

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 19, 2013

FILE NO: SUP-13-136

AGENDA ITEM:

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a library use on a split zoned parcel, which is allowed in only one of the two zoning districts, on a parcel zoned Residential Office (RO) and General Office (GO). The proposed use is library sales of donated and discarded books and other related materials from the Carson City Library, with the proceeds benefiting the library.

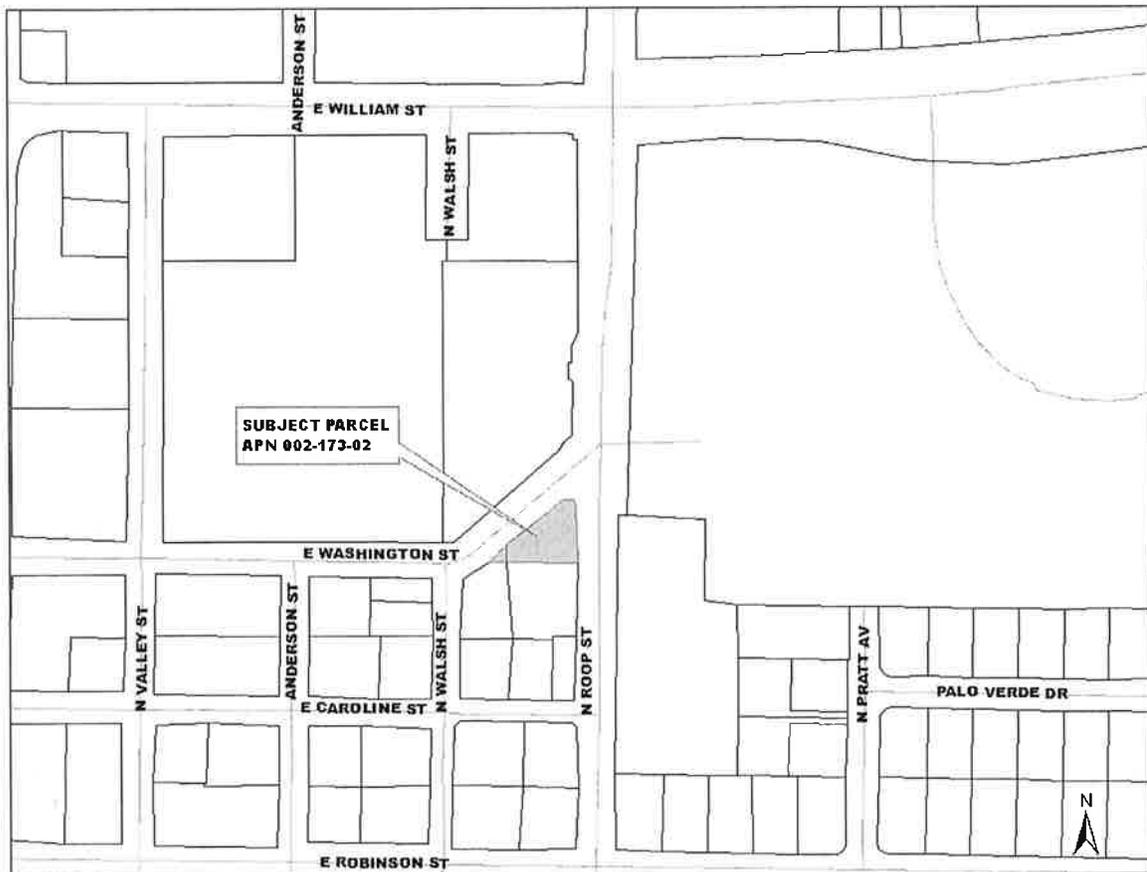
APPLICANT: Tammy Westergard/Carson City Library

OWNER: G A and M J Sheerin Family Trust, c/o Gary and Mary Sheerin, Trustees

LOCATION: 711 East Washington Street

APN: 002-173-02

RECOMMENDED MOTION: "I move to approve SUP-13-136, a Special Use Permit request to allow library sales of donated and discarded books and other related materials on a parcel which is split zoned Residential Office and General Office, where the use is only allowed in one of the two zoning districts, located at 711 East Washington Street, APN 002-173-02, based on findings and 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 may 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. 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.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 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 a building permit application:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
8. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: COMMERCIAL PLAN SUBMITTED REQUIREMENTS.
9. Project must conform to applicable Carson City Municipal Code and adopted International Fire Code. It appears that this is a change of use from B occupancy to M occupancy. The building must comply with the building and fire code requirements for M occupancy.

The following conditions shall be applicable throughout the life of the project:

10. The use of the property for the sale of used books and other related materials is strictly associated with the adjacent Carson City Library. If, at any point in the future, the library abandons the use for this purpose, this Special Use Permit will no longer be valid.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04-020.6.d, 18.04.110 Residential Office and 18.04.115 General Office

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

PRESENT ZONING: Residential Office (RO)/General Office (GO)

KEY ISSUES: Would the proposed use of library sales of used books and other materials in support of the Carson City Library have an adverse impact on the adjacent neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Regional/Carson City library
NORTH EAST: Public Regional/Parking, Pools, Mills Park
EAST: General Office/Offices
SOUTH: General Office and Residential Office/Apartments
SOUTHWEST: General Office/Beauty Shop
WEST: East Washington Street
NORTHWEST: Retail Commercial/Smith's Grocery Store

ENVIRONMENTAL INFORMATION

FLOOD ZONE: XS, areas of minimal flooding
EARTHQUAKE FAULT: Moderate, zone II
SLOPE/DRAINAGE: The parcel is flat
SOILS: 71 Urban Land

SITE DEVELOPMENT INFORMATION

LOT SIZE: 6,996 square feet
PROPOSED STRUCTURE SIZE: Existing 2,117 square feet
PROPOSED STRUCTURE HEIGHT: Existing single story
PARKING: Modification for handicapped access only
SETBACKS: No change
VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

None

DISCUSSION:

A split-zoned parcel requires review of allowed and conditional uses in both zoning districts to verify the proposed use is appropriate for the parcel. According to CCMC Section 18.04.020.6,d where a parcel of land is divided by a zoning district boundary, the following shall apply:

- To utilize the entire parcel with a use that is only allowed in one of the two zoning districts, a Zoning Map Amendment or Special Use Permit is required for that portion of the property not zoned for the use.

A library is an allowed use in the General Office zoning district. The Planning Division has determined that the proposed library sales of materials donated or purchased by the library is a continuation of a library use. This use is presently being conducted within the existing library space, and is a library function which has been interpreted to be a library use as allowed in the General Office zoning district.

The existing building has been in this location for more than 40 years. No expansion of the building area is proposed. Minor modifications to the interior of the building as well as modifications to allow for handicapped access to the exterior and parking are proposed. No other changes are noted as proposed to the landscaping, parking or setbacks of the building already on the site.

The library has very limited space available within the building they presently occupy. The library is attempting to modify uses within the building to be more efficient, and has proposed moving an existing

library function, sales of donated or not longer wanted library materials, such as books and related materials, to another, but physically close, location. The library presently regularly uses one very small room inside the building for sales, with other locations being used on an occasional basis. The physical problems associated with storing as well as moving the materials, including books, displaying them temporarily, then again transporting the merchandise which was not purchased to another location for storage until the next sale has been difficult. This proposal is to move the existing sales area to a close, permanent location where patrons can continue to access the standard library functions as well as this sales component, while being near the current library location. This proposal to use a building just to the south the existing library parking area would provide convenience and service to those who are using the library as well as employees and would also provide additional funds to the City as funds are realized for the library through sales of discarded or donated materials. The existing space within the library would then be available for other uses.

If approved, allowing retail sales of materials would be limited to the library. No expansion to other retail sales or business other than those listed as allowed in the Residential Office zoning district would be allowed in the future at this site. If the library were to discontinue the sales of materials at this location, the use would be terminated. A condition of approval has been included which states that the use must be terminated upon abandonment of the library use at this site,

PUBLIC COMMENTS: Public notices were mailed on November 1, 2013 to 33 adjacent property owners within 505 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 Tuesday, November 19, 2013 depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of November 4, 2013 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering: No comments or concerns.

Fire: Project must follow the 2012 International Fire Code and CCMC as adopted by Carson City. It appears that this is a change of use from B occupancy to M occupancy. The building must comply with the building and fire code requirements for M occupancy.

Health: No comments received.

Environmental: No comments or concerns.

Building: 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 does and municipal ordinances applicable to the scope of the project.

The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: COMMERCIAL PLAN SUBMITTED REQUIREMENTS. This handout may also be found online at: www.carson.org/building

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section

18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

1. Will be consistent with the master plan elements.

Goal 1.1- Promote the efficient use of available land and resources.

Policy 1.1a - Balanced Land Use Plan. Ensure that the City's Land Use map represents a level of growth that may be accommodated with available water resources and sewer capacity.

Policy 1.1b - Urban Service Area. Discourage growth in locations not currently served by urban services or not planned to be serviced by the city's water and wastewater infrastructure.

The proposed repurposing of an existing building will not require any additional connections to water or sewer and will not require any additional public services. The existing building has been at this site since 1970, and is proposed to continue with no expansion. Only minor modifications are being proposed to accommodate the change of use from an office to library support and sales and to support handicapped access. The building has previously been used as offices.

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.

There will be moderate noise during construction for modification of the building, to reconfigure the layout inside the building and provide handicapped access and mobility. However, the construction will be of short duration. Once the modification of the site is complete, the resultant building will continue to be commercial in nature and not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior of the building will only be moderately changed

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

Traffic would only be moderately increased as there would be an increase in the number of people coming to the site to review books and other materials for sale, which were donated to the library or are being discarded by the library. However, the library states in their application that they will encourage people to walk across Washington Street to the new location, rather than driving across the street. It is anticipated that people will be informed of the location available for purchasing books while visiting the library, then walk across from the larger parking area to the north, to this location on the south.

The parking at the proposed location is adequate, especially when viewed with the additional existing parking available on the library site across Washington Street. It is noted Washington Street was recently modified so that traffic can only travel to the west between Walsh Street and Roop Street. With no access to Roop Street when traveling to the east on Washington Street after Walsh Street, the amount of traffic has been drastically reduced in this area, since the only destinations are into the parking area for the library to the north or this building on the south.

Pedestrians are always encouraged to use marked crosswalks. There is a crosswalk at the intersection of Roop and Washington Streets, and there is an appropriate location to cross at the corner of

Washington and Walsh Streets. However, as vehicular travel in this vicinity has been reduced to only one lane available going west in this location and no vehicular traffic is able to continue to the east, there has been a decrease in the amount of vehicular traffic to be negotiated if pedestrians do choose to use the less safe method of crossing mid-block, without a cross walk, directly from the library parking area to the proposed building for library sales.

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 project is not expected to have a negative effect on existing public services and facilities. The change of use of the existing building from offices to a use in support of library sales of library books and other materials is not expected to create any negative effect on public services.

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 project is located in the Residential Office and General Office zoning districts which has the following purposes:

Residential Office: The purpose of the RO District is to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the Master Plan; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to an harmonious with the residential uses in the area or district.

General Office: The purpose of the GO District is to promote the development of offices in appropriately located areas in the vicinity of commercial zones, single family and multi family residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the Master Plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

The proposed change of use from offices to a use of library sales is appropriate. The same clients who utilize the library to the north are expected to also use the library sales location. The building is adjacent to business uses, offices or multi family apartments, with other residential uses being farther away.

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

It is not expected that a change of use of this building from offices to library sales of donated and discarded library materials will be detrimental to the public health, safety, convenience or welfare. It has been noted that traffic in this area has been reduced by the changes to the travel lanes on adjacent Washington Street, making this location less desirable for other potential business users. The customers who are likely to use this location are the same people who are already using the library and parking lot across Washington Street to the north.

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

The building proposed to be used as a library site extension has been here for many years, with varying office uses contained inside. No adverse effect on the neighborhood or surrounding properties is anticipated with the modification of the use inside the building to accommodate an extension of the library by allowing library sales of donated and discarded library materials.

Attachments

Application SUP-13-136
Building Division comments
Engineering Division comments
Fire Department comments
Environmental Control comments

File # (Ex: MPR #07-111)	<i>SUP-13-136</i>
Brief Description	<i>Change in use to allow for M Occupancy</i>
Project Address or APN	<i>002-173-02</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>11/20/2013</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

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 plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *COMMERCIAL PLAN SUBMITTAL REQUIREMENTS*: This handout may also be found online at: www.carson.org/building.

RECEIVED

OCT 15 2013

CARSON CITY
PLANNING DIVISION

RECEIVED

NOV 06 2013

CARSON CITY
PLANNING DIVISION

November 6, 2013

Major Project Review Committee

Re: # SUP – 13 -136

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 13-136 @ 711 East Washington project:

ECA has no comments concerning 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

RECEIVED

OCT 14 2013

CARSON CITY
PLANNING DIVISION

October 14, 2013

We have reviewed SUP 13-136 and have the following comments:

1. Applicant must follow the 2012 International Fire Code and CCMC as adopted by Carson City.
2. It appears that this is a change of use from a B occupancy to an M occupancy. The building must comply with the building and fire code requirements for an M occupancy.

Dave Ruben

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

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

OCT 15 2013

CARSON CITY
PLANNING DIVISION

**Engineering Division
Planning Commission Report
File Number SUP 13-136**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: October 15, 2013

MEETING DATE: November 20, 2013

SUBJECT TITLE:

Action to consider the remodel of an existing structure to house the Library Browser's Corner Used Bookstore at 711 E Washington St., apn 02-173-02

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

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 plans are adequate for this review.

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 request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

RECEIVED

OCT 29 2013

CARSON CITY
PLANNING DIVISION

October 29, 2013

SUP-13-136

Carson City Health and Human Services has no comments based on the application received for this permit.

Please submit the required number of building plans to the Carson City Building Department for official review.

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

RECEIVED

OCT 08 2013

CARSON CITY PLANNING DIVISION

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

SPECIAL USE PERMIT

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

- 8 Completed Application Packets (1 Original + 7 Copies) including:
 - Application Form
 - Written Project Description
 - 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:

Submital 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.

FILE # SUP - 13 - SUP - 13 - 136

PROPERTY OWNER
Gary + JoAnn Sheerin Carson City

MAILING ADDRESS, CITY, STATE, ZIP
1520 Silver Oak Dr NV 89703

PHONE # FAX #
775 882 5017

Name of Person to Whom All Correspondence Should Be Sent
Jammy Westergard, Interim Director

APPLICANT/AGENT
900 N. Roop St. Carson City, NV 89701 Carson City Library

MAILING ADDRESS, CITY, STATE, ZIP
775-887-2101 x1007

PHONE # FAX #
twestergard@carson.org

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):
002-173-02

Street Address ZIP Code
711 E. Washington St. 89701

Project's Master Plan Designation
MUR - mixed use Residential

Project's Current Zoning
R0/G0

Nearest Major Cross Street(s)
Washington St. + Roop 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: 18.04.115.020.6.d or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

See attached sheet

PROPERTY OWNER'S AFFIDAVIT Sheerin Family TRUST

I, JOANN SHEERIN, 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: Mary Joann Hartman Sheerin Date: 10/4/2013

Address: 1520 Silver Oak Dr Carson City, NV 10/9/2013

STATE OF ARIZONA
COUNTY MARICOPA

On Oct. 4, 2013, Mary Joann Hartman Sheerin 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: Karen Vogel



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be approved by the 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.

The proposed project in this application is the relocation of the Friends of the Carson City Library Browsers Corner Used Book Store from the Carson City Library Building into a space across Washington St. (from the library parking lot) to the building at 711 E. Washington St.

This move will accomplish two things:

- 1. It will remove our operation from the auditorium of the library, thus allowing the library to repurpose that space for other much needed activities and library programs.**
- 2. It will allow the Friends to expand their display of donated used books thus encouraging more sales and consequently earning more money which ultimately goes back to the library in the form of donations and grant matches for more materials and programming for library patrons.**

In accordance with Carson City Municipal Code (CCMC) section: 18.04.115.020.6.d, detail regarding this request to allow as a conditional use is as follows and includes:

- A site plan map as well as a location map.
- No proposed changes to the building exterior, no change in footprint, with the following exceptions:
 - The Friends' will add an accessibility ramp to the front door.
 - Small signs will be required to display the space as the Friends of the Carson City Library Browsers Corner Bookstore as well as some smaller signs to let everyone know where we have moved.
- The Friends of the Carson City Library are leasing this building from the owners of record, as shown elsewhere in the application.
- The owners are making many renovations on the inside of the building bringing it up to date and code.
- The owners are doing the asbestos abatement; they are replacing the single pane windows and bringing the insulation rating up to R30. They are putting in more energy efficient light fixtures and replacing exterior doors and all interior door hardware.
- The owners are also remodeling bathrooms to provide one, ADA compliant unisex bathroom as per code for a commercial site of this size.
- The building will be a much more energy efficient building for the Friends of the Carson City Library to occupy and sell donated, used books.
- It is anticipated that that most customers will be library patrons and will probably be walking across the street from the library parking lot to the new Browsers Corner Used Bookstore.

There are two entries to the parking lot for this building and we intend to place a well maintained donation drop box between the two driveways to allow drive ingress and donation drop off, with egress out the other driveway. Prominent signing that no donations or boxes, etc. are to be left outside of the donation box, so there should be no mess in the front of the building. We will be checking and emptying this donation box on a regular basis.

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

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

A. The proposed project does meet Master Plan goal for land use pattern by repurposing an existing building for a new but compatible use. Retail use of this property is in keeping with the mixed use of the area that already consists of apartment building, hair salon, public library, office buildings and residential. We are proposing no changes to the existing landscaping, drainage, and access from street or other features. The project is not in an SPA nor does it adjoin any county boundaries or public land. We are not proposing to change any setbacks.

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

A. General types of land uses and zoning designations adjoining the Property are

North: Public Library is PR zoning; backside of Smiths Grocery is retail commercial zoning;

East: Community Center complex is PC zoning and the 2 story office building is General Office zoning;

West: Hair Salon is General Office zoning, homes, single family residential zoning;

South: the apartment building is a split Residential Office/General Office zoning and single family homes, zoning.

B. The project is similar to other development in the area and will not hurt property values or cause problems such as noise, dust, fumes, etc. All activities of this project will occur within the building. The project will not alter the appearance of the current building from what it was, other than for the addition of a handicap ramp to the front door.

C. The project will simply be moving an existing, well used and loved Bookstore that is currently inside the Public Library to its own free standing building at this site. It will offer the neighborhood and surrounding properties the same amenities it does now.

D. Since most of our customers are library patrons we do not anticipate much of an increase in vehicular traffic. We believe that the patrons will park in the library parking lot and walk to both the library and the book store. This could cause an increase

in pedestrian crossing from the library across Washington St. to the bookstore. The Public Works Department has said they will evaluate the pedestrian safety there and install whatever signage or striping is appropriate.

- E. The short-range benefit for Carson City if this project is approved is that the Carson City Library will have more space in which to provide materials and programs to relieve some of the crowdedness and noise levels currently in existence. The long term is that this will be good business for the Friends of the Library for as long as books are being donated and the library is across the street. Note: it will not change the fact that the library truly needs more square footage, not just the ability to move things around in the same small space they have had for 40 years.**

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

- A. This project will allow the library to use our former space to provide much needed space for students to gather and work on projects that are connected to their school assignments. It will not affect the number of students in the district.**
- B. The site is already covered with paving and has been for years so believe the drainage must be okay.**
- C. Public Works reports that the water and sewer lines are in good shape and our project should not create any more usage than the six offices that were in the building previously.**
- D. The site is on a sewer line which Public Works says is in good shape.**
- E. I don't believe there are any road improvements proposed for this project. I don't believe there is any one who really likes what they have done to Washington St. in front of this property but that was done long before our project was conceived and has nothing to do with our project. We have expressed the concern that our project might involve more pedestrian cross traffic on Washington St. and Public Works has assured me that they will evaluate the pedestrian safety in that area and take whatever steps are necessary and appropriate for safety purposes.**
- F. Public Works, Fire Department, Sheriff's Office, City Building, Assessors Office, and private contractors.**

- G. Outdoor lighting is not currently a part of the project but if we deem it is necessary for the safety of our volunteer store employees and our store itself then we will look into that, keeping in mind that it is shielded from neighbors. It would certainly not be anything flashy or obtrusive and would be more like dusk to dawn or motion sensor type lighting.
- H. There is no real landscaping on the site now and since it is all paved over, I don't anticipate that the owners will be adding any landscaping.
- I. The required parking spaces are on the site and indicated on the site plan map. We will need one of the spaces designated as a handicap parking space, which we will do with signage and/or appropriate marker painted on asphalt surface. We also anticipate that patrons will be parking in the library parking lot and we will be asking all but late shift volunteers to park in the back side of Smiths.

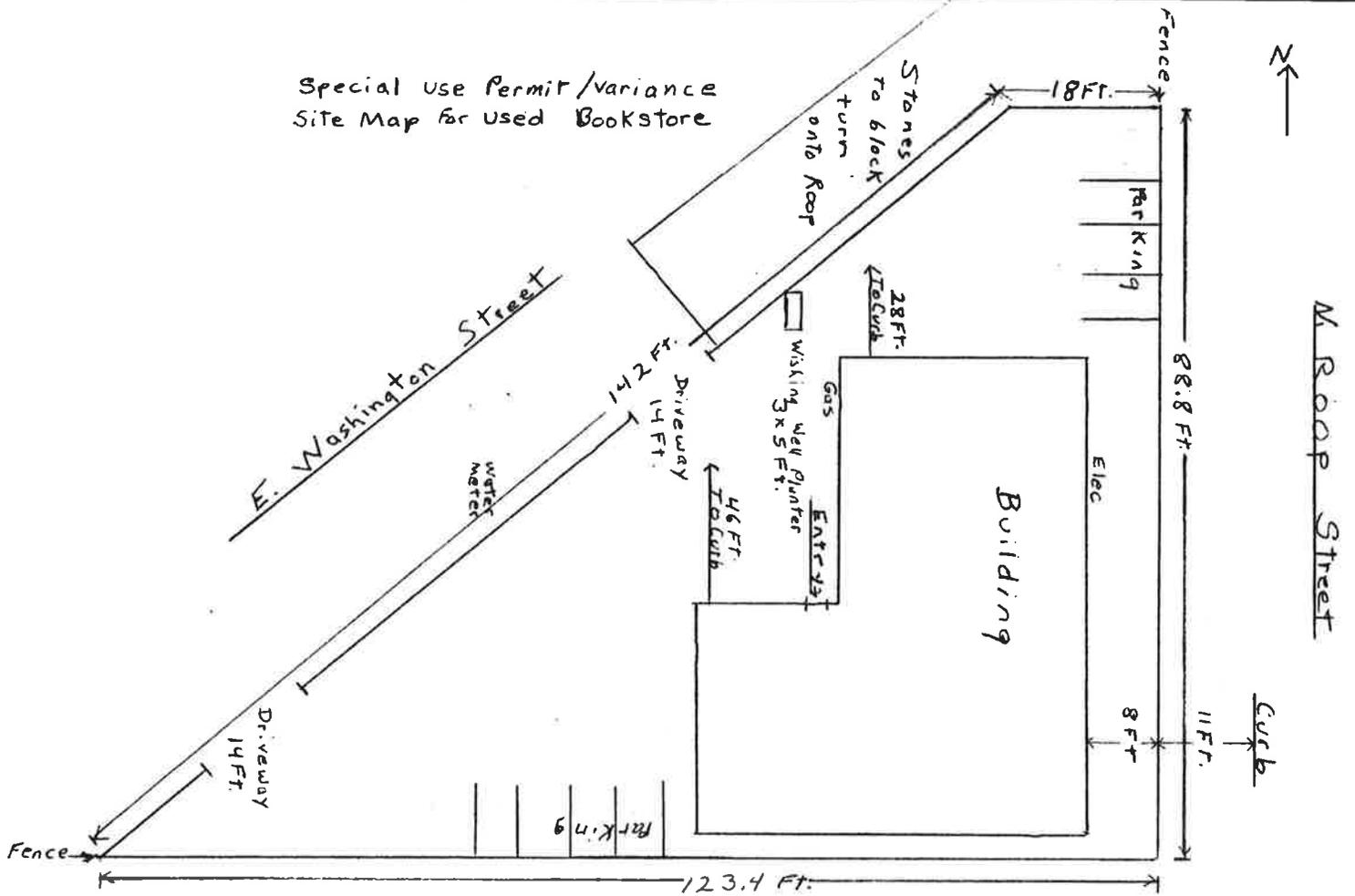
ACKNOWLEDGMENT OF APPLICANT

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 the 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.

Jimmy Westergard, Interim Director
Applicant Carson City Library

10-7-13
Date

Special Use Permit/Variance
Site Map for used Bookstore



OWNER: Gary and JoAnn Sheerin
1520 Silver Oak Dr.
Carson City, NV 89703
(775) 882-5017
Cell (775) 220-7418

APPLICANT: Friends of The Carson City Library
900 North Roop Street
Carson City, NV 89701
(775) 885-9807

REQUEST: To allow the sale of used books that is currently
done in the main library

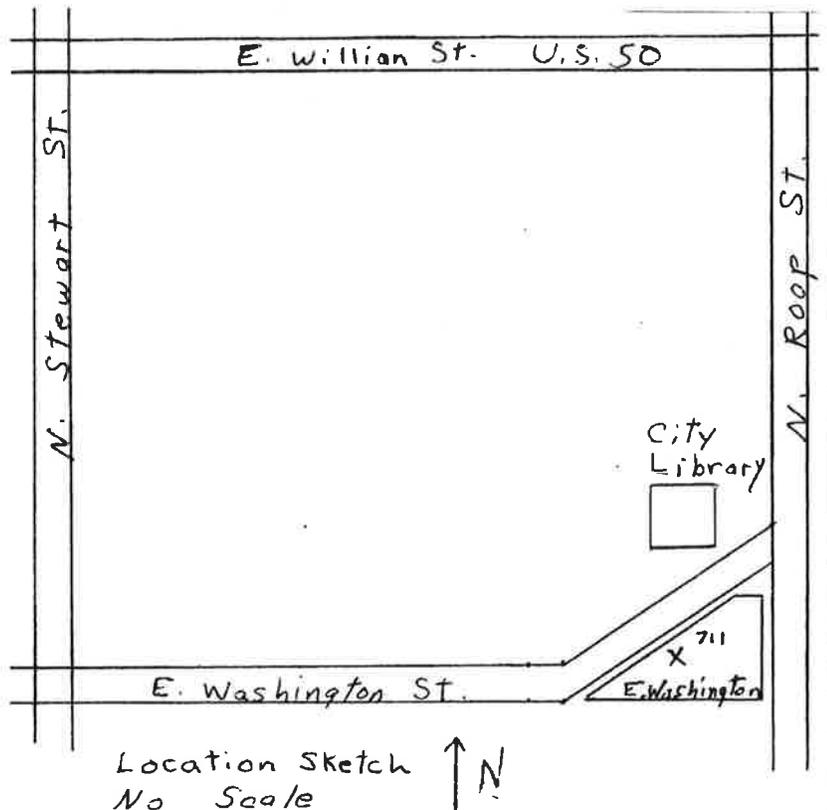
LOCATION: 711 East Washington

ZONING: RO/GO

MASTER PLAN USE DESIGNATION: Mixed use residential

APN: 002-173-02

Site plan prepared by Phil Patton (775) 885-9807



Location sketch
No Scale

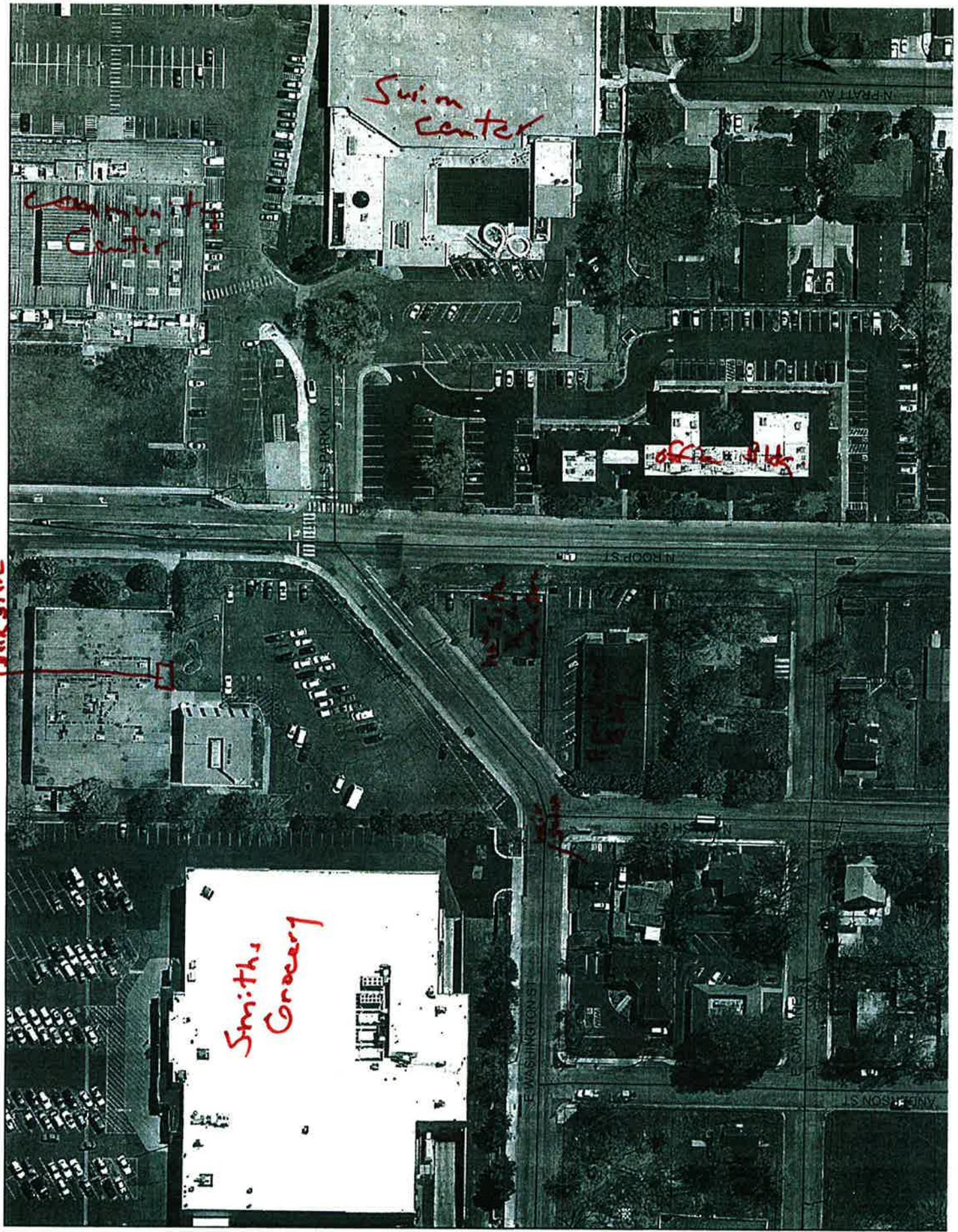
current site
1800 ft

Community
Center

Swim
center

Office Bldg

Smith's
Grocery



Fence

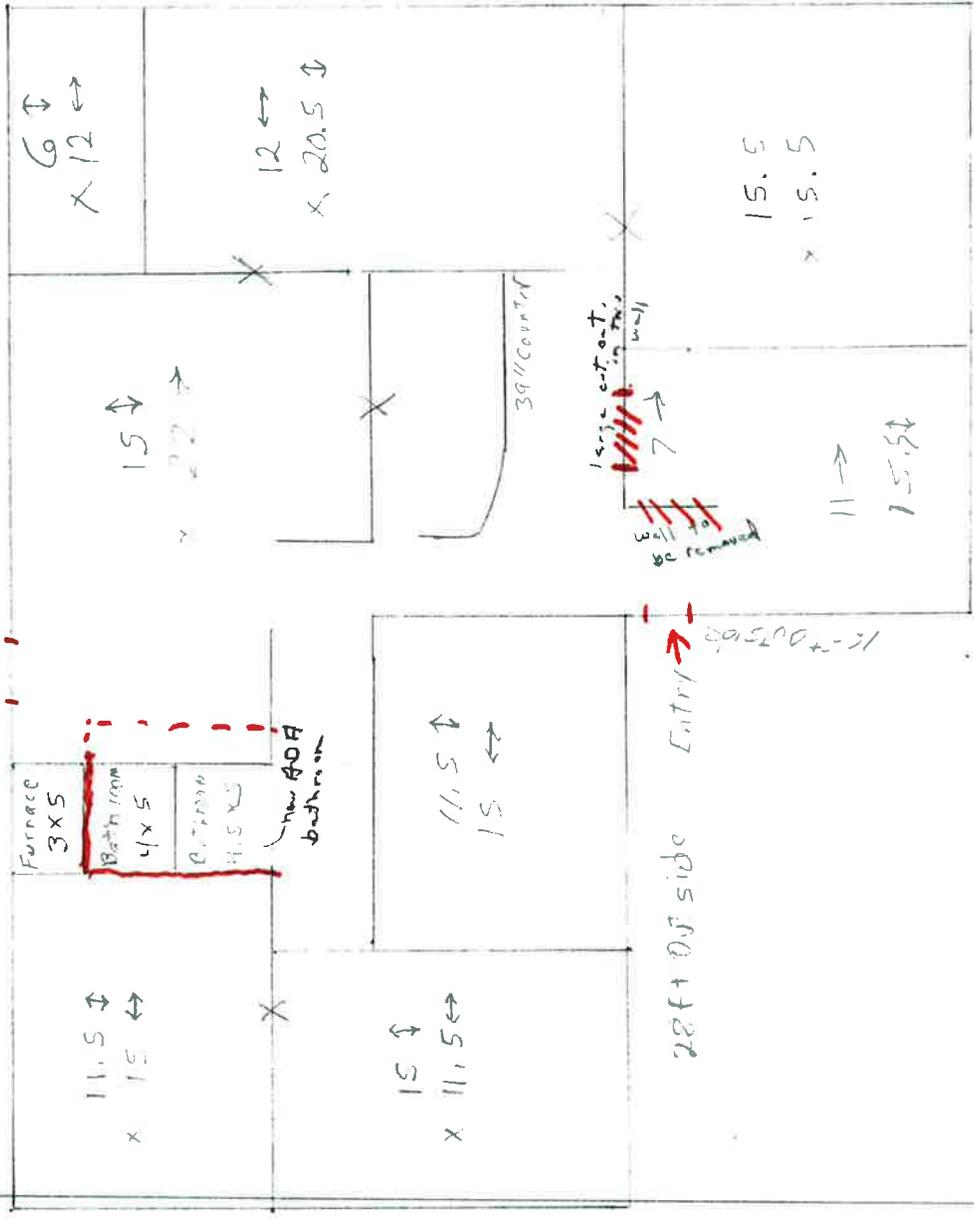
back entrance

5'9" Outside

Front

45' Outside

28' Outside



R100
 1/8 inch = 1 Foot
 X = Load Bearing Wall
 Parcel 002-173-02