

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 27, 2013

FILE NO: VAR-13-010

AGENDA ITEM: G-2

STAFF AUTHOR: Lee Plemel, Planning Director

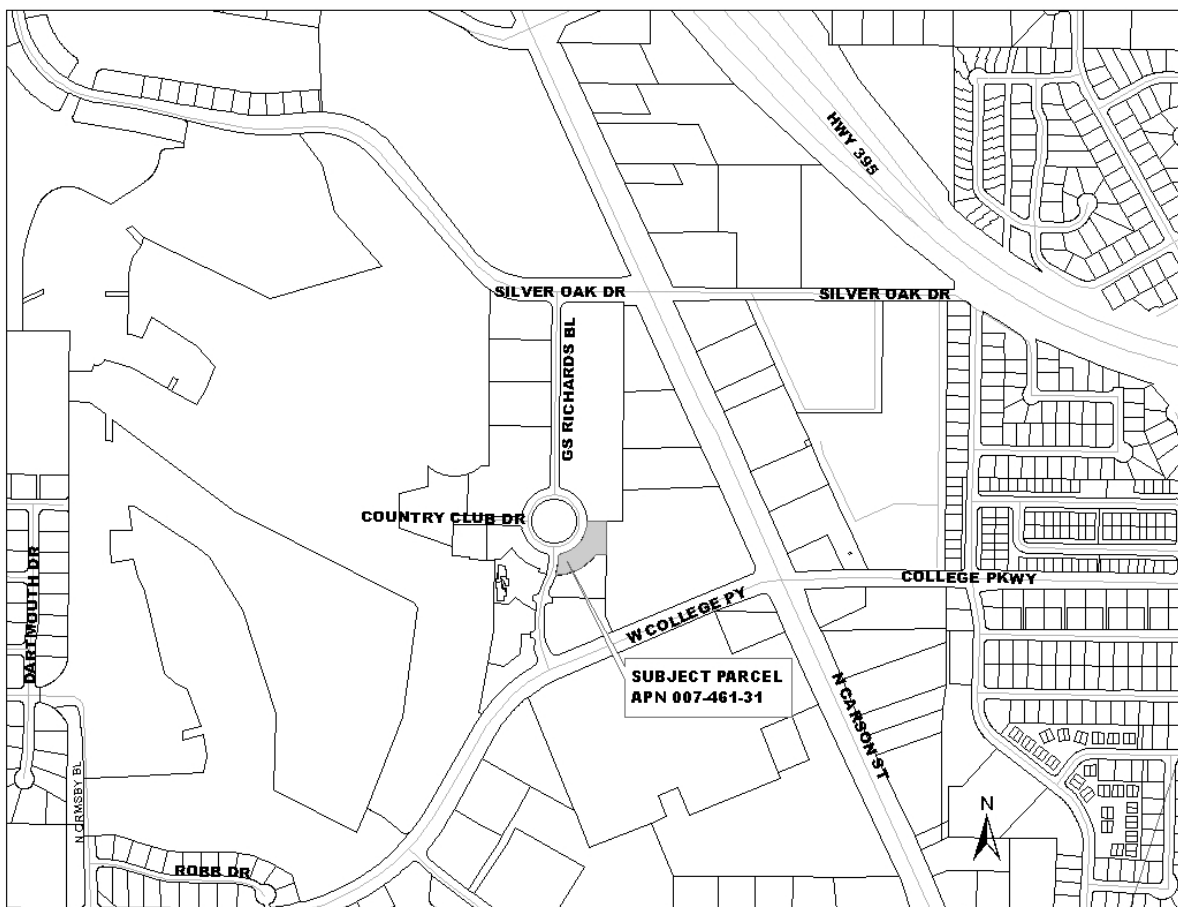
REQUEST: Approval of a Variance to reduce the number of required on-site parking spaces for medical offices in a 10,000 square foot building from 50 to 42 to allow the entire office building to be used for medical offices.

APPLICANT / OWNER: Wood Rogers for Renown Health / Wells Fargo Bank

LOCATION: 3641 GS Richards, Blvd.

APN: 007-461-31

RECOMMENDED MOTION: "I move to approve VAR-13-010, a Variance to reduce the number of required on-site parking spaces for medical offices from 50 to 42 for an existing office building located at 3641 GS Richards Boulevard, APN 007-461-31, based on the finding and subject to the recommended conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (occupy the building with medical offices or obtain and maintain a valid building permit for any required interior improvements) for which this permit is granted within twelve months of the date of approval. A single, one-year extension of time may be granted if requested in writing to the Planning 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.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.
5. The applicant shall restripe the parking spaces in the right-of-way in front of the subject property. The applicant shall coordinate the restriping through the Carson City Engineering Division and obtain any necessary permits for the work.
6. The applicant shall be responsible to ensure that customers do not use parking lots on adjacent properties unless expressly permitted by those properties. If problems occur with customers parking on adjacent private properties, the applicant shall work with any affected property owner to find a solution, or the matter may be brought back to the Planning Commission for further consideration and conditions on the Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review) and 18.02.085 (Variances).

MASTER PLAN DESIGNATION: Mixed-Use Commercial

ZONING DISTRICT: Retail Commercial-Planned Unit Development (Silver Oak)

KEY ISSUES: Are there unique circumstances applicable to the subject property that justify the need for the variance in this instance?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial-PUD (RC-PUD) / Vacant
SOUTH: Retail Commercial-PUD (RC-PUD) / Office building
EAST: Retail Commercial (RC) / Grocery store (Save Mart)
WEST: Retail Commercial-PUD (RC-PUD) / Vacant & Offices

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X-Shaded (areas of 1% annual chance of flood less than 1 ft. depth)
- SLOPE/DRAINAGE: The site has been developed with appropriate permits and has no significant slope or drainage issues.

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: 0.66 acres (28,913 sq. ft.)
EXISTING LAND USE: General office and medical office
PROPOSED STRUCTURES: No new structures proposed
PROPOSED HEIGHT: Existing building
REQUIRED SETBACKS: Existing building
PARKING REQUIRED: 50 spaces (one per 200 sq. ft. of gross floor area for medical offices)
PARKING PROVIDED: 42 on-site

SITE HISTORY:

- 2007 – Original construction year for the existing 10,000 square foot office building. The building was partially occupied with a medical office use (dentist), with the remainder of the building being vacant general office space. Parking requirements were met with only a portion of the building occupied for medical office use.
- SUP-07-206 – A Special Use Permit request for an increase in sign area for signs facing Carson Street was denied by the Planning Commission.

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 circumstances applicable to 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 existing office building on the subject property has been only partially occupied since its original construction. A dentist (medical office) occupied a portion of the building, while the remainder of the building was vacant. Medical offices require more parking (one space per 200 s.f.) than general office space (one space per 325 s.f.). With only a portion of the office building being used for medical offices, the use still met the overall parking requirement with the existing 42 on-site parking spaces.

The applicant is requesting to use the entire office building for medical offices. The 10,000 square foot building would require a total of 50 spaces for medical offices (10,000 / 200). A Variance is required because there are only 42 on-site parking spaces, and on-street parking cannot be counted towards meeting the parking requirement within the Retail Commercial (RC) zoning district. (Note: Within the Residential Office or General Office zoning districts, or within the Redevelopment District, a portion of on-street parking may be counted towards meeting the parking requirement.) There is no available area on site to construct additional parking spaces.

The property is located within the Silver Oak Planned Unit Development. The subject parcel is located adjacent to a traffic circle where there are 13 additional angled parking spaces located within the public right-of-way in front of the subject parcel. There are additional parking spaces elsewhere around the traffic circle (refer to the aerial photos in the application, attached). These parking spaces are not assigned to the adjacent properties and are open to the general public. However, from a practical standpoint, they primarily serve the adjacent businesses. The total of 42 on-site parking spaces plus the additional 13 on-street parking spaces results in a total of 55 spaces being available on the site or immediately in front of the site.

The available parking in front of the property is a unique characteristic of the subject parcel, which is generally not the case for other RC-zoned properties or other commercial properties, in general. This is important in consideration of the required findings for approval as noted in more detail at the end of this staff report, which requires that “special circumstances” apply to the particular property in order to grant a variance.

The Planning Division received an email from the adjacent property owner to the south of the subject parcel, Dr. Wolff, who operates a medical office located on that property. Dr. Wolff notes concern that extra parking demand could result in overflow parking using his parking lot, and would like some sort of assurance that this will not occur. The applicant has not indicated the actual anticipated parking demand for the proposed use, and such demand can vary based on the actual use of the office space. If more than the 55 available on-site and on-street parking spaces are under demand at any given time, customers will have to find other available parking within the traffic circle right-of-way. To address this issue, staff recommends a condition (#6) noting that the applicant is responsible for ensuring that customers do not park on adjacent private property without expressed permission to do so. If problems arise, this puts the applicant on notice that the issue may be returned to the Planning Commission for consideration of additional conditions to ameliorate the problem. Dr. Wolff has reviewed the recommended condition of approval and indicated to staff that he is satisfied with it.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Variance can be made. Therefore, it is recommended that the Planning Commission approve this Variance application.

PUBLIC COMMENTS: Public notices were mailed on to 33 adjacent property owners within 1,150 feet of the subject site pursuant to the provisions of NRS and CCMC. One comment was received from the adjacent property owner to the south, expressing concerns that a lack of available parking at the subject site could result in overflow parking into his adjacent parking lot (see attached email to the Planning Division and above discussion). Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

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

Building Division comments:

No comments

Engineering Division comments:

1. The Engineering Division has no preference or objection to the variance request.

Fire Department comments:

No comments

Health Department comments:

Health and Human Services has no comments based on what was submitted to our office.

Public Works, Environmental Control comments:

No comments.

FINDINGS: Staff recommends approval of the Variance based the findings below, pursuant to CCMC 18.02.085 (Variances), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

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 subject property is unique in that there are on-street parking spaces located in immediately in front of the property that are specifically designed to provide additional parking to the businesses in the area and the general public. This is typically not the case for other properties with the RC zoning district or other commercial properties, in general, where on-street parking does not exist and on-street parking spaces are not counted towards meeting the parking requirements.

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

The applicant is proposing to use the existing office building for medical offices. The office building has been at least partially vacant since its construction in 2007. The granting of the variance would allow the applicant to occupy the office building entirely with medical offices. There is no available area on the subject property on which to construct additional parking.

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.**

The granting of the Variance, with the recommended conditions of approval, will not adversely affect the health and safety of persons residing or working in the neighborhood and will not be materially injurious to properties or improvements in the vicinity. The additional parking spaces in the street were designed to be used for public parking, so no additional health or safety concern is evident. A potential negative impact due to a lack of actual available parking could be the use of adjacent private properties for parking, which would have a potential negative impact to those properties. This issue is minimized with the condition of approval noting the applicant's responsibility to ensure that this doesn't occur and giving the Planning Commission the authority to address the issue should any such problems occur.

ALTERNATIVE FINDINGS FOR DENIAL: If, based upon review of the application, presentation at the meeting, and consideration of public comments, the Planning Commission believes that approval of the Variance would have a negative impact on adjacent properties or otherwise should not be approved, the following finding for denial is recommended.

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 subject property is not unique compared to other properties located with the RC zoning district, where parking must be provided on-site for medical offices and other commercial uses.

Attachments:

City comments

Application (SUP-13-022)

**Carson City Development Engineering
Planning Commission Report
File Number VAR-13-010**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: March 11, 2013

MEETING DATE: March 27, 2013

SUBJECT TITLE:

Action to consider a Variance application for Stephen J. Tapogna for the use of off site parking for the existing medical building at 3641 G.S. Richards Blvd., apn 07-461-31. The parking would actually be on Ivy Baldwin Circle.

RECOMMENDATION:

Development Engineering has no preference or objection to the variance request, and no recommended conditions of approval.

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. The existing parking spaces are rarely used by others, and it appears that vacant lots to the north would not be affected in the future. The developed properties to the west and south have adequate parking at this time.

RECEIVED

FEB 15 2013

**CARSON CITY
PLANNING DIVISION**

Fire Department Comments for Planning Commission Meeting 03-27-13

We have no comments on the following items:

VAR-13-010

SUP-13-011

SUP-13-012

SUP-13-013

SUP-13-014

SUP-13-015

SUP-13-016

SUP-13-017

SUP-13-018

SUP-13-019

Dave Ruben

Captain - Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Office 775-283-7153
FAX 775-887-2209

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

VAR-13-010

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-011

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-012

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-013

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-014

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-015

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-016

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-017

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-018

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-019

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-022

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

Comments from Environmental Control for
Planning Commission meeting 03-27-13

ECA has no comments for the following:

VAR 13-010

SUP-13-011

SUP 13-012

SUP 13-013

SUP 13-014

SUP 13-015

SUP 13-016

SUP 13-017

SUP 13-018

SUP 13-019

SUP 13-022

If you have any questions or comments concerning this e-mail please contact me at any one of the following.

Mark Irwin

Environmental Control Officer 3

Carson City Public Works Dept.

3505 Butti Way

Carson City, Nevada 89701

Fax# (775) 887-2164

Phone # (775) 283-7380

Email – mirwin@carson.org

-Please Note-

New Office Hours Are:

Mon-Thurs 7:00 A.M. - 5:30 P.M.

Planning Department

From: Dr Wolff <DrWolff@nveyedoc.com>
Sent: Thursday, March 14, 2013 3:03 PM
To: Planning Department
Subject: Variance VAR-13-010

Hi,

I received the notice for the Carson City Planning Commission hearing for 3/27/13, regarding a variance request for parking at 3461 GS Richards Blvd (APN 007-461-31). As I am located in the building (3475 GS Richards) next to this property, my concern is whether reducing the parking requirement will result in overflow parking into my parking lot, which is the next closest parking area to 3461 GS Richards Blvd. I'm not sure what assurances could be provided that this problem would not be allowed to occur.

Sincerely,

Robert Wolff MD
Sierra Nevada Eye Center
3475 GS Richards Blvd #130
Carson City, NV 89703
(775) 336-7432

Parking Variance for **3641 GS Richards Blvd**

February, 2013

Prepared for

Stephen J. Tapogna

1155 Mill St, Mailstop I-2
Reno, Nevada 89502

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive
Reno, NV 89511

Tel: 775.823.4068
Fax: 775.823.4066

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 - Assessor's Parcel Map
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 - Site Plan
 - Site Plan Information

Section 1

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 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 <input checked="" type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Written Project Description <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Elevation Drawings and Floor Plans <input checked="" type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, supporting documentation <input checked="" type="checkbox"/> Applicant's Acknowledgment Statement <input checked="" type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy)			
FILE # VAR - 13 -					
Wells Fargo Bank, N.A. c/o Larry Colley, Asset Manager PROPERTY OWNER 1700 Lincoln St, 7th Floor Denver, CO 80203 MAILING ADDRESS, CITY, STATE, ZIP (303) 863-4502 (303) 823-3425 PHONE # FAX #		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.			
Name of Person to Whom All Correspondence Should Be Sent Stephen J. Tapogna APPLICANT/AGENT 1155 Mill St, Mailstop I-2 Reno, NV 89502 MAILING ADDRESS, CITY, STATE ZIP (775) 982-5501 (775) 982-5900 PHONE # FAX # STapogna@renown.org E-MAIL ADDRESS					
Project's Assessor Parcel Number(s): 007-461-31				Street Address 3641 GS Richards Blvd. Carson City, NV 89703-8458 ZIP Code	
Project's Master Plan Designation Mixed Use Commercial				Project's Current Zoning Retail Commercial (RC)	
Nearest Major Cross Street(s) West College Parkway					

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 18.02.085, or Development Standards, Division 2, Section 2.3, a request to allow a variance as follows:

The request is for a variance from the requirement to provide 1 parking space on-site for every 200 gross square feet of medical office space and allow adjacent off-site parking spaces to fulfill parking requirements.

PROPERTY OWNER'S AFFIDAVIT

I, LARRY COLLEY, 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 1700 LINCOLN 7TH FLOOR
DENVER, CO, 80203

Date 2/5/2013

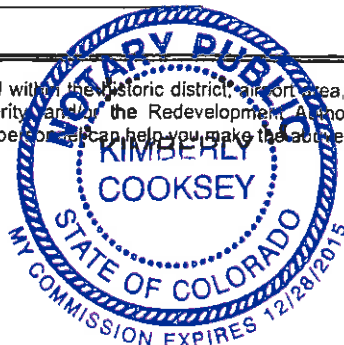
Use additional page(s) if necessary for other names.

STATE OF NEVADA COLORADO)
COUNTY DENVER)

On February 5, 2013, Larry Colley, officer, 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.

[Signature]
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 Division personnel can help you make the appropriate determination.



The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

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

2-4-13
Date

Section 2

PROJECT DESCRIPTION

Details regarding the site, proposed use, variance request and variance findings are outlined below.

Summary of the Site

Property Size and Location

The project site consists of .66± acres and is located at 3641 GS Richards Boulevard. The site is generally bordered by a grocery store to the north; GS Richards Boulevard to the south; medical offices to the east; and diagonal parking along Baldwin Circle as well as undeveloped property to the west. A Vicinity Map and Assessor's Parcel Map are provided in Section 3 of this application packet.

Carson City Master Plan and Zoning

The property is designated as Mixed Commercial on the Master Plan and is zoned Retail Commercial (RC). The site is within the Silver Oak PUD.

Existing Site Conditions

The property is fully developed with landscaping, parking, walkways and a two story office building that is currently unoccupied and bank owned. There are 42 parking spaces on the site and 13 diagonal parking spaces immediately adjacent to the site along Baldwin Circle. Site photos are included in Section 3 of this application packet.

Project Details

Proposed Use

The proposed use of the unoccupied, bank owned office building is for medical offices.

Parking Compliance

Title 18 – Appendix Carson City Development Standards, Division 2.3 provides for General Parking Requirements for various land uses. The subject property is developed with a 10,000 square foot office building. Parking requirements for business and professional offices are 1 space per 325 gross square feet and 1 space per 200 square feet for medical office use. There are 42 parking spaces on the site. Parking exceeds the requirements for business and professional office use but falls short of meeting the on-site parking requirements for full use of the building for medical offices by 8 spaces. The property is unique, however, as there are 13 diagonal parking spaces along Baldwin Circle immediately adjacent to the site with direct sidewalk access to the building. Due to the location of these spaces it is only practical that they would be used only by employees or visitors to the subject office building. If the adjacent spaces along Baldwin Circle are counted, parking for medical office use would exceed code requirements by 5 spaces.

Application Request

The request is for a variance from the requirement to provide 1 parking space on-site for every 200 gross square feet of medical office space and to allow 5 of the 13 existing off-site spaces along Baldwin Circle to be used to fulfill the parking requirements.

Variance Findings Review

Before a Variance can be granted, findings from a preponderance of evidence must indicate that the facts supporting the proposed request are incorporated into the application. The Planning Commission and possibly Board of Supervisors, in reviewing and judging the merit of a proposal for variance, shall direct its considerations to, and find that the certain conditions and standards are met. The required findings and a response to each are outlined below:

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.

Response: *The property is characterized by special circumstances and conditions including irregular shape as a result of its location adjacent to Baldwin Circle. It is also unique due to the fact that there are 13 diagonal parking spaces adjacent to the site along Baldwin Circle that have direct sidewalk access to the subject building. The site is fully developed with a 10,000 square foot unoccupied bank owned building, 42 parking spaces and landscaping. There are no opportunities on the site to provide additional parking (refer to Site Plan in Section 3 of this submittal packet). On-site parking exceeds requirements for business and professional office use but falls short of meeting the requirements for full use of the building for medical offices by 8 spaces. This situation does not apply to other properties adjacent to Baldwin Circle as they are currently undeveloped and have the opportunity to design future projects to meet parking requirements.*

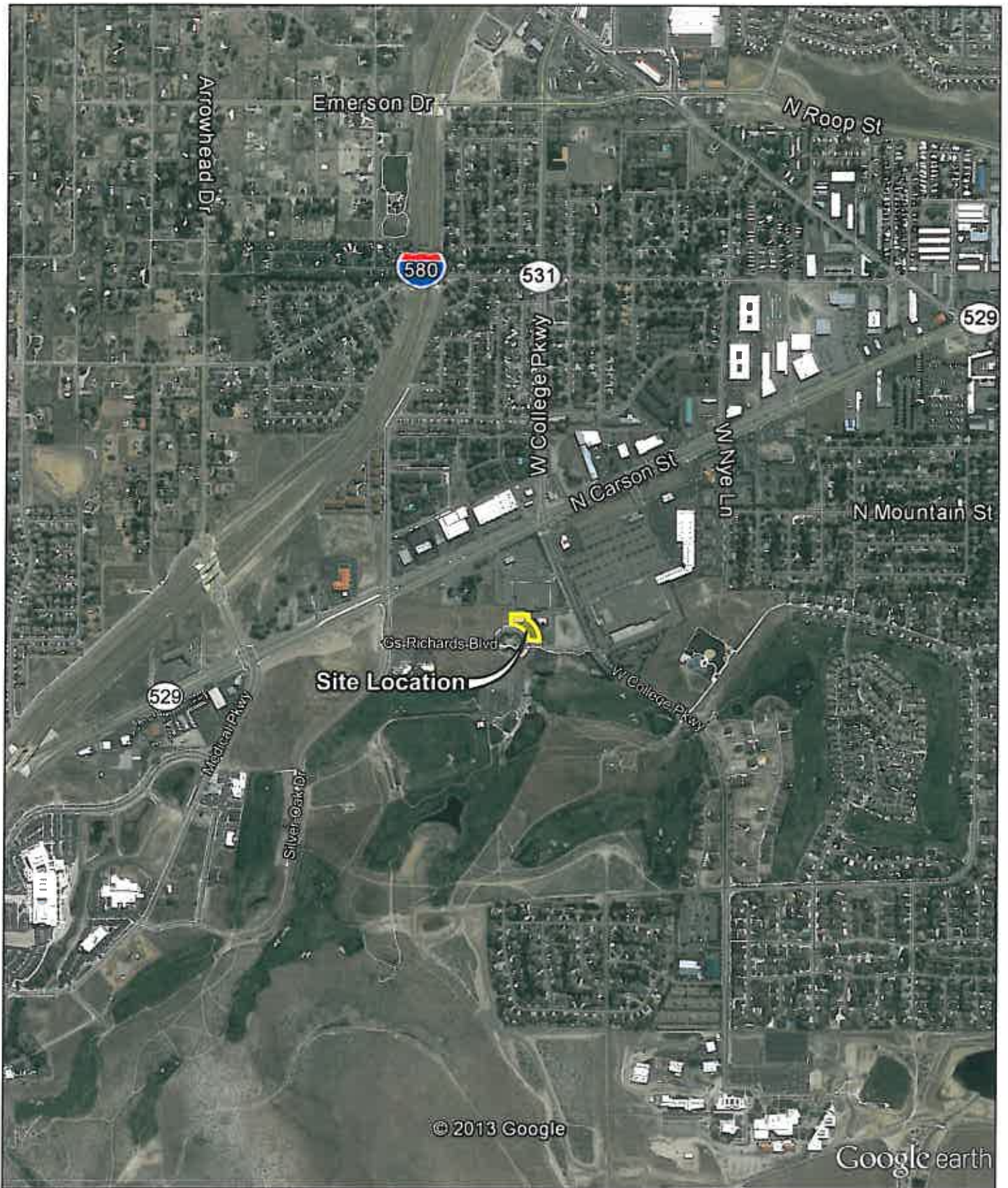
Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Response: *The office building is currently unoccupied and bank owned. Granting the variance (to allow counting adjacent parking along Baldwin Circle) is necessary for the bank to sell the building to a buyer to occupy for medical office use. Parking on-site is only short of meeting code requirements for medical use by 8 spaces. There are 13 parking spaces immediately adjacent to the site along Baldwin Circle that logically would only be used by employees or visitors to the subject office building. As there is ample parking if these off-site spaces are counted, the granting of this variance allows the owner to sell the building for medical office use without being provided any special privileges or creating a situation where a parking shortage occurs.*

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.

Response: *There are three other properties along Baldwin Circle which are currently undeveloped. These sites are larger than the subject property and can be developed in the future to meet on-site parking requirements. Two of the properties also have adjacent off-site parallel parking spaces along Baldwin Circle. Due to the location and configuration of the adjacent off-site parking, it is only logical that those spaces would be used by employees or visitors to the immediately adjacent properties. As a result, no other properties will be impacted by the use of 8 of the existing 13 spaces adjacent to the subject property to meet parking requirements. Further due to the existence of the adjacent spaces, a parking shortage in the area will not occur and there will be no detriment to the public health, safety and general welfare.*

Section 3



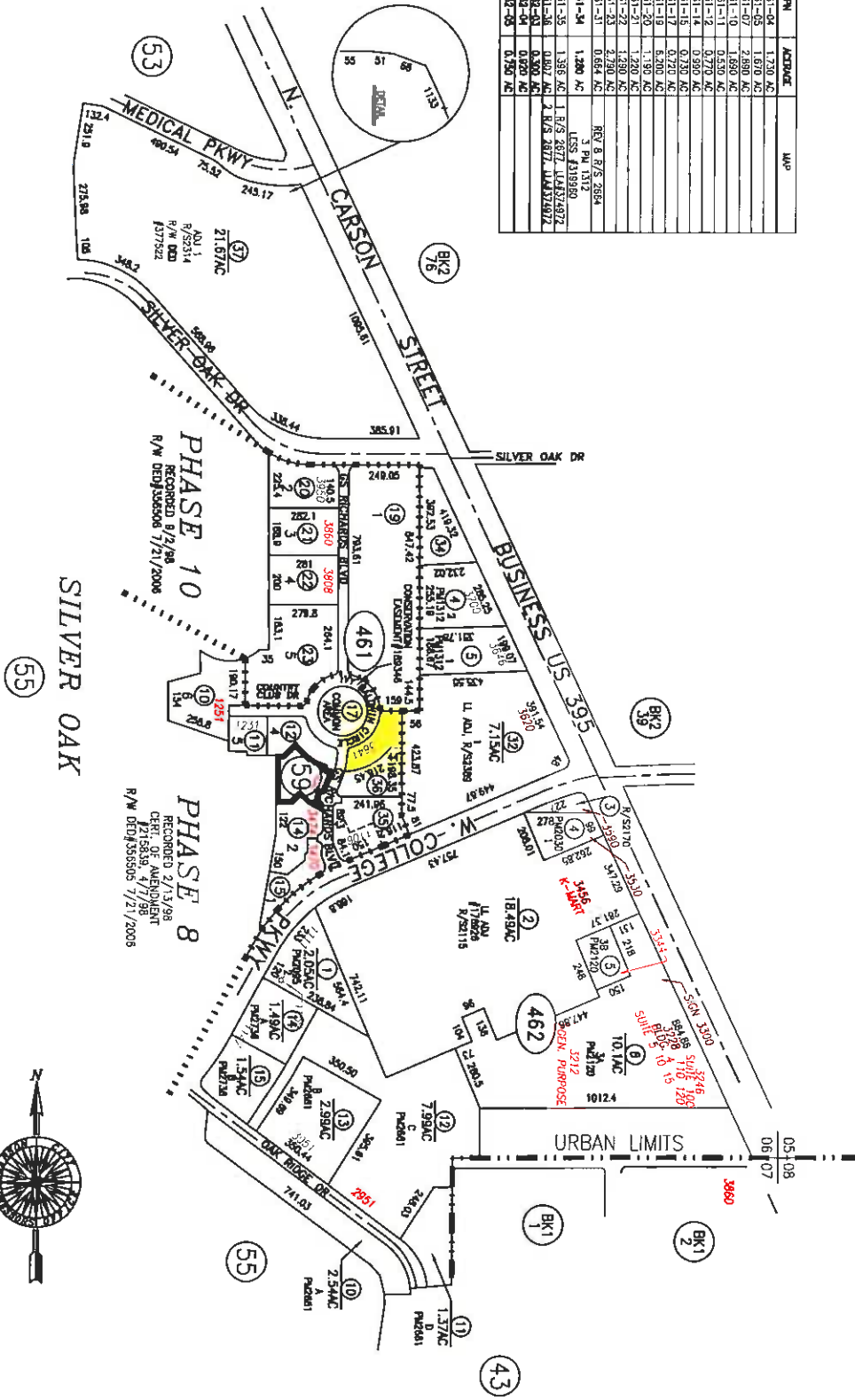
Parking Variance for 3641 GS Richards Blvd Vicinity Map


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 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
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 Reno, NV 89511 Fax: 775.823.4068

PORTION SECTION 6, T.15 N., R.20 E., M.D.B. & M.

7-46

APN	ACRES	MAP
7-461-04	1.730 AC	
7-461-05	1.670 AC	
7-461-07	2.890 AC	
7-461-10	1.890 AC	
7-461-11	0.530 AC	
7-461-12	0.770 AC	
7-461-13	0.390 AC	
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7-461-75	1.390 AC	
7-461-76	1.390 AC	
7-461-77	1.390 AC	
7-461-78	1.390 AC	
7-461-79	1.390 AC	
7-461-80	1.390 AC	
7-461-81	1.390 AC	
7-461-82	1.390 AC	
7-461-83	1.390 AC	
7-461-84	1.390 AC	
7-461-85	1.390 AC	
7-461-86	1.390 AC	
7-461-87	1.390 AC	
7-461-88	1.390 AC	
7-461-89	1.390 AC	
7-461-90	1.390 AC	
7-461-91	1.390 AC	
7-461-92	1.390 AC	
7-461-93	1.390 AC	
7-461-94	1.390 AC	
7-461-95	1.390 AC	
7-461-96	1.390 AC	
7-461-97	1.390 AC	
7-461-98	1.390 AC	
7-461-99	1.390 AC	
7-461-100	1.390 AC	



CARSON CITY, NEVADA
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Parking Variance for 3641 GS Richards Blvd Assessor's Map



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel 775.823.4068
Reno, NV 89511 Fax 775.823.4066



Parking Variance for 3641 GS Richards Blvd Site Photos


WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4088
 Reno, NV 89511 Fax: 775.823.4086



Parking Variance for 3641 GS Richards Blvd Site Plan


WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Dr. Tel 775.823.4088
Reno, NV. 89511 Fax 775.823.4086

OWNER: Wells Fargo Bank, N.A.
c/o Larry Colley, Asset Manager
1700 Lincoln St, 7th Floor
Denver CO 80203

APPLICANT: Stephen J. Tapogna
1155 Mill St, Mailstop I-2
Reno, NV 89402
(775) 982-5501

REQUEST: A parking variance to allow medical office use of an existing building

LOCATION: 3641 GS Richards Blvd

SITE ACREAGE: 0.66± Acres

ZONING: Retail Commercial (RC)

MASTER PLAN LAND
USE DESIGNATION: Mixed Use Commercial

APN: 007-461-31

Site Plan Prepared By: Wood Rodgers

Parking Variance for 3641 GS Richards Blvd Site Plan Information


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Reno, NV 89511 Fax: 775.823.4086