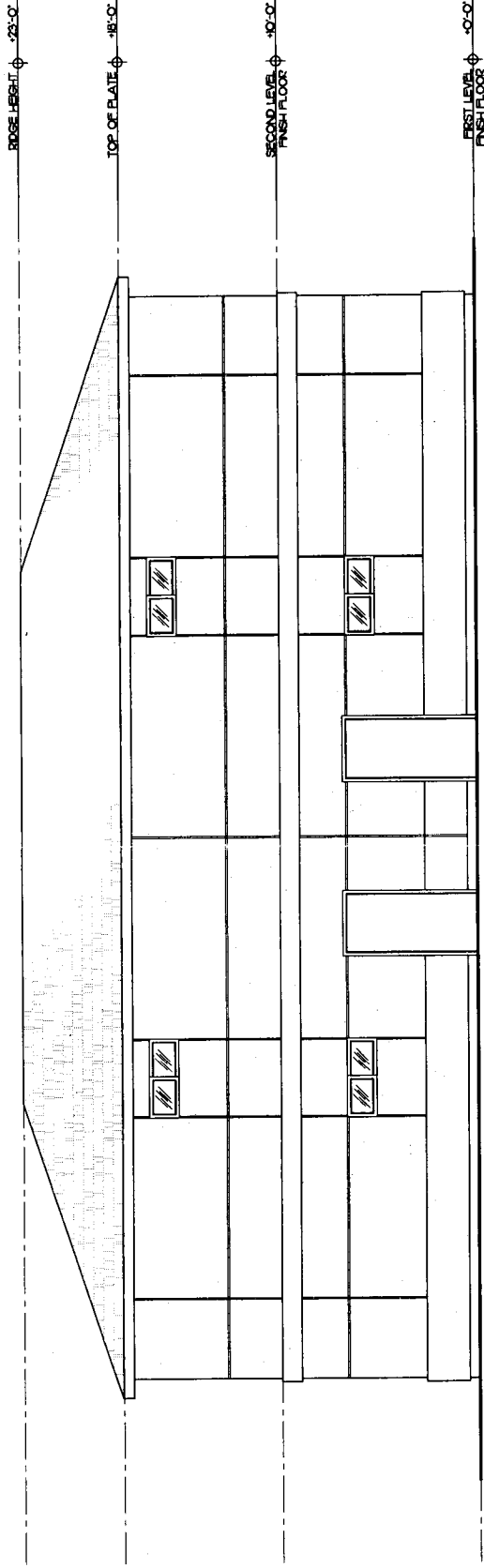


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	DATE:	3/17/2011
A	PROJECT:	ROOP ST
	SCALE:	PER PLAN

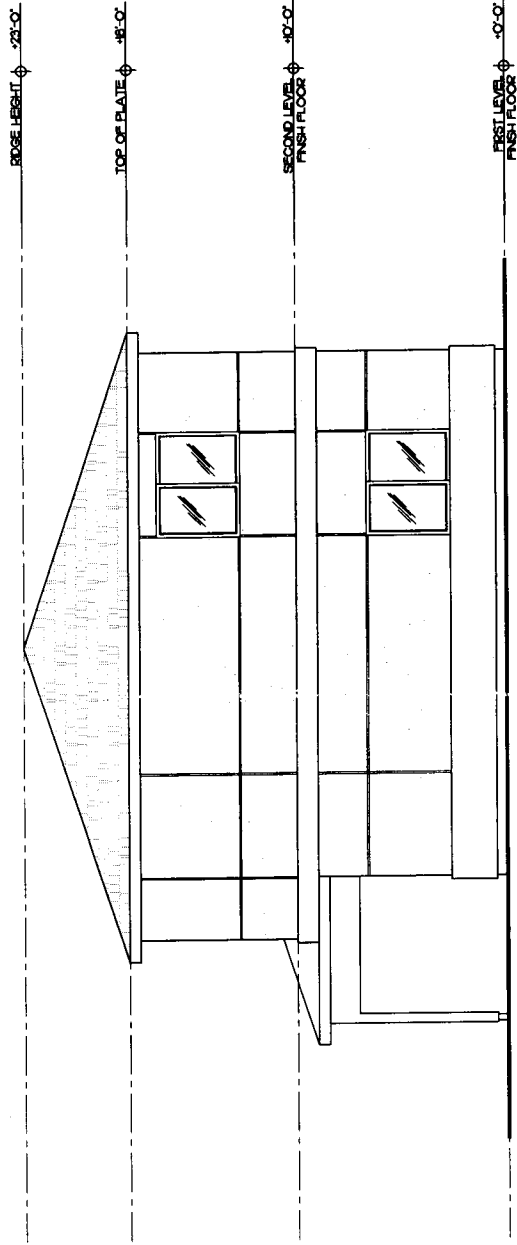
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WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"