

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2012

FILE NO: VAR-12-044

AGENDA ITEM: G-1

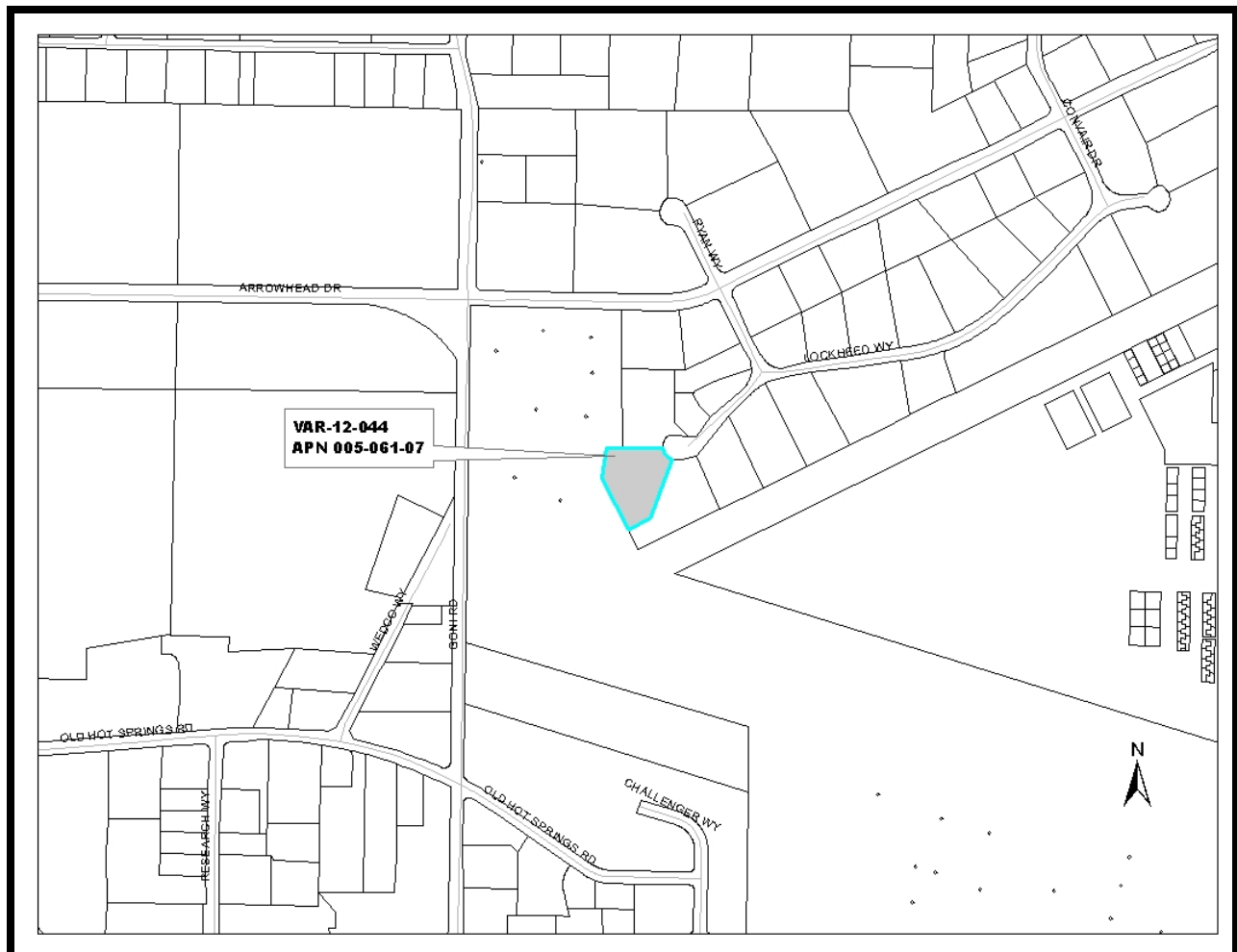
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Request to reduce the required side setback from 20 to five feet and the rear setback from 30 to 15 feet to allow construction of a 3,000 square foot building addition. The property is located in the Air Industrial Park zoning district.

APPLICANT/OWNER: Jeff Frame, Frame Architecture, Inc./Physical Systems, Inc.

LOCATION/APN: 2151 Lockheed Way/005-061-07

RECOMMENDED MOTION: "I move to approve VAR-12-044, a variance request to allow a reduction of the required side setback from 20 to five feet and rear setback from 30 to 15 feet to allow construction of a 3,000 square foot addition in the Air Industrial Park zoning district, located at 2151 Lockheed Way, APN 005-061-07, based on three 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 considerations.
2. All development must 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 must conform to City standards and requirements pursuant to Development Standards and other adopted municipal code sections.
4. Project requires application for a Building Permit, issued through the Carson City Building Division (CCBD). 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.
5. The applicant must meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) 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 Department 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 are required with the submission of a building permit:

6. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval signed by the applicant.
7. If the structure is located as proposed on the parcel, a portion of the exterior walls will require fire resistive construction and possibly limited opening due to the distance from the property line.
8. The entire parcel is in an AE floodway and will require a flood study and design plans by a qualified professional engineer. Any new construction cannot alter the path of the flood way. Flood protection measures will probably be required as part of the building plans.
9. Trees and significant shrubs shall be preserved whenever possible and shall be considered part of the required landscape area.
10. A landscape and irrigation plan shall be filed with the City and approved by the Director prior to the approval of a site plan or issuance of a building permit. The plan

shall be prepared by a landscape architect registered in the State of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes. Building expansions $\leq 40\%$ of the existing building require the project to satisfy 80% of landscaping requirements for the entire site.

11. Additional handicapped parking spaces on site will be required as part of the parking lot expansion.
12. The entire parcel is in an AE floodway and will require a flood study and design plans by a qualified professional engineer. Any new construction cannot alter the path of the floodway.
13. Flood protection measures will probably be required as part of the building plans

LEGAL REQUIREMENTS: CCMC 18.02.085 (Variances), 18.02.050 (Review) 18.04.155 (Air Industrial Park) and 18.04.195 (Non-Residential Districts Intensity and Dimensional Standards)

MASTER PLAN DESIGNATION: Industrial (I)

PRESENT ZONING: Air Industrial Park (AIP)

KEY ISSUES: Will the proposed reduction in the side and rear yard setbacks to allow the building expansion do material damage to the adjacent neighborhood? Has a hardship, pursuant to CCMC 18.02.085, been established by the applicant to the satisfaction of the Planning Commission?

SURROUNDING ZONING/LAND USE INFORMATION

NORTH: Public Regional (PR), Air Industrial Park (AIP)/Carson Airport, Industrial

SOUTH: Air Industrial Park (AIP)/ Industrial

EAST: Air Industrial Park (AIP)/ Industrial

WEST: Public Regional (PR)/Carson Airport

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: AE, the site is located in a floodway
- 2 EARTHQUAKE FAULT: Moderate zone III, questionable fault beyond 500 feet.
- 3 SOILS: 71 urban land.

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 1.79 acres
- 2 SIZE OF PROPOSED ADDITION: 3,000 square feet, existing structure is 8993 square feet.
- 3 HEIGHT OF ADDITION: Overall height approximately 27 feet.
- 4 PARKING: Adding 73 parking spaces
- 5 SETBACKS: Required: 30 feet front, 20 feet side, 30 feet rear
SETBACKS: Proposed: No change front, left side 100+ feet, right side 5 feet, rear 15 feet-no change.
- 6 VARIANCES REQUESTED: Allow a reduction in the side and rear setbacks in the area of the proposed addition.

ADDITIONAL REVIEWS

- On August 15, 2012, the Carson City Airport Authority reviewed and unanimously voted to approve the request for the proposed expansion from Click Bond. See letter provided by Steven E. Tackes noting the support of the proposed Variance request.

DISCUSSION:

A variance is a zoning procedure that grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, self-imposed hardship or a desire to realize monetary gain and/or excessive profit.

The property is oddly shaped due to adjustments made in the previous years on site. Physical Systems, Inc. is the parent company of Click Bond Inc. and has owned the property since 1980. The current building on site was built in 1981, is approximately 8,993 square feet and is the Click Bond headquarters. Per the applicant, this building will continue to serve as Click Bond's global design center. Click Bond owns six other adjacent parcels in the area that make up the Click Bond campus.

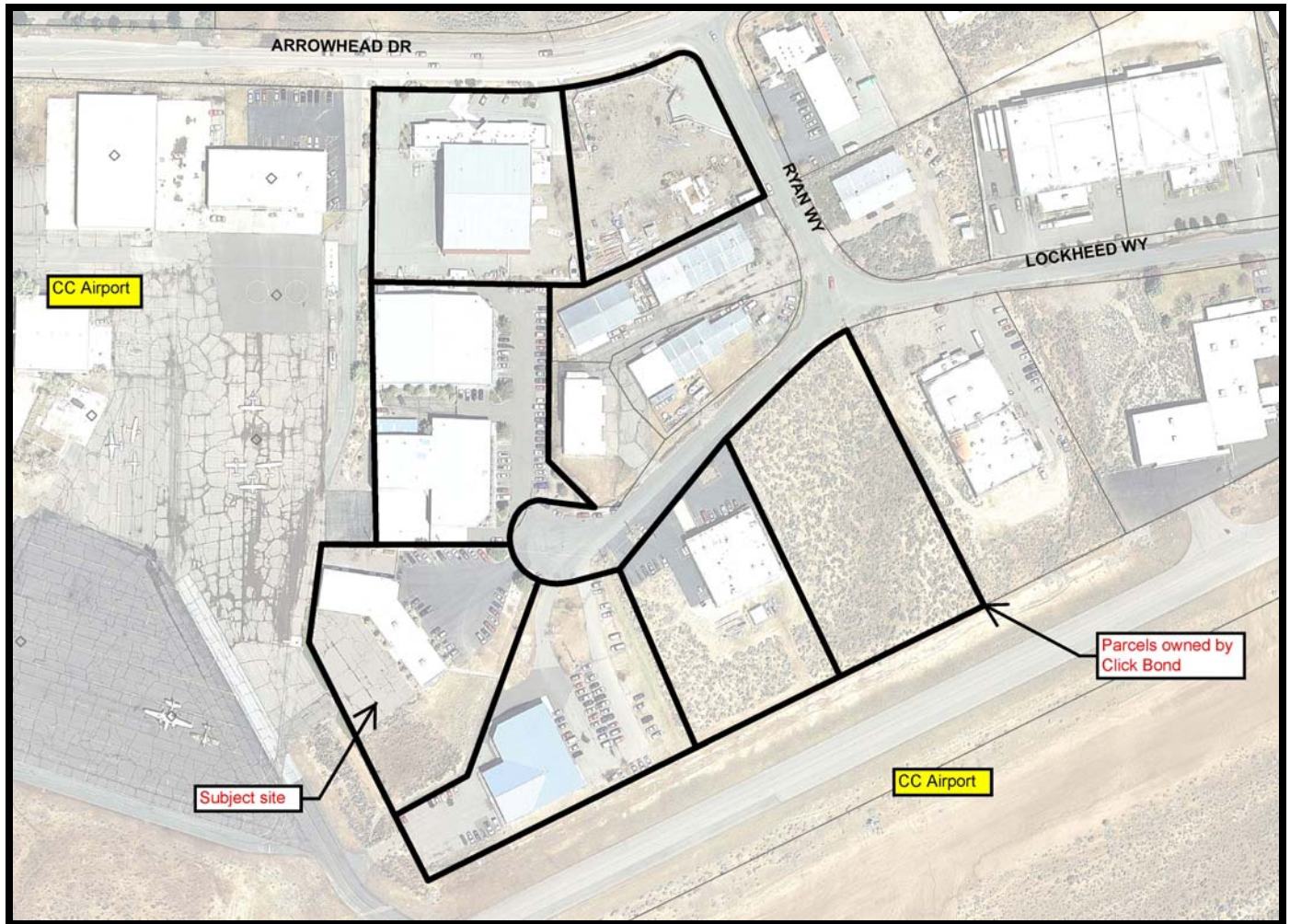
Over the years the subject site has been altered by a land dedication to the Carson City Airport, which resulted in the rear of the building being 15 feet from property line. The applicant also notes that the dedication allowed for improvements at the Airport that were necessary to facilitate the mitigation of the storm water runoff on the adjacent site.

The proposed addition will include an expansion to the existing hanger testing area and also an enclosed trash area, which are both desired in this portion of the subject site. The existing hanger and trash storage areas are in the northern portion of the lot, which is identified as the expansion area. Also as part of the project Click Bond will be implementing some exterior alterations to the structure. The architect has provided some conceptual elevations for the proposed work.

As noted by the applicant, the subject site was developed in cooperation with the Carson City Airport, which is the adjacent property to the north and the west of the subject site. The property to the northeast and the southeast are all owned by Click Bond.

The applicant has submitted a letter of support from the Carson City Airport authority. On August 15, 2012, the Carson City Airport Authority reviewed and unanimously voted to approve the building expansion request from Click Bond. See letter provided by Steven E. Tackes noting the support of the proposed Variance request.

Below is a map showing the location of the properties owned by Click Bond and the Carson City Airport which is in support of the proposal in relation to the subject parcel:



PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 1,300 feet of the subject site. The applicant has submitted a letter of support signed by four of the surrounding neighbors. No other comments in support or opposition of the proposal have been received. If any comments are received after this report is completed, they will be submitted to the Planning Commission prior to or at the meeting on September 26, 2012.

AGENCY COMMENTS: All comments from various City departments and agencies which were received as of September 17, 2012, are included or attached to this report.

Building:

- If the structure is located as proposed on the parcel, a portion of the exterior walls will

require fire resistive construction and possibly limited opening due to the distance from the property line.

Engineering:

Development Engineering has no preference or objection to the variance request other than the following Conditions of Approval:

1. More handicapped parking spaces will probably be required as part of the parking lot expansion.
2. The entire parcel is in an AE floodway and will require a flood study and design plans by a qualified professional engineer. Any new construction cannot alter the path of the floodway.
3. Flood protection measures will probably be required as part of the building plans.

Fire:

- The Fire department has no comments specific to this variance request. The applicant will be required to comply with all codes, ordinances, and laws when submitting for a construction permit.

Health:

- Carson City Health and Human Services has no concerns or comments based on plans submitted.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.085 (Variances) enumerated below and substantiated in the public record for the project.

1. That because of special circumstances applicable to the subject property, including shape, size, topography, and location of surroundings, strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.

The special circumstance is the parcel's configuration was modified many years ago in the northwestern portion of the lot to allow improvements to the northern lots. The applicant also notes that the improvements were also necessary to facilitate the mitigation of storm water runoff from the airport. In addition, the applicant has noted that Click Bond has purchased multiple properties in the area for future expansion of their campus.

The southern portion of the lot was also adjusted, which is not a factor that impacts the setbacks proposed by the applicant.

*The entire parcel is in an AE floodway and will require a flood study and design plans by a qualified professional engineer. Any new construction **cannot** alter the path of the flood way, per the Engineering Division.*

The proposed addition will include an expansion to the existing hanger testing area and also an enclosed trash area, which are both desired in this portion of the subject site. The existing hanger and trash storage areas are in the northwestern portion of the lot, which is identified as the expansion area. Also as part of the project Click Bond will be implementing some exterior alterations to the structure.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

The parcel is 1.79 acres and is compatible with other properties in the area, as it is located in the Air Industrial Park zoning district, requiring a minimum lot size of 20,000 square feet.

Click Bond's goal is to expand their headquarters operations on site and also improve the parking in the area, by adding 73 new parking spaces on site, which will allow the employees and visitors to the site to park on site and not on the street as they do currently.

The proposed the parking lot improvements will be centrally located on the campus and in close proximity to the headquarters.

The AIP District was established to preserve a highly landscaped industrial district with limited types of industrial uses, providing accessory airport and support services, excluding unscreened outside storage

3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

An approval of the 3,000 square foot addition in the proposed location on the site would not be detrimental to others in the area as is evidenced by the letter of support from the Carson City Airport Authority. The proposed addition will include an expansion to the existing hanger testing area and also an enclosed trash area, which are both needed in this portion of the subject site. Also as part of the project Click Bond will be completing some exterior alterations to the structure.

No detriment is foreseen as a result of the approval of this request to vary the setback on the side and rear to allow the construction of the proposed expansion at a point five feet from the side property line and 15 feet from the rear property.

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to public welfare or materially injurious to property or improvements in the neighborhood of the subject if the conditions of approval are met.

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

VAR-12-044 application
Building Division comments
Engineering Division comments
Fire Division comments
Health Division comments

RECEIVED

SEP 17 2012

CARSON CITY
PLANNING DIVISION

From: Stacey Giomi
To: Pruitt, Jennifer
Date: 9/14/2012 3:12 PM
Subject: Re: VAR-12-044

The fire department has no comments specific to this variance request. They will be required to comply with all codes, ordinances, and laws when submitting for a construction permit.

>>> Jennifer Pruitt 9/14/2012 2:20 PM >>>

Hey All:

I am working on VAR-12-044, a Variance that is scheduled to go to the PC on September 26, 2012. We have not received any comments from your departments. The plans were routed on August 16, 2012, I have attached a copy, if you are in need to see the plan again. If you have no comments just let me know. Thanks guys. Have a good weekend. Jenn

Jennifer Pruitt, AICP, LEED AP BD+C
Principal Planner
Planning Division
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7076
fx (775)887-2278
jpruitt@carson.org

RECEIVED

SEP 17 2012

**CARSON CITY
PLANNING DIVISION**

From: Dustin Boothe
To: Jennifer Pruitt
Date: 9/14/2012 5:02 PM
Subject: Re: VAR-12-044

Jennifer:

Carson City Health and Human Services has no concerns or comments based on plans submitted.

Dustin Boothe, MPH, 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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>>> Jennifer Pruitt 9/14/2012 2:20 PM >>>

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fx (775)887-2278
jpruitt@carson.org

| | |
|---------------------------------|-------------------|
| File # (Ex: MPR #07-111) | VAR-12-044 |
| Brief Description | Building Addition |
| Project Address or APN | APN #005-061-07 |
| Bldg Div Plans Examiner | Kevin Gattis |
| Review Date | August 21, 2012 |
| Total Spent on Review | |

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets 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 COMMENTS

1. If the structure is located as proposed on the parcel, a portion of the exterior walls will require fire resistive construction and possibly limited openings due to the distance from the property line.

RECEIVED

AUG 16 2012

CARSON CITY
PLANNING DIVISION

RECEIVED

AUG 27 2012

CARSON CITY
PLANNING DIVISION

**Carson City Development Engineering
Planning Commission Report
File Number VAR-12-044**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: August 27, 2012

MEETING DATE: September 26, 2012

SUBJECT TITLE:

Action to consider a Variance application from Frame Architecture on behalf of Physical Systems, Inc. to extend the existing building to the north by adding a 3,000 square foot building that will encroach 15 feet into the existing property line setback.

RECOMMENDATION:

Development Engineering has no preference or objection to the variance request other than the following Conditions of Approval:

- 1) More handicapped parking spaces will probably be required as part of the parking lot expansion.
- 2) The entire parcel is in an AE floodway and will require a flood study and design plans by a qualified professional engineer. Any new construction cannot alter the path of the flood way.
- 3) Flood protection measures will probably be required as part of the building plans.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.085, Variances:

CCMC 18.02.085 (2a) - Adequate Plans

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

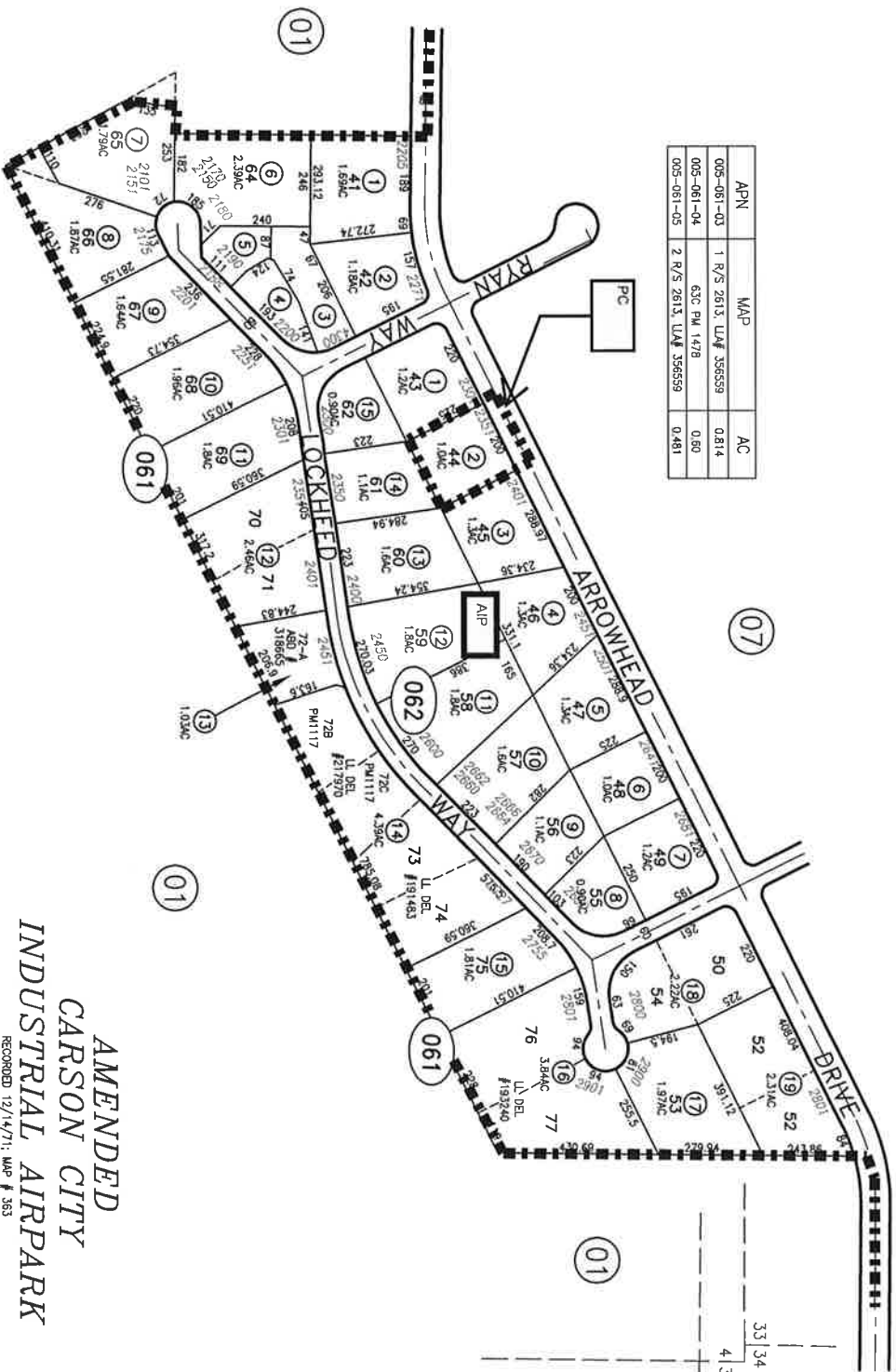
CCMC 18.02.085 (5c) - Adverse Affects to the Public

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to public welfare or materially injurious to property or improvements in the neighborhood of the subject if the conditions of approval are met.

PORTION N1/2 SECTION 4, T.15 N., R.20 E., M.D.B. & M.

5-06

| APN | MAP | AC |
|------------|-------------------------|-------|
| 005-061-03 | 1 R/S 2613, U/A# 356559 | 0.814 |
| 005-061-04 | 63C PM 1478 | 0.60 |
| 005-061-05 | 2 R/S 2613, U/A# 356559 | 0.481 |



AMENDED
CARSON CITY
INDUSTRIAL AIRPARK

RECORDED 12/14/71; MAP # 353

SCALE: 1" = 300'
REVISED: 3/13/2008

NEW PAGE; PARCELS FROM 8-40 MOVED TO 5-06.
CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND LISTING PURPOSES
ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE
AND IS ASSURED AS TO THE ACCURACY OF THE
DATA DERIVED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSON-CITY.NV.GOV

REVISED
4:09 pm, Apr 01, 2008

SHELDON LAND & DEVELOPMENT, LLC

P.O. BOX 2737
Carson City, Nevada 89702-2737
CELL: (775) 742-1264 FAX: (775) 882-2693

September 15, 2012

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Attn: Planning Commissioners

Tel: (775) 887-2180

Sub: Variance for Physical Systems

REF: VAR-12-044

Dear Commissioners,

I would like to give my full support to Physicals Systems (Click Bond's) request for the referenced Variance. The set back on the north side of the parcel is adjacent to their own operations and the set back on the rear parcel boundary borders the airport tie down area. All possible support should be given to any manufacturing company which is intending to expand operations in Carson.

Should you have any questions please call my cell at the above number.

Sincerely Yours,



Gene R. Sheldon
Managing Member for:
Sheldon Land and Development, LLC
Arrowhead Industrial Park, LLC
Arrowhead Industrial Park PH II, LLC

RECEIVED

SEP 18 2012

CARSON CITY
PLANNING DIVISION

RECEIVED

AUG 29 2012

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

CARSON CITY
PLANNING DIVISION

FILE # VAR - 12 -

VAR - 12 - 044

VARIANCE

FEE: \$2,150.00 + noticing fee + CD containing application digital data (all to be submitted once application is deemed complete by staff)

SUBMITTAL PACKET

- ☐ 6 Completed Application Packets (1 Original + 5 Copies)
- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Proposal Questionnaire With Both Questions and Answers Given, supporting documentation
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)

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.

Physical Systems, Inc

PROPERTY OWNER

2151 Lockheed Way, Carson City, NV 89706

MAILING ADDRESS, CITY, STATE, ZIP

(775) 885-8000

(775) 883-0191

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Frame Architecture, Inc / Jeff Frame

APPLICANT/AGENT

8985 Double Diamond Parkway, Suite B8, Reno, NV 89521

MAILING ADDRESS, CITY, STATE ZIP

(775) 827-9977

(775) 490-0018

PHONE #

FAX #

jframe@framearchitecture.com

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

005-061-07

Street Address

2151 Lockheed Way

ZIP Code

89706

Project's Master Plan Designation

500 - General Industrial

Project's Current Zoning

AIP

Nearest Major Cross Street(s)

Arrowhead / Goni

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow a variance as follows:

Requesting an expansion into the north and west property setbacks. Existing building is in the west setback due to portion of property being previously deeded to the Airport.

PROPERTY OWNER'S AFFIDAVIT

I, Colin L. Hunter, 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 Colin L. Hunter, Physical Systems

Address 2151 Lockheed Way
Carson City, NV 89706

Date 8/21/12

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

STATE OF NEVADA
COUNTY LINCOLN

On August 21, 2012

Colin L. Hunter

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.

Phyllis A. Wynne
Notary Public

My Commission Expires: January 31, 2013

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 Division personnel can help you make the above determination.



8985 Double Diamond Parkway – Suite B8 – Reno, NV – 775.827.9977 – 775.490.0018 fax

August 23, 2012

Click Bond Variance Request Application Project Description

Physical Systems, Inc., the parent company of Click Bond, Inc., has owned this property since 1980 and the current building is the original Click Bond headquarters and will continue to serve as its global design center. Since its founding, the company's campus at the Carson City Airport has grown significantly and now occupies both the 3 parcels to the north of 2151 Lockheed Way, and three additional parcels to the southeast, along the airport taxiway. Over time, the site has been developed in cooperation with the airport and, at times, modified specifically to accommodate the best interests of the airport. An example is the historic deeding of a triangular portion in the northwest corner of the subject lot to the airport in the early 1980's to allow the airport efficient ramp layout to the northern lots, where the current El Aero building is located, as well as to facilitate the airport's storm water runoff mitigation projects. In addition, since constructing the original building, Click Bond has expanded to include 5 more buildings on the adjacent parcels, with more expansion planned in the future.

This variance will allow Click Bond to expand their existing operations on their original site, providing additional research and development space with an airport access needed for future design projects. As originally constructed, the existing building did not intrude into the property setbacks. However, subsequent to the deeding of the parcel portion to the airport, the west end of the existing hangar extends into the required setback; the new addition as shown will not further extend into the west setback. The variance seeks expansion to the north, fifteen feet into the required side yard setback, facing an existing taxiway stub and other Click Bond property; allowing Click Bond to expand their existing operation at 2151 Lockheed Way.

8805 Double Change of Pathway
775.822.9277
775.822.9277
jrm@carsoncity.com

VARIANCE REQUEST
8/27/2012 4:48:33 PM

APPLICANT: M. LOCKHEED
EXPIRATION: 12/31/12
APPROVED: 8/27/12
APPROVED: 8/27/12

Click Bond Inc. Remodel
2151 Lockheed Way
Carson City, NV, 89706
apn 005-061-07

drawing title

Site Plan - Scheme 2

job number

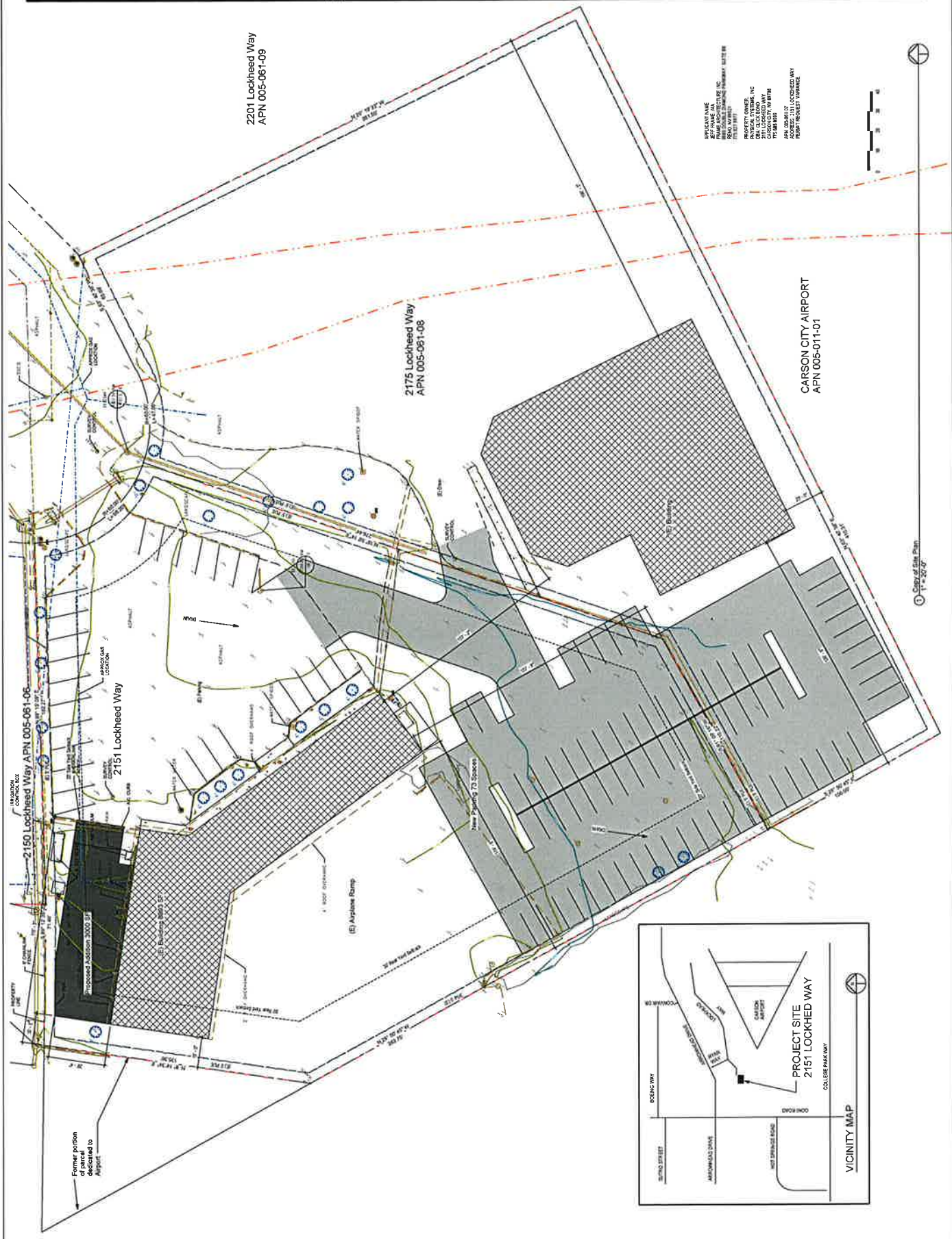
12-21

date

August 13, 2012

drawing number

A0.2



PROJECT NAME
2151 LOCKHEED WAY
PROJECT OWNER
CLICK BOND INC.
2151 LOCKHEED WAY
CARSON CITY, NV 89706
PH 888.888.888
APN 005-061-07
PERMIT REQUEST VARIANCE

① Copy of Site Plan
1" = 20' 0"



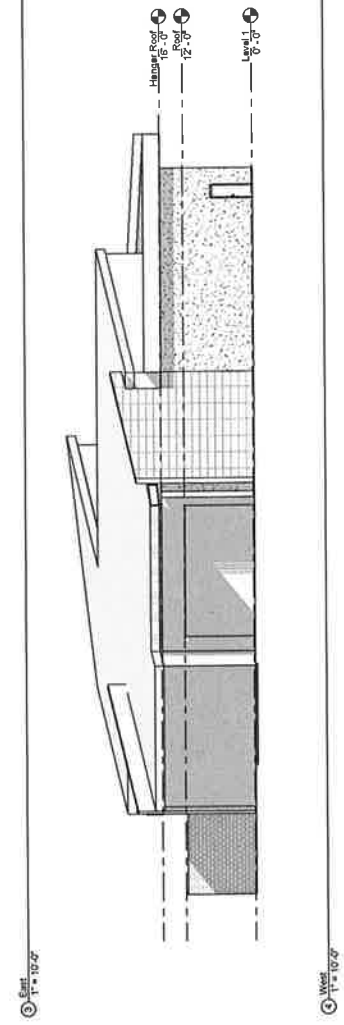
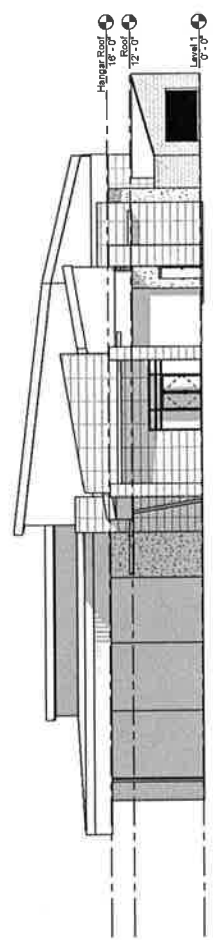
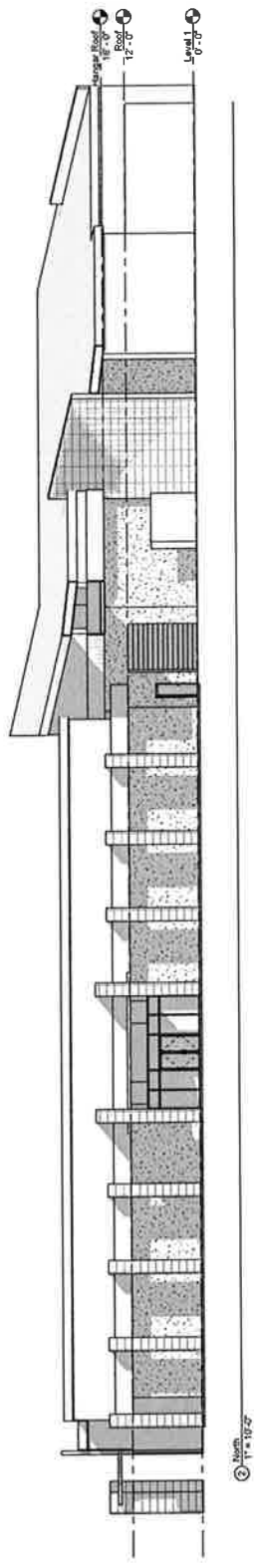
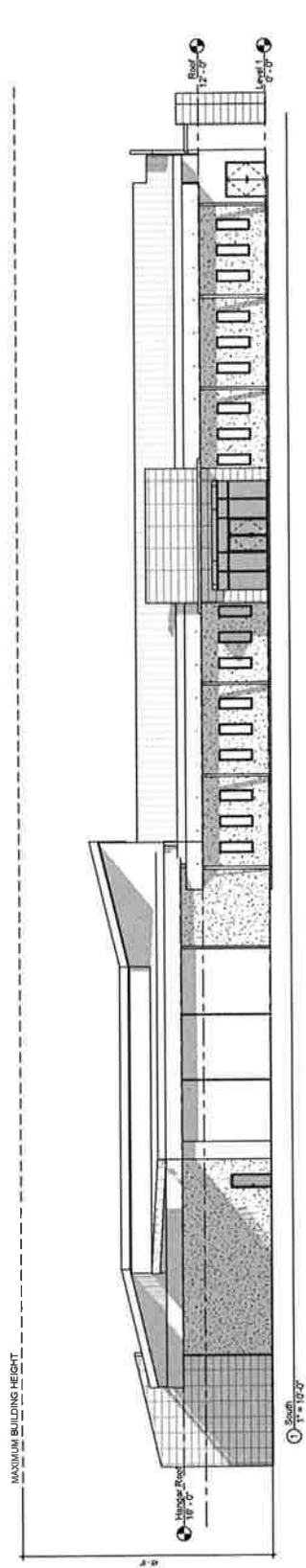
8864 Double Diamond Parkway
775.875.8777 Fax
Phone@thomsoninc.com

VARIANCE REQUEST
07/20/12 02:23 PM

ARCHITECTURAL OFFICE
EXHIBIT 120-102
APR 11 11:00 AM 11/20/2012

Click Bond Inc. Remodel
2151 Lockhead Way
Carson City, NV, 89706
apn 005-061-07

drawing title
Elevations
sheet number
12-21
date
August 20, 2012
drawing number
A5.1





8985 Double Diamond Parkway – Suite B8 – Reno, NV – 775.827.9977 – 775.490.0018 fax

August 23, 2012

Click Bond Variance Request Application Questionnaire

Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Explanation Click Bond owns the adjacent parcels to the north. The lot is odd shaped and at the end of the cul-de-sac. The original parking on the front (East) side will remain; we are planning to create additional parking to the southwest, behind the building. This will provide much need additional on-site parking for both this building and those adjacent, as many employees must now park on Lockheed Way. In addition, the new parking lot will serve a dual function as an aircraft ramp. Lastly, the natural drainage flows through the site in the area of this new parking lot to an existing collection inlet. To the west of the building is the existing airplane ramp access. Due to the shape of the property, there is no other place to locate the ramp to accommodate the existing 50 foot hangar door. These conditions make complying with the provisions of the setbacks difficult. The proposed addition will expand Click Bond's existing R&D and manufacturing activity within the building and provide an additional aircraft access.

Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Explanation Click Bond owns the adjacent parcel to the north; they are invested in the area, have been for over 30 years, and plan to continue to develop the Lockheed Way campus as their ongoing headquarters. The historic deeding of the small portion of the property has caused the existing building to fall within the Western setback. The expansion will allow Click Bond to efficiently expand their operation as it relates to the existing building function, that of the building to the north, and further utilization of the existing airport access. The new parking lot will serve the existing building to the east, as future expansion is planned East of 2175 Lockheed Way, expansion which will result in the removal of existing parking to the East of that building and require additional parking of its own to be constructed near the intersection of Ryan Way and Lockheed Way.

Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

Explanation The granting of the variance will not affect the airport as the existing building is already within the setback, due to the owner's extending a privilege to the airport. The expansion to the north will only benefit Click Bond as they own the adjacent parcel to the north. The expanded use will remain as the existing use and is in conformance with the Airport (AIP) zoning.

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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/ Board of Supervisors. 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/Board of Supervisors 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's Signature
Date

Al Kramer
Carson City Treasurer
(775) 887-2092

CARSON CITY CONSOLIDATED MUNICIPALITY
REAL PROPERTY TAXES FOR FISCAL YEAR
2012 - 2013



TAXES FROM JULY 1, 2012 THRU JUNE 30, 2013

PROPERTY LOCATION / DESCRIPTION

| PARCEL NUMBER | DISTRICT | ROLL NUMBER | PROPERTY LOCATION |
|---------------|----------|-------------|-------------------|
| 005-061-07 | 2.4 | 013292 | 2151 LOCKHEED WY |

777-114 202

PHYSICAL SYSTEMS, INC
2151 LOCKHEED WAY
CARSON CITY NV 89706-0713
|||||

11433

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET # 5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, PLEASE FORWARD THIS TAX BILL TO THEM.

| ASSESSED VALUATION | | DISTRIBUTION OF TAX AMOUNTS | | | | |
|---|-----------|-----------------------------|--------|------------------------|-------------------------------|------------|
| DESCRIPTION | VALUE | TAXING AGENCY | RATE | PREABATEMENT AMOUNT | ABATEMENT/RECAPTURE AMOUNT | TAX AMOUNT |
| Real Estate | \$85,965 | CITY OPER. | 1.9522 | \$3,637.02 | \$97.80- | \$3,539.22 |
| Blgd./Improvements | 100,339 | CO-OP EXT. | 0.0128 | 23.85 | | 23.85 |
| | | SR CIT | 0.0500 | 93.15 | | 93.15 |
| | | ACCIDENT INDG | 0.0150 | 27.95 | | 27.95 |
| | | MEDICAL INDG | 0.1000 | 186.30 | | 186.30 |
| | | CAP PROJ. (L) | 0.0500 | 93.15 | | 93.15 |
| | | SCHOOL OPER. | 0.7500 | 1,397.28 | | 1,397.28 |
| | | SCH. DEBT (V) | 0.4300 | 801.11 | | 801.11 |
| | | STATE OF NV | 0.1700 | 316.72 | | 316.72 |
| | | SUB-CONSERV. | 0.0300 | 55.89 | | 55.89 |
| | | Ad Valorem Totals | 3.5600 | 6,632.42 | 97.80- | 6,534.62 |
| | | E. V. Water | | | | 2.53 |
| NET ASSESSED | \$186,304 | | | | | |
| Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us , or by calling 775-887-2092. | | | | | | |
| | | TOTAL TAX DUE | | | | |
| | | | | | | \$6,537.15 |

Thank you for remembering to put your parcel # on your check.
You can pay your property tax bill on-line at <http://carsonpayments.com>

TAXES TOTALING \$100 OR LESS MUST BE PAID ON THE FIRST INSTALLMENT AS INDICATED. FAILURE TO RECEIVE AN INDIVIDUAL TAX BILL DOES NOT EXCUSE THE TIMELY PAYMENT OF TAXES. IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON REAL PROPERTY FAILS TO PAY:

1. ANY ONE QUARTER OF SUCH TAXES ON OR WITHIN 10 DAYS FOLLOWING THE DAY SUCH TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 4 PERCENT.
2. ANY TWO INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY THE LATER INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 5 PERCENT OF THE TWO INSTALLMENTS DUE.
3. ANY THREE INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY THE LATEST INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 6 PERCENT OF THE THREE INSTALLMENTS DUE.
4. THE FULL AMOUNT OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE FIRST MONDAY OF MARCH, THERE MUST BE ADDED THERETO A PENALTY OF 7 PERCENT OF THE FULL AMOUNT OF SUCH TAXES.

ALL PROPERTY UPON WHICH THE TAXES ARE NOT PAID IN FULL WITHIN 30 DAYS AFTER THE FIRST MONDAY OF APRIL OF EACH YEAR, WILL BE ADVERTISED IN THE LOCAL NEWSPAPER, WITH ALL PENALTIES, COSTS AND ADVERTISING COSTS ADDED THERETO.

CHANGE OF ADDRESS? PLEASE INDICATE ON STUB, SIGN & RETURN WITH PAYMENT

102038

CLICK BOND, INC.

| ACCOUNT INFO | | | | | | |
|----------------|-----------------------|----------|----------------|-------------|------------|-----------------|
| Vendor ID | Name | | Payment Number | | Check Date | Document Number |
| CARSON | CARSON CITY TREASURER | | 045122 | | 7/23/2012 | 81194 |
| Invoice Number | Voucher Number | Date | Amount | Amount Paid | Discount | Net Amount Paid |
| 2012-2013 | 1046380 | 7/1/2012 | \$6,537.15 | \$6,537.15 | \$0.00 | \$6,537.15 |
| 2012-2013. | 1046382 | 7/1/2012 | \$12,581.85 | \$12,581.85 | \$0.00 | \$12,581.85 |
| 2012-2013.. | 1046383 | 7/1/2012 | \$6,771.79 | \$6,771.79 | \$0.00 | \$6,771.79 |
| 2012-2013... | 1046384 | 7/1/2012 | \$5,442.31 | \$5,442.31 | \$0.00 | \$5,442.31 |
| 2012-2013.... | 1046385 | 7/1/2012 | \$16,931.45 | \$16,931.45 | \$0.00 | \$16,931.45 |
| 2012-2013..... | 1046386 | 7/1/2012 | \$2,188.26 | \$2,188.26 | \$0.00 | \$2,188.26 |
| 2012-2013..... | 1046387 | 7/1/2012 | \$3,032.60 | \$3,032.60 | \$0.00 | \$3,032.60 |
| | | | \$53,485.41 | \$53,485.41 | \$0.00 | \$53,485.41 |

81194

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**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

CARSON CITY OFFICE

STEVEN E. TACKES
stackes@kcrlaw.com
775.884.8306

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 W. Liberty Ste 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.852.3962

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 21, 2012

JENNIFER PRUITT
CARSON CITY PLANNING DIVISION
108 E. PROCTOR ST
Carson City, NV 89701

Re: Clickbond variance request

Dear Ms. Pruitt:

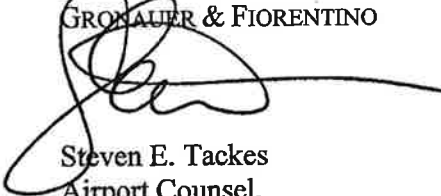
Please be advised that on August 15, 2012, at a duly-noticed public meeting, the Carson City Airport Authority voted unanimously to approve the request by Clickbond for the variance request associated with their strip of properties adjacent to the Carson City Airport (2151 Lockheed Way and adjoining properties).

Kindly note in your records that the Carson City Airport Authority supports the variance request filed with Carson City, and you may include this letter in any briefing to the Planning Commission.

As always, if you have any questions please let us know and we will get right back to you. If you would like a representative of the Airport Authority to appear at a Planning Commission meeting, please let us know.

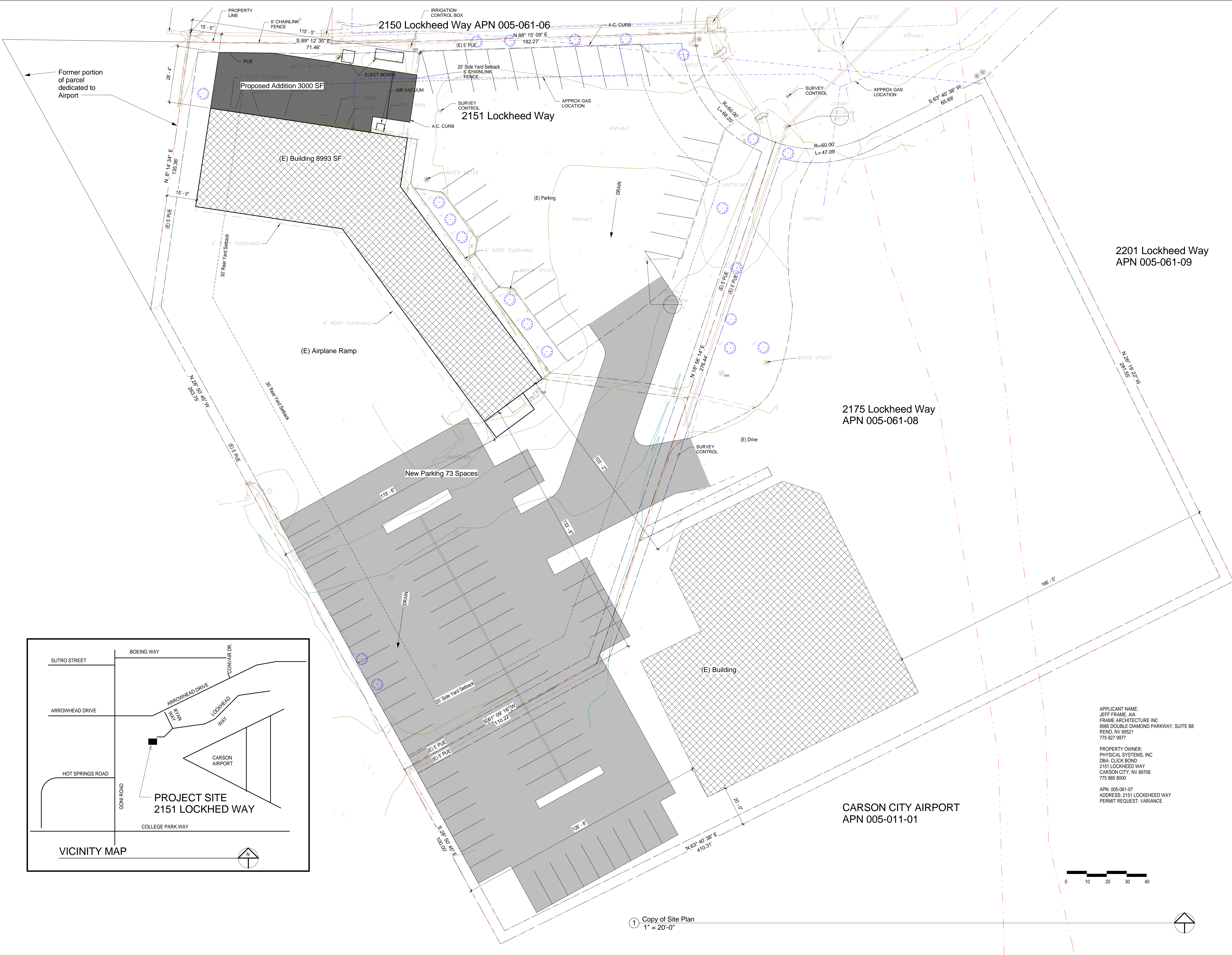
Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Steven E. Tackes
Airport Counsel,
Carson City Airport Authority

CC: HARLOW NORVELL, CHAIRMAN, CC AIRPORT AUTHORITY
TIM ROWE, AIRPORT MANAGER
KARL HUTTER, CLICK BOND



Click Bond Inc. Remodel
2151 Lockheed Way
Carson City, NV, 89706
apn 005-061-07

drawing title

Site Plan - Scheme 2

job number

12-21

date

August 13, 2012

drawing number

A0.2

